



City of Gulfport, Mississippi

Agenda City Council

2309 15th Street
Gulfport, MS 39501

Tuesday, August 8, 2017

1:30 PM

*Gulfport City Hall
Council Chambers*

1:30 p.m. Invocation, Pledge of Allegiance, Call to Order

Agenda Order Confirmation or adjustment of the agenda order

Presentation Agenda

- **Mayor's Report**

Policy Issues

Minutes

- 1 Approval of Minutes - for July 18, July 27 & August 2, 2017.

Code Enforcement / Planning / Ordinances

- 2 Code Enforcement Hearing - on resolution to declare that certain properties are in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community and to authorize advertisements for bids and lot clean-ups and/or demolitions.
- 3 Certificate of Resubdivision - Resubdivision of tax parcels 09071-03-059.000 into two parcels; located north of Boles Boulevard, south of Three Rivers Road, east of Scott Street and west of and adjacent to George Avenue - Case #1705PC055 - Ward 6.
- 4 Certificate of Resubdivision - Resubdivision of 34,665 square feet into four parcels zone T3 (Sub-Urban Zone) in the Westside Community Plan; located north of adjacent to Finley Street, south of and adjacent to Ford Street, east of Fournier Avenue and west of and adjacent to Mills Avenue - Case # 1706PC066 - Ward 2.
- 5 Certificate of Resubdivision - Resubdivision of parcels having an aggregate of 1.258 acres zoned B-2 (General Business) into two parcels; located north of and adjacent to 28th Street, south of 29th Street, east of and adjacent to 25th Avenue and west of 23rd Avenue - Case #1706PC074 - Ward 3.

- 6 Final Plat Approval - for an 11-lot single family subdivision (Brookfield Subdivision) on tax parcel containing approximately 5.6 acres, zoned R-1-15 (Single Family); located north of and adjacent to Orange Grove Road, south of Crestview Drive, east of Oak Lane Drive and west of Daisy Lane - Case #1703PC025 - Ward 7.
- 7 Ordinance - rezone 17.55 acres from R-1-15 (Single Family) to R-1-7.5 (Single Family): located north and adjacent to Lake Florence Road, south of and adjacent to O'neal Road, east of Three Rivers Road, and west of John Ross Road - Case # 1706PC073 - Ward 6.
- 8 Ordinance - amending § 7-10(g) of Chapter 7, Article I of the Code of Ordinances of the City of Gulfport, and for related purposes.
- 9 Ordinance - amending Chapter 6, Article XV of the Code of Ordinances of the City of Gulfport, Mississippi, and for related purposes.
- 10 Ordinance - providing for the salary of compensation for certain positions of the City of Gulfport, Mississippi, and for related purposes.
- 11 Ordinance - providing for the salary of compensation for certain positions of the City of Gulfport, Mississippi, and for related purposes.

Resolutions / Requests

- 12 Resolution - by the Gulfport City Council accepting the NCBC and Special Areas Joint Land Use Study (JLUS) Final Report and supporting the strategies therein as recommended by the JLUS Policy Committee and Technical Advisory Committee, and for related purposes.
- 13 Resolution - approving Memorandum of Understanding with Gulfport Redevelopment Commission (GRC) regarding the MDEQ Agreement related MS Aquarium Project and authorizing the Mayor to execute the same.
- 14 Resolution - approving Lease Agreements with Hair Tonic, LLC, and Sean Smith d/b/a Sean Smith Photography and authorizing the Mayor to execute the same.
- 15 Resolution - approving Engineering Consultant Services with Brown, Mitchell and Alexander, Inc., for Engineering Consultant Services related to the 20th Avenue Improvements Project and authorizing the Mayor to execute the small purchase letter on behalf of the City.
- 16 Resolution - approving Professional Legal Service Contract with Charles E. Bodie, Jr., to serve as video and discovery clerk in the Gulfport Municipal Court and authorizing the Mayor to execute the same.
- 17 Resolution - approving Lease Purchase Agreement with Bancorp South for the addition of 3 pieces of equipment to previously approved lease agreement for the Gulfport Sportsplex Marquee sign and authorizing the Mayor to execute the same.

- 18 Resolution - approving Third Amendment to License Agreement between Utility Service Communications Co., Inc. (Licensor) and Cellular South Real Estate, Inc., (Licensee) allowing for addition of certain and various pieces of equipment on Gulfport's Water Tank located on 26th Avenue and authorizing the Mayor to execute the same.
- 19 Resolution - approving Change Order #1 to the Agreement with Gator Boring & Trenching, Inc., for the Seaway Island Water Main Improvements Project and authorizing the Mayor to execute the same.
- 20 Resolution - approving Change Order #1 to Agreement with Advanced Construction & Development, LLC for construction of Herring Road Water and Sewer Main Improvements Project and authorizing the Mayor to execute the same.
- 21 Resolution - approving Amendment No. 1 to the Grounds Maintenance Contract with Wolverton Property Management, LLC, and authorizing the Mayor to execute the same.
- 22 Resolution - approving Certificate of Substantial Completion to the Contract for Poplar Circle & Chamberlain Avenue Sewer Improvements Project and authorizing the Mayor to execute the same.
- 23 Resolution - authorizing negotiations to acquire real property interests and easements and to do any acts necessary and legal, including prosecution in Special Court of Eminent Domain, to obtain title for the city under Miss Code Ann. Sec. 11-27-81, Et Seq., and if necessary, to expedite the "Brickyard Bayou Drainage Improvements Project", to authorize special checks to acquire the property interests stated herein, and for related purposes.
- 24 Resolution - authorizing the Governing Authority of the City of Gulfport, Mississippi to establish just compensation related to the Brickyard Bayou Drainage Project and authorizing the Mayor to execute the same.
- 25 Resolution - approving the submittal of CDBG/HOME Consolidated Plan and One Year Action Plan, to include HUD required changes to Citizens Participation Plan and annual updated review of analysis of impediments to the Department of HUD and for related purposes.
- 26 Resolution - appointing Henrietta L. Spaulding as an additional Deputy City Clerk for the City of Gulfport and for related purposes.
- 27 Resolution - by the Gulfport City Council supporting the Turkey Creek de-snagging project funded by National Fish and Wildlife Foundation (NFWF) and for related purposes.
- 28 Resolution - authorizing an expenditure for advertising and bring into favorable notice the opportunities, possibilities and resources of the City of Gulfport Police Department and for related purposes.

- 29** Resolution - authorizing an expenditure for advertising and bring into favorable notice the opportunities, possibilities and resources of the City of Gulfport Leisure Services Department and for related purposes.
- 30** Resolution - regarding RFP received for City Wide Electrical Services and authorizing negotiation of contract.
- 31** Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 1212 East Beach Boulevard, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 0811H-02-051.000.
- 32** Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 1201 Ocean View Drive, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 1011D-01-005.000.
- 33** Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 5 Mockingbird Lane, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 1010P-03-026.000.
- 34** Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 750 2nd Street, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 0911E-01-024.000.
- 35** Request - from the Gulfport Police Department for permission to apply for 2017 Homeland Security Grant.
- 36** Request - from "Susan G. Komen Race for the Cure Mississippi Gulf Coast" for street closure and route map for the 4th Annual Race for the Cure scheduled for Saturday, September 9, 2017.

Budget Amendments / Docket of Claims

- 37 Budget Amendments #41 & #42 - transfer of funds to establish account Golf Course Clubhouse and Cart Path Improvements.
- 38 Budget Amendment #45 - to transfer funds to complete the Hwy 49 relocation of utilities project.
- 39 Budget Amendment #46 - to transfer funds within Fire Department for the purchase of jaws of life spreader and cutter.
- 40 Budget Amendment #47 - to transfer funds within Leisure Services Department for the purchase of computer equipment.
- 41 Budget Amendment #48 - to transfer funds to within the water & sewer accounts to continue operations until FY2018.
- 42 Budget Amendment #49 - to transfer funds within water & sewer for the camera and cleaning of sewer lines on Chamberlain Avenue from 44th Street to Waste Water Treatment Plant.
- 43 Docket of Claims - to be approved through August 9, 2017.

Routine Agenda

- 44 Resolution - awarding bids for lot clean-ups and/or demolitions.
- 45 Privilege Licenses - for the month of June 2017 - to be made a part of the minutes.
- 46 Letter - regarding bid awarded by Purchasing for a submersible pump for 2701 Pass Road Lift Station - to be made a part of the minutes.
- 47 Letter - regarding bid awarded by Purchasing for utility billing envelopes - Water Department - to be made a part of the minutes.
- 48 Letter - regarding bid awarded by Purchasing for HP ProCurve - IT Department - to be made a part of the minutes.
- 49 Letter - regarding bid awarded by Purchasing for storage cylinders - Fire Department - to be made a part of the minutes.
- 50 Letter of recommendation - requesting permission to purchase an animal control cage from GSA Contract - Police Department - to be made a part of the minutes.
- 51 Letter of Recommendation - regarding services to install and take down Christmas Lights.

- 52** Letter of Recommendation - regarding the purchase of additional lights for the 2017 Harbor Light Show.
- 53** Conveyance Deed - regarding transfer of ownership of space in Evergreen Gardens Cemetery.
- 54** Conveyance Deed - regarding transfer of ownership of space in Evergreen Cemetery.
- 55** Conveyance Deed - regarding transfer of ownership of space in Evergreen Cemetery.
- 56** Plot Name Change - regarding change of name on parcel at Evergreen Cemetery.

Public Agenda

- **Citizen Forum - Up to thirty minutes shall be allowed for public input with a three minute time limit on each speaker.**

Council Comments

Memorial Adjournment

- **Mr. Jack Ballard**
- **Mr. August "Gus" Pique, Jr.**

Executive Session

Setting of Next Meeting and Adjournment



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Cheryl Johnson, Deputy Clerk of Council
Clerk of Council

Date: 07/31/2017

Subject: Approval of Minutes - for July 18, July 27 & August 2, 2017.

Recommendation:



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Nellie Henry, Urban Development Clerk
Code Enforcement

Date: 07/28/2017

Subject: Code Enforcement Hearing - on resolution to declare that certain properties are in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community and to authorize advertisements for bids and lot clean-ups and/or demolitions.

Recommendation:

Memorandum

To: Mayor Billy Hewes and Gulfport City Council

From: Greg Pietrangelo, Director
Department of Urban Development

Date: July 28, 2017

Re: Resolutions to declare property in a state of uncleanliness and a menace to the public health and safety of the community and to authorize lot clean-up and/or demolitions, and for the authority to advertise for bids to be presented to the City Council on the 8th day of August, 2017.

Please place the attached item on the Council agenda for August 8, 2017.

Subject: Code Enforcement Resolutions to Advertise for Bids for Lot Clean-ups and/or Demolitions.

The attached items have been routed through the following departments:

Approve

Disapprove

Dept. of Urban Development

✕

The items have been reviewed and approved by:

_____ Director of Urban Development

_____ CAO or Mayor _____

Memorandum - City of Gulfport

Department of Urban Development

Date: July 28, 2017

To: Mayor Billy Hewes
City Council Members

From: Code Enforcement

RE: Resolutions declaring property in a state of uncleanness to be a menace to the public health and safety of the community and authorizing lot clean-up and/or demolitions and for approval to advertise for bids to be presented on the 8th day of August, 2017, to the City Council:

WARD 1

- Parcel 1: 0711L-02-140.000. S 23.4 Ft. of Lot 18 & all Lots 19-20, Blk. 18, Central Beach – 1417 Lewis Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Hall)
- Parcel 2: 0710M-01-038.002. Lots 20-21 Inc., Blk. 15, Glen Terrace – 57th Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (State of MS)
- Parcel 3: 0710N-03-025.001. Lots 22-23, Blk. 7, Kenelsworth Park Subd. - 2917 54th Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (JPF Holdings LLC)
- Parcel 4: 0711K-03-082.000. Lot 2, Blk. 2, Ext. of Stokes Subd. – 1204 Hardy Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (McIntosh)
- Parcel 5: 0711K-02-091.000. Lots 11-14 Inc., Blk. 1, Ridgewood – Fournier Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Real Estate Dev. LLC)
- Parcel 6: 0711G-04-043.000. Lot 9, Blk. 13, Jonestown McCaughan Add. - 1907 45th Avenue. Cut and clean grounds and remove all trash and debris miscellaneous from site. (Gulf South Eq. Inv.)
- Parcel 7: 0711G-05-041.000. Lot 16, Blk. 10, Jonestown McCaughan Add. – 49th Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Burke)
- Parcel 8: 0711H-06-034.000. Lots 16-18 Inc., Blk. 8, Woodlawn – 2009 41st Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Gulf South Eq. Inv.)
- Parcel 9: 0711H-06-013.001. Lots 22-24 Inc., Blk. 2, Woodlawn Subd. – 40th Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Nance Jr.)
- Parcel 10: 0710J-01-015.000. Lot 190, Villa Del Rey Subd. – 3941 Monterey Drive. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Watkins Est.)
- Parcel 11: 0710G-01-049.006. Lots 7-9, Blk. 46, Floral Estates – 16291 Ganges Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Trautman Et Al)
- Parcel 12: 0711H-01-073.000. Lots 17-18, Blk. 9, Sea View Add. – 19th Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Sumrall)

WARD 2

- Parcel 13: 0711N-02-070.000. 615 Ruth Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Peters)
- Parcel 14: 0811B-03-004.000. Lots 10-12 Inc., Blk. 28, Arlington Heights Add. – 2405 13th Avenue. Cut and clean grounds and remove all trash and

- miscellaneous debris from site. (Dunomes)
- Parcel 15: 0811A-06-048.000. Lot 3, Blk. 30, Replat of Broad Acres - 1233 23rd Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Soto & Taft)
- Parcel 16: 0910I-02-010.000. 603 East Pass Road. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Gimenez)
- Parcel 17: 0911D-03-041.000. Lots 18-22, Blk. 8, Grasslawn – 2208 Gulf Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Gomez)

WARD 3

- Parcel 18: 0710H-02-038.001. Lots 7-10, Blk. 51, Floral Estates – 16091 Ganges Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Hersey)
- Parcel 19: 0710H-02-039.000. Lots 5-6, Blk. 51, Floral Estates – 3609 Ganges Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Ha)
- Parcel 20: 0710H-01-054.003. Lots 12-15, Blk. 79, Floral Estates – 34th Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Moffett Jr.)
- Parcel 21: 0810E-03-074.000. Lots 31-32, Blk. 372, North Gulfport – 3014 Adams Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (ACR Inc.)
- Parcel 22: 0810E-01-051.001. Lots 13-14 Inc., Blk. 258, North Gulfport – 4619 Indiana Avenue. Board up and secure all openings. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Taylor Rev. Trust)
- Parcel 23: 0810E-01-051.000. Lots 15-16 Inc., Blk. 258, North Gulfport – 3011 Jackson Street. Board up and secure all openings. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Taylor Rev. Trust)
- Parcel 24: 0810E-05-012.000. Lots 21-22, Blk. 375, North Gulfport – 8094 Kentucky Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (NGCLC)
- Parcel 25: 0810N-01-048.000. Lots 40-41, Blk. 37, Standard Land #2 – 32nd Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Sanders)
- Parcel 26: 0810N-01-047.000. Lots 42-43, Blk. 37, Standard Land #2 – 2006 32nd Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Sanders)
- Parcel 27: 0811B-06-003.000. Lot 3, Blk. 9, Arlington Heights – 2621 18th Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (State of MS)
- Parcel 28: 0811H-05-046.000. Lots 12-13, Blk. 10, Soria City – 1324 Railroad Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Burke)
- Parcel 29: 0910M-02-090.000. Lots 3-4 Inc., Blk. 7, Manhattan Add. – 705 Georgia Street. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Dellinger)
- Parcel 30: 0910M-02-080.000. Lots 33-34, Blk. 6, Manhattan Add. – 712 Georgia Street. Board up and secure all openings. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Brown)

WARD 4

- Parcel 31: 0910N-01-018.001. 3205 F Avenue. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Mitrenga)
- Parcel 32: 1010G-01-008.000. Lot 8, Blk. 1, Fernwood Heights – 2005 Switzer Road. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Parker III)

WARD 7

- Parcel 33: 0808C-01-008.000. 15231 'D' Parkwood Drive North. Cut and clean grounds and remove all trash and miscellaneous debris from site. (Perkins)

There came on for consideration at a meeting of the Mayor and members of the Council of the City of Gulfport, Mississippi, held on the **8th** day of **August, 2017**, the following Resolution:

A RESOLUTION OF THE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF GULFPORT FINDING AND ADJUDICATING THAT THE HEREIN DESCRIBED PARCELS OF LAND ARE IN SUCH A STATE OF UNCLEANLINESS AS TO BE A MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND AUTHORIZING ADVERTISEMENT FOR BIDS TO HAVE LAND CLEANED AND TO ASSESS THE COSTS TO THE SAID PROPERTIES

WHEREAS, Mayor and members of the Council of the City of Gulfport finds, determines, and adjudicates, based upon the investigation of the City's Department of Urban Development Code Enforcement Division, that the parcels of land described below are in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community; and

WHEREAS, said properties, as described herein, are lying and being within the City of Gulfport, First Judicial District, Harrison County, Mississippi; and

WHEREAS, the parcels investigated by the Department of Urban Development Code Enforcement Division and recommended by them for adjudication as being parcels in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community are as follows:

- | | |
|-----------|--|
| Parcel 1: | 0711L-02-140.000. S 23.4 Ft. of Lot 18 & all Lots 19-20, Blk. 18, Central Beach – 1417 Lewis Avenue. Cut and clean grounds and remove all trash and debris from site. (Hall) |
| Parcel 2: | 0710M-01-038.002. Lots 20-21 Inc., Blk. 15, Glen Terrace – 57th Avenue. Cut and clean grounds and remove all trash and debris from site. (State of MS) |
| Parcel 3: | 0710N-03-025.001. Lots 22-23, Blk. 7, Kenelsworth Park Subd. - 2917 54th Avenue. Cut and clean grounds and remove all trash and debris from site. (JPF Holdings LLC) |
| Parcel 4: | 0711K-03-082.000. Lot 2, Blk. 2, Ext. of Stokes Subd. – 1204 Hardy Avenue. Cut and clean grounds and remove all trash and debris from site. (McIntosh) |
| Parcel 5: | 0711K-02-091.000. Lots 11-14 Inc., Blk. 1, Ridgewood – Fournier Avenue. Cut and clean grounds and remove all trash and debris from site. (Real Estate Dev. LLC) |
| Parcel 6: | 0711G-04-043.000. Lot 9, Blk. 13, Jonestown McCaughan Add. - 1907 45th Avenue. Cut and clean grounds and remove all trash and debris from site. (Gulf South Eq. Inv.) |
| Parcel 7: | 0711G-05-041.000. Lot 16, Blk. 10, Jonestown McCaughan Add. – 49th Avenue. Cut and clean grounds and remove all trash and debris from site. (Burke) |
| Parcel 8: | 0711H-06-034.000. Lots 16-18 Inc., Blk. 8, Woodlawn – 2009 41st |

- Avenue. Cut and clean grounds and remove all trash and debris from site. (Gulf South Eq. Inv.)
- Parcel 9: 0711H-06-013.001. Lots 22-24 Inc., Blk. 2, Woodlawn Subd. – 40th Avenue. Cut and clean grounds and remove all trash and debris from site. (Nance Jr.)
- Parcel 10: 0710J-01-015.000. Lot 190, Villa Del Rey Subd. – 3941 Monterey Drive. Cut and clean grounds and remove all trash and debris from site. (Watkins Est.)
- Parcel 11: 0710G-01-049.006. Lots 7-9, Blk. 46, Floral Estates – 16291 Ganges Street. Cut and clean grounds and remove all trash and debris from site. (Trautman Et Al)
- Parcel 12: 0711H-01-073.000. Lots 17-18, Blk. 9, Sea View Add. – 19th Street. Cut and clean grounds and remove all trash and debris from site. (Sumrall)
- Parcel 13: 0711N-02-070.000. 615 Ruth Avenue. Cut and clean grounds and remove all trash and debris from site. (Peters)
- Parcel 14: 0811B-03-004.000. Lots 10-12 Inc., Blk. 28, Arlington Heights Add. – 2405 13th Avenue. Cut and clean grounds and remove all trash and debris from site. (Dunomes)
- Parcel 15: 0811A-06-048.000. Lot 3, Blk. 30, Replat of Broad Acres - 1233 23rd Street. Cut and clean grounds and remove all trash and debris from site. (Soto & Taft)
- Parcel 16: 0910I-02-010.000. 603 East Pass Road. Cut and clean grounds and remove all trash and debris from site. (Gimenez)
- Parcel 17: 0911D-03-041.000. Lots 18-22, Blk. 8, Grasslawn – 2208 Gulf Avenue. Cut and clean grounds and remove all trash and debris from site. (Gomez)
- Parcel 18: 0710H-02-038.001. Lots 7-10, Blk. 51, Floral Estates – 16091 Ganges Street. Cut and clean grounds and remove all trash and debris from site. (Hersey)
- Parcel 19: 0710H-02-039.000. Lots 5-6, Blk. 51, Floral Estates – 3609 Ganges Street. Cut and clean grounds and remove all trash and debris from site. (Ha)
- Parcel 20: 0710H-01-054.003. Lots 12-15, Blk. 79, Floral Estates – 34th Avenue. Cut and clean grounds and remove all trash and debris from site. (Moffett Jr.)
- Parcel 21: 0810E-03-074.000. Lots 31-32, Blk. 372, North Gulfport – 3014 Adams Street. Cut and clean grounds and remove all trash and debris from site. (ACR Inc.)
- Parcel 22: 0810E-01-051.001. Lots 13-14 Inc., Blk. 258, North Gulfport – 4619 Indiana Avenue. Board up and secure all openings. Cut and clean grounds and remove all trash and debris from site. (Taylor Rev. Trust)
- Parcel 23: 0810E-01-051.000. Lots 15-16 Inc., Blk. 258, North Gulfport – 3011 Jackson Street. Board up and secure all openings. Cut and clean grounds and remove all trash and debris from site. (Taylor Rev. Trust)
- Parcel 24: 0810E-05-012.000. Lots 21-22, Blk. 375, North Gulfport – 8094 Kentucky Avenue. Cut and clean grounds and remove all trash and debris from site. (NGCLC)
- Parcel 25: 0810N-01-048.000. Lots 40-41, Blk. 37, Standard Land #2 – 32nd Street. Cut and clean grounds and remove all trash and debris from site. (Sanders)
- Parcel 26: 0810N-01-047.000. Lots 42-43, Blk. 37, Standard Land #2 – 2006 32nd Street. Cut and clean grounds and remove all trash and debris from site. (Sanders)
- Parcel 27: 0811B-06-003.000. Lot 3, Blk. 9, Arlington Heights – 2621 18th Avenue. Cut and clean grounds and remove all trash and debris from site. (State of MS)
- Parcel 28: 0811H-05-046.000. Lots 12-13, Blk. 10, Soria City – 1324 Railroad Street. Cut and clean grounds and remove all trash and debris from site. (Burke)

Parcel 29: 0910M-02-090.000. Lots 3-4 Inc., Blk. 7, Manhattan Add. – 705 Georgia Street. Cut and clean grounds and remove all trash and debris from site. (Dellinger)
Parcel 30: 0910M-02-080.000. Lots 33-34, Blk. 6, Manhattan Add. – 712 Georgia Street. Board up and secure all openings. Cut and clean grounds and remove all trash and debris from site. (Brown)
Parcel 31: 0910N-01-018.001. 3205 F Avenue. Cut and clean grounds and remove all trash and debris from site. (Mitrenga)
Parcel 32: 1010G-01-008.000. Lot 8, Blk. 1, Fernwood Heights – 2005 Switzer Road. Cut and clean grounds and remove all trash and debris from site. (Parker III)
Parcel 33: 0808C-01-008.000. 15231 'D' Parkwood Drive North. Cut and clean grounds and remove all trash and debris from site. (Perkins)

WHEREAS, the Mayor and members of the Council of the City of Gulfport further find, determine and adjudicate that advertisement for bids to clean the above referenced properties should be made in the form and manner by law provided; and

WHEREAS, the Mayor and members of the Council further find, determine and adjudicate that the cost of the demolition and lot cleanup shall not exceed the aggregate amount of \$20,000.00 per parcel shall be a lien against said property and shall be enrolled in the office of the Circuit Clerk of the First Judicial District of Harrison County, Mississippi as other judgments are enrolled, and thereafter, the Tax Collector of the Municipality shall, upon order of the Mayor and members of the Council, proceed to sell the herein described land to satisfy said lien as now provided by law for the sale of land for delinquent municipal taxes.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the City Clerk be and is hereby authorized to advertise for bids to clean the property described above lying and being within the City of Gulfport, First Judicial District of Harrison County, Mississippi.

SECTION 3. That the cost of cleanup of the herein described property, including any penalty assessed, shall be a lien against said property and shall be enrolled in the office of the Circuit Clerk of the First Judicial District of Harrison County, Mississippi, and thereafter, the Tax Collector of the City, shall, upon order of the Mayor and members of the Council, proceed to sell the land to satisfy said lien as now provided by law for the sale of lands delinquent

municipal taxes.

Councilmember _____ moved the adoption of the Resolution, which motion was seconded by Councilmember _____. Upon being put to a roll call vote, the following ballots were cast:

YEAS:

NAYS:

ABSENT:

WHEREUPON the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT OF THE COUNCIL

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator *g.h*
Urban Development Department

Date: June 22, 2017

Re: Resubdivision 1705PC055:

Subject: Irene T. Magee, agent for Shanna Cramer, property owner, requests to resubdivide the tax parcels 0907I-03-059.000 and 0907I-03-060.000 containing 16,384 square feet aggregate and zoned R-1.5 (Single Family) into two parcels: located north of Boles Boulevard, south of Three Rivers Road, east of Scott Street, and west of and adjacent to George Avenue, in Ward 6.

Staff Recommendation: To approve request with conditions

Planning Commission recommendation: To Approve staff recommendation

Motion: Mr. Sellers

Second: Mr. Jones

KEITH WILLIAMS – Chairman
MICHAEL DANIELS – **Absent**
COLETTE TOWLES – **Yea**
VIRGINIA ADOLPH – **Yea**
CHARLIE HEWES – **Yea**
EVERETTE LADNER – **Yea**
BJ SELLERS – **Yea**
WM. PRINCE JONES – **Yea**
DOUG HANCOCK – **Yea**
MARTIN WARREN, JR – **Yea**
JOHN ANTHONY – **Yea**

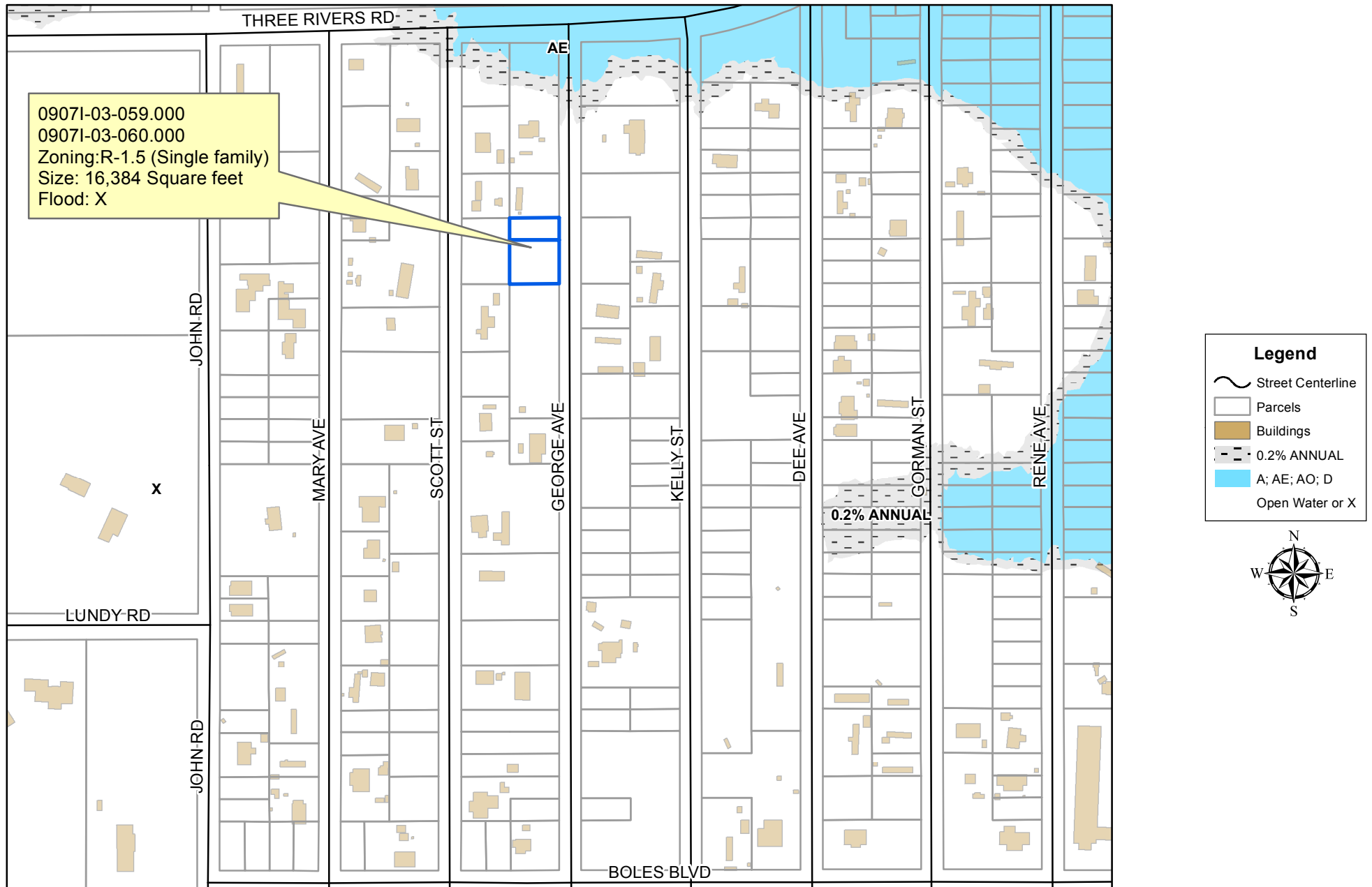
Action: Motion carried unanimously.

Speaking for the Petition: Irene T. Magee

Speaking against the Petition: None

On May 25, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for July 5, 2017.

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

STAFF REPORT (Resubdivision)

GENERAL INFORMATION

Case File Number: 1705PC055

Hearing Date: May 25, 2017

Current Zoning/Use: R-1-5 / Vacant

Proposal: Irene T. Magee, agent for Shanna Cramer, property owner, requests to resubdivide the tax parcels 0907I-03-059.000 and 0907I-03-060.000 containing 16,384 square feet aggregate and zoned R-1.5 (Single Family) into two parcels.

Location: North of Boles Boulevard, south of Three Rivers Road, east of Scott Street, and west of and adjacent to George Avenue, in Ward 6.

ANALYSIS

The applicant request a Resubdivision of parcels 0907I-03-059.000 and 0907I-03-060.000 containing an aggregate of 16,384 square feet to subdivide said parcel into Parcel "1" to contain 8,250 square feet and parcel "2" to contain 8,250 square feet, zoned R-1-5 (Single Family District), for the new construction of a duplex. In an R-1-5 zoning district, the minimum lot size of a parcel of land for a two family dwelling is 7,500 square feet. With the newly created parcels, the applicant will meet the city's requirements. A duplex is allowable in an R-1-5 zoning district through Planning Commission Approval. The applicant was approved by the Planning Commission on April 27, 2017 to allow the use of a two- family dwelling unit on each lot.

The Gulfport Subdivision Regulations require that:

1. Each new lot created is in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any;
2. Each new lot created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new lot created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

CONDITIONS BY DEPARTMENTS AND AGENCIES

17.12

Engineering: Coordinate with Public Works water and sewer services.
Memo dated 5-15-17.

Public Works: Separate water and sewer services required. Memo dated 5-9-17.

Traffic and Safety: No conditions. Memo dated 5-08-17.

Building Code Services: No conditions. Memo dated 5-07-17.

Police Department: No conditions. Memo dated 5-05-17.

Fire Department: No conditions. Memo dated 3-10-17.

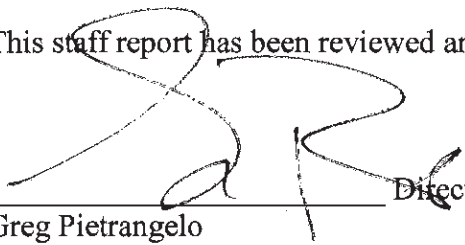
RECOMMENDATION

The request meets the requirements for resubdivision of property. Therefore, the staff recommends approving the request with the following conditions.

1. Coordinate with Public Works water and sewer services.
2. Separate water and sewer services required.

APPROVALS

This staff report has been reviewed and approved by:



Greg Pietrangelo Director of Urban Development Department



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	9	0	7	I	-	0	3	-	0	5	9	•	0	0	0
0	9	0	7	I	-	0	3	-	0	6	0	•	0	0	0
					-			-				•			

For Staff Use Only
Case File #: 1705PC055
Date Received: 4-4-17
Receipt #: 8365655
Received By: TL
Zoning: R-1-5
Ward: 6 Flood: X
Size: 16,304 sq ft (total)
(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) 44-46, Block(s) 3, Subdivision Bitoxi River Estates

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Resubdivision of two parcels into two parcels.
we will be going from one both would be
7500 sq. ft. each.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Shanna Cramer

Printed Name Of Owner

14140 Carlisle Ln.

Mailing Address

Gulfport MS 39503

City State Zip code

2282230874

Home Phone

Work/Cell Phone

Shanna.Cramer@uphoo.com

Email

Shanna

Signature Of Owner

AGENT

Irene T Magee

Printed Name Of Agent

15742 South Fork Rd

Mailing Address

Gulfport MS 39503

City State Zip code

2282348242

Home Phone

Work/Cell Phone

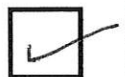
itmagee35@gmail.com

Email

Irene Magee

Signature Of Agent

Properties listed above have more than one owner, please check this box. In the case reverse side must be completed. Each additional owner will need to complete side of this application. We can only accept applications with original signatures.



A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

To: Whom it may concern

I Shanna N. Cramer attest that there
a zero covenants that would prohibit the
resubdivision of the parcels 09071-03-059.000
or 09071-03-060.000.

Shanna N. Cramer
Shanna N. Cramer
02/13/17



Sworn to and subscribed to me this
13 day of Feb
2017
Notary: [Signature]



14350 THREE RIVERS RD

13539 GEORGE AVE

13518 SCOTT ST

13523 KELLY ST

13507 SCOTT ST

13506 SCOTT ST

13515 GEORGE AVE

R-1-10

SCOTT ST

R-1-5

GEORGE AVE

13488 GEORGE AVE

13497 KELLY ST

13501 GEORGE AVE

13487 KELLY ST

13492 SCOTT ST

13488 GEORGE AVE

13480 GEORGE AVE

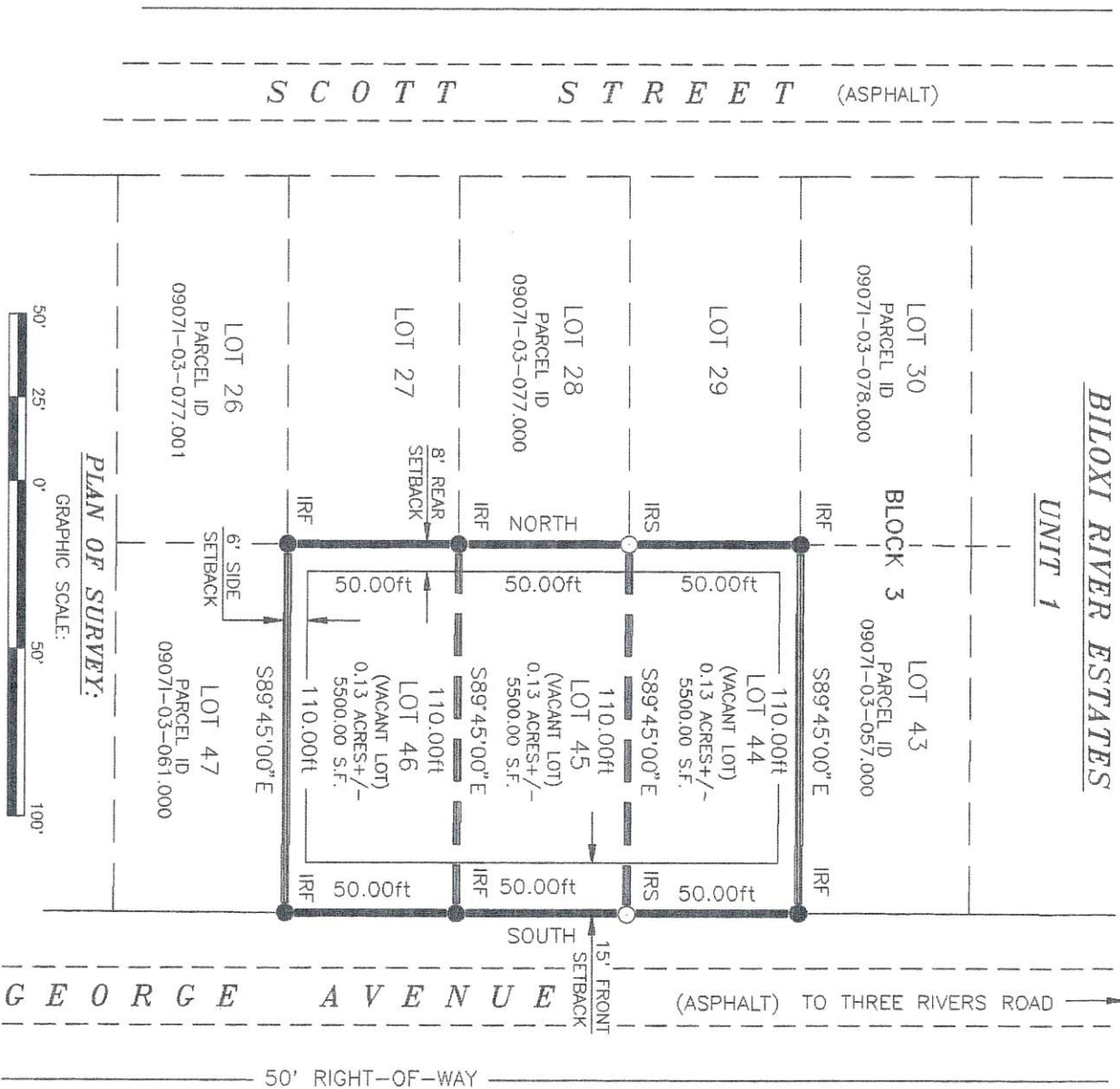
13483 KELLY ST

13472 GEORGE AVE

R-1-5

BLOXI RIVER ESTATES

UNIT 1



SURVEY FOR RESUBDIVISION OF A CERTAIN PARCEL OF LAND SITUATED IN BLOXI RIVER ESTATES, UNIT 1, BLOCK 3, LOTS 44, 45, AND 46, BEING A PART OF BLOXI RIVER ESTATES SUBDIVISION SITUATED IN AND A PART OF SECTIONS 25 AND 26, TOWNSHIP 6 SOUTH, RANGE 11 WEST AND SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, HARRISON COUNTY, MISSISSIPPI, INTO LOTS 44-A AND 46-A, OMITTING LOT 45.

PROPERTY DESCRIPTION:

LOTS 44, 45, AND 46, BLOCK 3, RESUBDIVISION OF UNIT 1 OF BLOXI RIVER ESTATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND ON RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 23, PAGE 9.

- NOTES: 1) Property is subject to any Easements, Rights of Way, and/or Restrictions on Record.
2) There are no visible encroachments existing other than those shown hereon.
3) No excavations were made during the progress of this survey to locate buried utilities or structures.
4) Survey performed without the benefit of a current title search.
5) This survey does not reflect the presence nor absence of wetlands within the surveyed area. Consult with a wetlands delineator or environmental scientist for more information.
6) All bearings on this Plat are based on Plat bearing of George Avenue.

REFERENCE: 1) INSTRUMENT NUMBER 2005-0016421D-11.
2) INSTRUMENT NUMBER 2006-0001611-D-11.
3) PLAT BOOK 3, PAGE 9B.
4) USGS TOPO QUAD MAP.
5) HARRISON COUNTY TAX PARCEL MAP.

BY GRAPHIC PLOTTING ONLY:
This property is located in Zone X, as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Paner Number 285253 0260 G, revised June 16, 2009.

PRINTS CERTIFIED CORRECT ONLY IF SIGNED, STAMPED, AND DATED IN RED INK.

REVISIONS		
REVISED	DATE	BY
S.F.	5/02/17	TJ

JOB DESCRIPTION
SURVEY FOR RESUBDIVISION OF LOTS 44, 45, AND 46, UNIT 1, BLOCK 3, BLOXI RIVER ESTATES SUBDIVISION INTO LOTS 44-A AND 46-A.

SURVEYOR
TERRY A. JONES, PLS
60 TWIN LAKES ROAD
WIGGINS, MISSISSIPPI 39677
(228) 424-5713

CLIENT
SHANNA CRAMER

DRAWN BY		TJ
CHECKED BY	CT	
DATE	3/16/17	
JOB NO.	31617A	

SHEET 1 OF 4

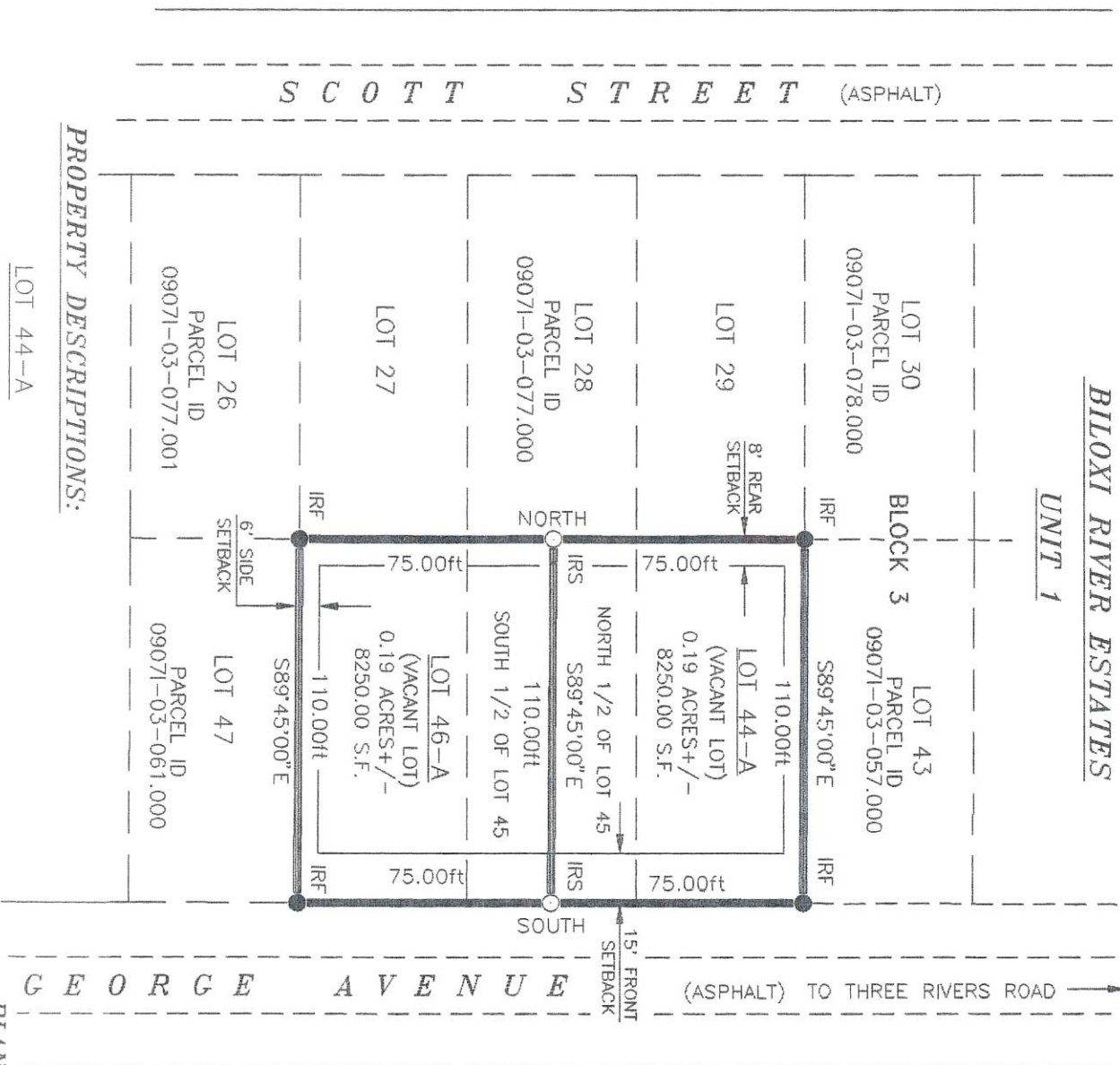


CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI". THIS IS A CLASS "B" SURVEY.

TERRY A. JONES PLS #2932 PROFESSIONAL LAND SURVEYORS

BILOXI RIVER ESTATES

UNIT 1



LEGEND	
●	IRF = IRON ROD FOUND
○	IRS = IRON ROD SET
⊗	IPF = IRON PIPE FOUND

PROPERTY DESCRIPTIONS:

LOT 44-A

LOT 44-A, BEING ALL OF LOT 44 AND THE NORTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LOT 46-A

LOT 46-A, BEING ALL OF LOT 46 AND THE SOUTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

PLAN OF SURVEY:



SURVEY FOR RESUBDIVISION OF A CERTAIN PARCEL OF LAND SITUATED IN BILOXI RIVER ESTATES, UNIT 1, BLOCK 3, LOTS 44, 45, AND 46, BEING A PART OF BILOXI RIVER ESTATES SUBDIVISION SITUATED IN AND A PART OF SECTIONS 25 AND 26, TOWNSHIP 6 SOUTH, RANGE 11 WEST AND SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, HARRISON COUNTY, MISSISSIPPI, INTO LOTS 44-A AND 46-A, OMITTING LOT 45.

- NOTES:
- 1) Property is subject to any Easements, Rights of Way, and/or Restrictions on Record.
 - 2) There are no visible encroachments existing other than those shown hereon.
 - 3) No excavations were made during the progress of this survey to locate buried utilities or structures.
 - 4) Survey performed without the benefit of a current title search.
 - 5) This survey does not reflect the presence nor absence of wetlands within the surveyed area. Consult with a wetlands delineator or environmental scientist for more information.
 - 6) All bearings on this Plat are based on Plat bearing of George Avenue.

REFERENCE: 1) INSTRUMENT NUMBER 2005-0016421D-J1.
2) INSTRUMENT NUMBER 2006-0001611-D-J1.
3) PLAT BOOK 3, PAGE 9B.
4) USGS TOPO QUAD MAP.
5) HARRISON COUNTY TAX PARCEL MAP.

CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI". THIS IS A CLASS 'B' SURVEY.

BY GRAPHIC PLOTTING ONLY:

This property is located in Zone X, as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Paner Number 285253 0260 G, revised June 16, 2009.

PRINTS CERTIFIED CORRECT ONLY IF SIGNED, STAMPED, AND DATED IN RED INK.

TERRY A. JONES PLS #2932 PROFESSIONAL LAND SURVEYORS

REVISIONS		
REVISED	DATE	BY
S.F.	6/02/17	TJ

JOB DESCRIPTION
SURVEY FOR RESUBDIVISION OF LOTS 44, 45, AND 46, UNIT 1, BLOCK 3, BILOXI RIVER ESTATES SUBDIVISION INTO LOTS 44-A AND 46-A.

SURVEYOR
TERRY A. JONES, PLS
60 TWIN LAKES ROAD
WIGGINS, MISSISSIPPI 39577
(228) 424-5713
CLIENT
SHANNA CRAMER

DRAWN BY	TJ
CHECKED BY	CT
DATE	3/16/17
JOB NO.	31617A

SHEET 2 OF 4



CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of Lots 44, 45, and 46, Unit 1, Block 3, Biloxi River Estates Subdivision situated in and being a part of Sections 25 and 26, Township 6 South, Range 11 West and Sections 30 and 31, Township 6 South, Range 10 West, Harrison County, Mississippi into Lot 44-A and 46-A, Unit 1, Block 3, Biloxi River Estates. The subject property is generally described as being located on the west margin of George Avenue and south of Three Rivers Road. The ad veloram tax parcel number of the subject property is 09071-03--059.000 & 09071-03-060.000, (DEED BOOK _____, Page ____), The Case File Number is 170SPLOSS.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED)

PROPERTY OF SHANNA NICOLE CRAMER, PARCEL NO. 09071-03-059.000 & 09071-03-060.000
A parcel of land being Lots 44, 45, and 46, Block 3, Resubdivision of Unit 1, of Biloxi River Estates Subdivision. A Subdivision According to the Official Map or Plat thereof on file and on record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 23, Page 9.

DEDICATION STATEMENT BY OWNER:

LEGAL DESCRIPTION OF THE PARCELS CREATED BY THIS RESUBDIVISION

LEGAL DESCRIPTION OF LOT 44-A AS PER SURVEY
LOT 44-A, BEING ALL OF LOT 44 AND THE NORTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION OF LOT 46-A AS PER SURVEY
LOT 46-A, BEING ALL OF LOT 46 AND THE SOUTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

RESUBDIVISION OF LOTS 44, 45, AND 46,
UNIT 1, BLOCK 3, BILOXI RIVER ESTATES
SUBDIVISION INTO LOTS 44-A AND 46-A.

REVISIONS		
REVISED	DATE	BY

JOB DESCRIPTION CERTIFICATE FOR RESUBDIVISION OF LOTS 44, 45 AND 46, UNIT 1, BLOCK 3, BILOXI RIVER ESTATES SUBDIVISION INTO LOTS 44-A AND 46-A.	PREPARED BY <u>TERRY A. JONES, PLS</u> 60 TWIN LAKES ROAD WIGGINS, MISSISSIPPI 39577 (228) 424-5713 CLIENT <u>SHANNA CRAMER</u>
---	---

PREPARED BY	<u>TJ</u>
CHECKED BY	<u>CT</u>
DATE	<u>3/16/17</u>
JOB NO.	<u>31617A</u>
SHEET 3 OF 4	

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, it's agents, servants, and or employees against any and all claims, demands, or courses of action of whatever nature which may arise as a result of the action of the Planning Commission, it's agents and/or employees concerning the petition for resubdivision of the real property herein described.

Ratified and Approved by:

Shanna N. Cramer
Signature of Owner

SHANNA N. CRAMER
Print Name

This 4th day of May, 2017.

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of MS, County of Harrison, personally appeared the forenamed SHANNA N. CRAMER, who acknowledged that he/she accepted this Plat and executed the foregoing certificate and dedication for the purpose set in forth.

Matilda Welch
NOTARY PUBLIC

My Commission Expires

(AFFIX SEAL)



ADDITIONAL SIGNATURES & ACKNOWLEDGEMENTS

RESUBDIVISION OF LOTS 44, 45, AND 46,
UNIT 1, BLOCK 3, BILOXI RIVER ESTATES
SUBDIVISION INTO LOTS 44-A AND 46-A.

REVISIONS		
REVISED	DATE	BY

JOB DESCRIPTION

CERTIFICATE FOR RESUBDIVISION OF LOTS 44, 45
AND 46, UNIT 1, BLOCK 3, BILOXI RIVER ESTATES
SUBDIVISION INTO LOTS 44-A AND 46-A.

PREPARED BY

TERRY A. JONES, PLS
60 TWIN LAKES ROAD
WIGGINS, MISSISSIPPI 39577
(228) 424-5713

CLIENT

SHANNA CRAMER

PREPARED BY	TJ
CHECKED BY	CT
DATE	3/16/17
JOB NO.	31617A

SHEET 4 OF 4

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning
Commission on the ____ day of _____, 2017.

Planning Commission Chairman

Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport City Council at the
regular meeting of said Council held on the ____ day of _____, 2017.

ATTEST:

ADOPT:

CLERK OF COUNCIL

PRESIDENT

This Resubdivision Plat and Certificate of Resubdivision, having been
submitted and approved by the Mayor, this ____ day of _____, 2017.

MAYOR



URBAN DEVELOPMENT
PLANNING DIVISION

May 4, 2017

Shanna Cramer
14140 Carlisle Lane
Gulfport, MS 39503

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1705PC055: Irene T. Magee, agent for Shanna Cramer, property owner, requests to resubdivide the tax parcels 0907I-03-059.000 and 0907I-03-060.000 containing 16,384 square feet aggregate and zoned R-1.5 (Single Family) into two parcels: located north of Boles Boulevard, south of Three Rivers Road, east of Scott Street, and west of and adjacent to George Avenue, in Ward 6.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, May 25, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally and/or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development – Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID (055)	NAME	ADDRESS_1	CITY	STATE	ZIP
09071-03-059.000	SHANNA CRAMER (Owner)	14140 CARLISLE LANE	GULFPORT	MS	39503
	IRENE T. MAGEE (Agent)	15742 FORK ROAD	GULFPORT	MS	39503
	Adjacent Property Owners				
09071-03-079.001	NUNN RUSSELL W & NICOLA L	13518 SCOTT ST	GULFPORT	MS	39503
09071-03-078.000	MOORE LORIA	13440 SCOTT STREET	GULFPORT	MS	39503
09071-03-028.000	BOSTICK RICHARD A & DIANNA L	15385 WALTER SMITH RD	GULFPORT	MS	39503
09071-03-061.000	HOLLIMAN PATRICIA A	13411 GEORGIA AVE	GULFPORT	MS	39503
09071-03-054.001	BOSTICK RICHARD A & DIANA L	15385 WALTER SMITH RD	GULFPORT	MS	39503
09071-03-076.000	MOORE DAVID F & RHONDA	13440 SCOTT ST	GULFPORT	MS	39503
09071-03-062.000	HOLLIMAN PATRICIA F	13411 GEORGE AVE	GULFPORT	MS	39503
09071-03-056.000	BOWMAN DANIEL R	13539 GEORGE AVE	GULFPORT	MS	39503
09071-04-001.000	BARNES ALICE F MOORE & MORGAN KENNE	14350 THREE RIVERS RD	GULFPORT	MS	39503
09071-03-054.000	BOSTICK RICHARD A & DIANA L	15385 WALTER SMITH RD	GULFPORT	MS	39503
09071-03-057.000	HEBERT KENNETH	13348 GWEN AVE	GULFPORT	MS	39505
09071-03-077.001	VERCHINSKI PETER A JR	13492 SCOTT ST	GULFPORT	MS	39503
09071-04-002.000	MOORE IRIS A	P O BOX 6334	GULFPORT	MS	39507
09071-03-075.000	CUEVAS LOLENA T & BUSBY LAURA J	13464 SCOTT ST	GULFPORT	MS	39503
09071-04-005.000	BYRD JAMES W	14035 BIG CREEK RD	GULFPORT	MS	39503
09071-03-027.000	TOLBERT DENNIS	13523 KELLY ST	GULFPORT	MS	39503
09071-04-035.001	SIZEMORE JOHN B & ROBERTA M	2207 TAYLOR BLVD	GULFPORT	MS	39507

	Booking Summary Ad# 1588901
---	--

Booking # 1588901

Order Number: po 191989-00
Sort Caption:
Start Date: 5/3/2017
End Date: 5/3/2017
Tax Amount: \$0.00
Total Cost: \$59.16
Amount Paid: \$0.00
Balance Due: \$59.16
Received Date: 12/29/1899
Salesperson: claux

Name: GPT URBAN DEVELOPMENT
Phone: (228) 868-5710
Address: P.O. BOX 1780
GULFPORT, MS.
Email: rlong@gulfport-ms.gov
Debtor Account: L000651

Ad Text:

LEGAL NOTICE PUBLIC HEARING In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, May 18, 2017 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue. Variance 1705ZB044: Dennis Lee, property owner, requests a variance to allow wall signs on a building where signage is not allowed at 14101 Hwy 49 on the tax parcel 0707H-01-005.000 zoned B-4 (Highway Business): located north of Duckworth Road, south of S Swan Road, east of Anandale Circle, and west of and adjacent to Highway 49, in Ward 7. Variance 1705ZB047: Robert Heinrich of Heinrich and Associates, LLC, agent for Melinda and Thomas Lewakowski, property owners, requests

2 variances; 1, a variance of 30 feet to allow two proposed parcels to each have 20.08-foot property frontages where 35 feet are required for each new parcel and, 2, a variance of 80 feet to allow two proposed parcels to each have a 20.08-foot property width at the front-building setback line where 60 feet are required for each new parcel; for the tax parcel 1009M-03-009.000 zoned R-1-7.5 (Single Family): located north of Stanton Circle, south of and adjacent to Hillcrest Road, east of Oak Point Drive, and west of Lorraine Road, in Ward 4. Special Exception 1705ZB049: Danny Cowart, agent for Harrison County Schools, property owner, request an adult daycare use on the tax parcel 0809C-01-002.004 zoned B-4 (Highway Business): located north of Crossroads Parkway, south of and adjacent to Community Road, east of Highway 49, and west of Klein Road, in Ward 7. Special Exception 1705ZB053: Charles T. Burden Jr., agent for Mertz Management, LLC, property owner, requests approval for an urban bank use on the tax parcel 0811B-04-078.000 zoned B-2 (General Business): located north 24th Street, south of and adjacent to Pass Road, east of and adjacent to 18th Avenue, west of 17th Avenue, in Ward 3. Variance 1705ZB059: Patricia Lewis Moss, property owner, requests a variance of 20 feet to allow a 5-foot south front-yard setback were 25 feet are required for the construction of a new home on the tax parcel 0809J-01-055.000 zoned R-1-10 (Single Family): located north of Rippy Road, south of Creosote Road, east of Three Rivers Road, and west of and adjacent to Jeff Road, in Ward 3. This the 27th day of April, 2017 A. Lee Palermo, Chairman Zoning Board of Adjustment and Appeals ADV3,1WED

Total Number of Insertions: 1

Run Schedule:

SUN:3May2017

Ins. Dates: 5/3/2017

Classification:	Legal Notices
Style:	Standard Legal
Ad Size:	1 x 9.2 Inches
Line Count:	110
Reply Box:	NONE

1 (None opposed.)

2 COMMISSIONER WILLIAMS: It has been approved.

3 Thank y'all.

4 CAROLYN TAAKE DAVIS: Thank you.

5 COMMISSIONER WILLIAMS: Next case, please.

6 THOMAS LANE: Item 8, Resubdivision 1705PC055,
7 has been duly and timely noticed, as required by law.

8 The property owner requests to resubdivide the
9 tax parcels containing sixteen thousand three hundred and
10 eighty-four square feet aggregate and zoned R-1.5, Single
11 Family, into two parcels; located north of Boles
12 Boulevard, south of Three Rivers Road, east of Scott
13 Street, and west of and adjacent to George Avenue, in Ward
14 6.

15 A copy of the packet considered is hereby
16 offered into the record.

17 COMMISSIONER WILLIAMS: Thank you.

18 Is someone here to speak for this request?

19 IRENE MAGEE: Irene Magee, 15742 South Fork
20 Road, Gulfport, Mississippi.

21 COMMISSIONER WILLIAMS: Can you give us a quick
22 explanation of the reason that you are subdividing?

23 IRENE MAGEE: When she came to the meeting in
24 March, they told her that the area wasn't large enough to
25 build the duplexes. She owns three lots on George Avenue

1 and the area is not large enough, so they needed to split
2 it into two lots, instead of three lots, in order to build
3 the duplexes in the area.

4 COMMISSIONER WILLIAMS: Any questions of the
5 applicant, right now?

6 (No response.)

7 COMMISSIONER WILLIAMS: If something else comes
8 up, we will bring you back up. Thank you.

9 IRENE MAGEE: Thank you.

10 COMMISSIONER WILLIAMS: Anyone else here to
11 speak for this request?

12 (No response.)

13 COMMISSIONER WILLIAMS: Anyone here to speak
14 against this request?

15 (No response.)

16 COMMISSIONER WILLIAMS: Staff's recommendation,
17 please.

18 THOMAS LANE: The request meets the requirements
19 for resubdivision of property. Therefore, staff
20 recommends approving the request with the following
21 conditions:

22 One. Coordinate with Public works, water and
23 sewer services.

24 Two. Separate water and sewer services
25 required.

1 COMMISSIONER WILLIAMS: You heard the staff's
2 recommendation.

3 Can I get a motion, or questions?

4 COMMISSIONER SELLERS: Mr. Chairman, I move we
5 approve Case File 1705PC055, with conditions.

6 COMMISSIONER WILLIAMS: We've got a motion to
7 accept staff's recommendation to approve.

8 Do I have a second?

9 COMMISSIONER JONES: Second.

10 COMMISSIONER WILLIAMS: Any further discussion?

11 (No response.)

12 COMMISSIONER WILLIAMS: All those in favor
13 signify by saying aye.

14 (All in favor.)

15 COMMISSIONER WILLIAMS: Any opposed?

16 (None opposed.)

17 COMMISSIONER WILLIAMS: It has been passed.

18 Thank you.

19 IRENE MAGEE: Thank you.

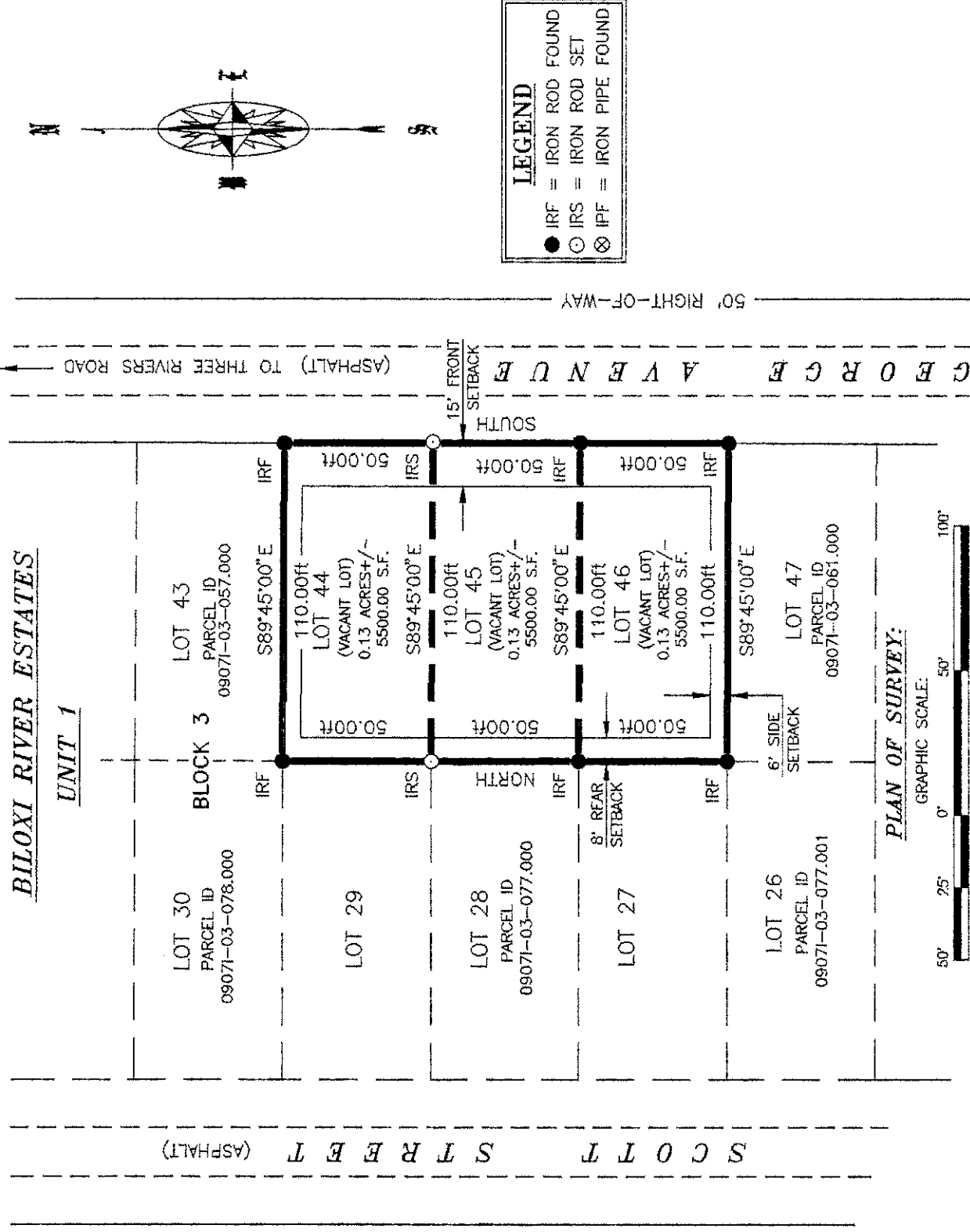
20 COMMISSIONER WILLIAMS: Next case, please.

21 THOMAS LANE: Item 10, Zoning Map Amendment
22 1705PC057 has been duly and timely noticed, as required by
23 law.

24 The agent for the property owner requests to
25 rezone the tax parcel containing two point five acres from

BILOXI RIVER ESTATES

UNIT 1



SURVEY FOR RESUBDIVISION OF A CERTAIN PARCEL OF LAND SITUATED IN BILOXI RIVER ESTATES, UNIT 1, BLOCK 3, LOTS 44, 45, AND 46, BEING A PART OF BILOXI RIVER ESTATES SUBDIVISION SITUATED IN AND A PART OF SECTIONS 25 AND 26, TOWNSHIP 6 SOUTH, RANGE 11 WEST AND SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, HARRISON COUNTY, MISSISSIPPI, INTO LOTS 44-A AND 46-A, OMITTING LOT 45.

PROPERTY DESCRIPTION:

LOTS 44, 45, AND 46, BLOCK 3, RESUBDIVISION OF UNIT 1
OF BILOXI RIVER ESTATES SUBDIVISION, A SUBDIVISION ACCORDING
TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND ON RECORD
IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI. IN PLAT BOOK 23,
PAGE 9.

- NOTES: 1) Property is subject to any Easements, Rights of Way, and/or Restrictions on Record.
2) There are no visible encroachments existing other than those shown hereon.
3) No excavations were made during the progress of this survey to locate buried utilities or structures.
4) Survey performed without the benefit of a current title search.
5) This survey does not reflect the presence nor absence of wetlands within the surveyed area. Consult with a wetlands delineator or environmental scientist for more information.
6) All bearings on this Plat are based on Plat bearing of George Avenue.

CERTIFICATION:

DECLARATION: THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED ~~AND~~ ^{THE} MEASUREMENTS AND OTHER DATA INDICATED ~~WAS~~ ^{WAS} MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING" OF THE STATE OF MISSISSIPPI.

REFERENCE: 1) INSTRUMENT NUMBER 2005-001642/D-J1.
2) INSTRUMENT NUMBER 2006-0001611-D-J1.
3) PLAT BOOK 3, PAGE 9B.
4) USGS TOPO QUAD MAP.
5) HARRISON COUNTY TAX PARCEL MAP.

BY GRAPHIC PLOTTING ONLY:

This property is located in Zone X, as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Paper Number 285253 0260 G, revised June 16, 2009.

PRINTS CERTIFIED CORRECT ONLY IF SIGNED, STAMPED, AND DATED IN RED INK.

REVISIONS			
REVISED	DATE	BY	
S.F.	5/02/17	TJ	

FOR DESCRIPTION

SURVEY FOR RESUBDIVISION OF LOTS 44, 45, AND 46, UNIT 1, BLOCK 3, BILOXI RIVER ESTATES SUBDIVISION INTO LOTS 44-A AND 45-A.

SURVIVOR

TERRY A. JONES, PLS
60 TWIN LAKES ROAD
WIGGINS, MISSISSIPPI 39577
(228) 424-5713

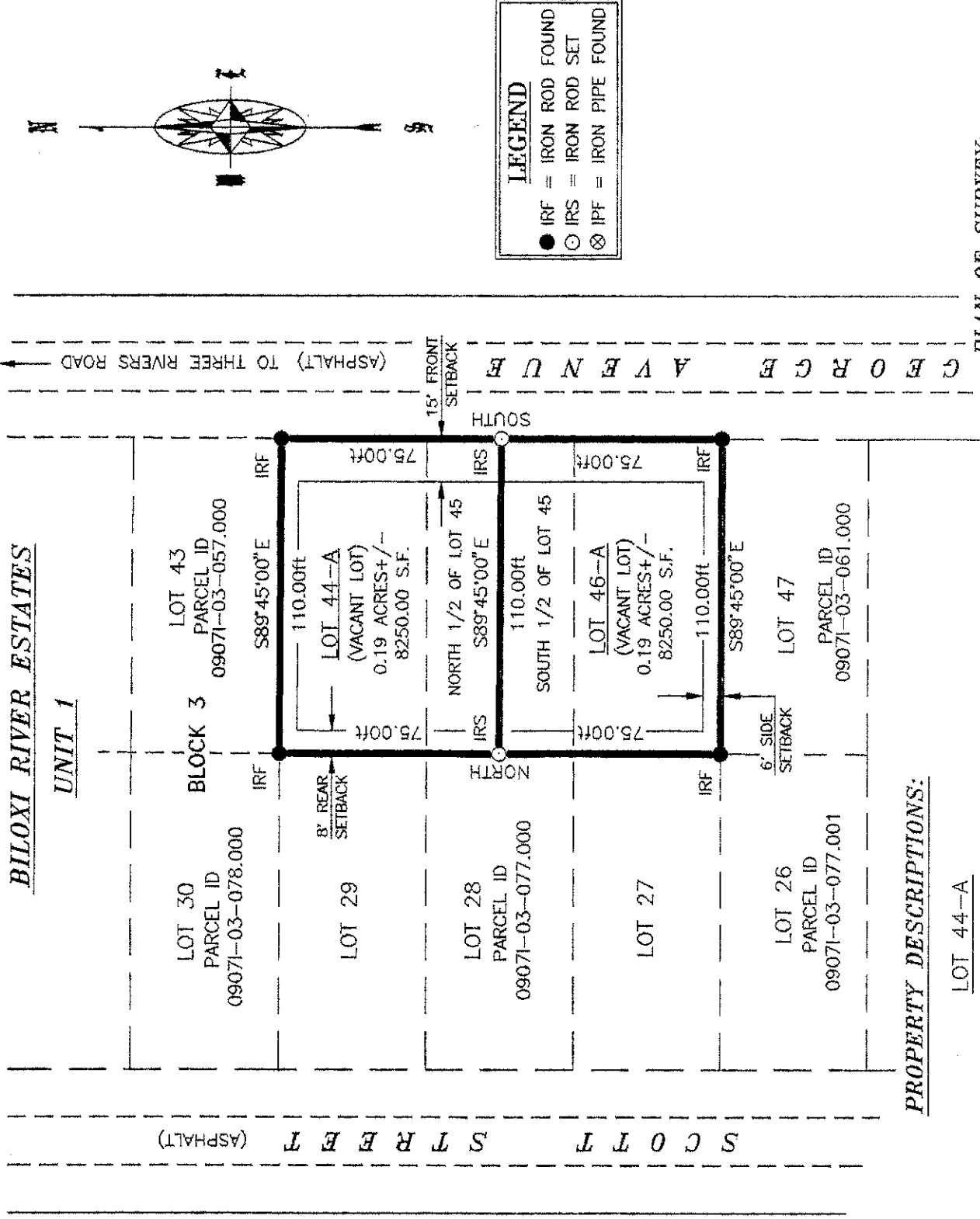
CLEAR

SHANNA CRAMER

DRAWN BY	TJ
CHECKED BY	CT
DATE	3/16/17
JOB NO.	31617A
SHEET 1 OF 4	

BILOXI RIVER ESTATES

UNIT 1



PROPERTY DESCRIPTIONS:

LOT 44-A, BEING ALL OF LOT 44 AND THE NORTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LOT 46-A, BEING ALL OF LOT 46 AND THE SOUTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

- NOTES:
- 1) Property is subject to any Easements, Rights of Way, and/or Restrictions on Record.
 - 2) There are no visible encroachments existing other than those shown hereon.
 - 3) No excavations were made during the progress of this survey to locate buried utilities or structures.
 - 4) Survey performed without the benefit of a current title search.
 - 5) This survey does not reflect the presence nor absence of wetlands within the surveyed area. Consult with a wetlands delineator or environmental scientist for more information.
 - 6) All bearings on this Plat are based on Plat bearing of George Avenue.

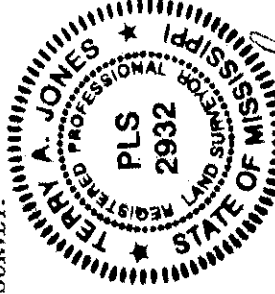
SURVEY FOR RESUBDIVISION OF A CERTAIN PARCEL OF LAND SITUATED IN BILOXI RIVER ESTATES, UNIT 1, BLOCK 3, LOTS 44, 45, AND 46, BEING A PART OF BILOXI RIVER ESTATES SUBDIVISION SITUATED IN AND A PART OF SECTIONS 25 AND 26, TOWNSHIP 6 SOUTH, RANGE 11 WEST AND SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, HARRISON COUNTY, MISSISSIPPI, INTO LOTS 44-A AND 46-A, OMITTING LOT 45.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI. THIS IS A CLASS 'B' SURVEY.

- REFERENCE:
- 1) INSTRUMENT NUMBER 2005-0016421D-J1.
 - 2) INSTRUMENT NUMBER 2006-00016111-D-J1.
 - 3) PLAT BOOK 3, PAGE 9B.
 - 4) USGS TOPO QUAD MAP.
 - 5) HARRISON COUNTY TAX PARCEL MAP.

BY GRAPHIC PLOTTING ONLY:
This property is located in Zone X, as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Paner Number 285253 0260 G, revised June 16, 2009.



PRINTS CERTIFIED CORRECT ONLY IF SIGNED, STAMPED, AND DATED IN RED INK.

REVISIONS	
REVISED	BY
DATE	TI
S.F.	6/02/17

JOB DESCRIPTION
SURVEY FOR RESUBDIVISION OF LOTS 44, 45, AND 46, UNIT 1, BLOCK 3, BILOXI RIVER ESTATES SUBDIVISION INTO LOTS 44-A AND 46-A.

TERRY A. JONES PLS #2932 PROFESSIONAL LAND SURVEYORS

SURVEYOR		CLIENT	
TERRY A. JONES, PLS		SHANNA CRAMER	
60 TWIN LAKES ROAD			
WIGGINS, MISSISSIPPI 39577			
(228) 424-5713			

DRAWN BY	TI
CHECKED BY	CT
DATE	8/16/17
JOB NO.	31617A
SHEET 2 OF 4	

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of Lots 44, 45, and 46, Unit 1, Block 3, Biloxi River Estates Subdivision situated in and being a part of Sections 25 and 26, Township 6 South, Range 11 West and Sections 30 and 31, Township 6 South, Range 10 West, Harrison County, Mississippi into Lot 44-A and 46-A, Unit 1, Block 3, Biloxi River Estates. The subject property is generally described as being located on the west margin of George Avenue and south of Three Rivers Road. The ad veloram tax parcel number of the subject property is 09071-03--059.000 & 09071-03-060.000, (DEED BOOK _____, Page _____), The Case File Number is 170SPC055.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED)

PROPERTY OF SHANNA DICK CRAMER, PARCEL NO. 09071-03-059.000 & 09071-03-060.000
A parcel of land being Lots 44, 45, and 46, Block 3, Resubdivision of Unit 1, of Biloxi River Estates Subdivision. A Subdivision According to the Official Map or Plat thereof on file and on record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 23, Page 9.

DEDICATION STATEMENT BY OWNER:

LEGAL DESCRIPTION OF THE PARCELS CREATED BY THIS RESUBDIVISION

LEGAL DESCRIPTION OF LOT 44-A AS PER SURVEY

LOT 44-A, BEING ALL OF LOT 44 AND THE NORTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION OF LOT 46-A AS PER SURVEY

LOT 46-A, BEING ALL OF LOT 46 AND THE SOUTH 1/2 OF LOT 45, UNIT 1, BLOCK 3, OF BILOXI RIVER ESTATES SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

RESUBDIVISION OF LOTS 44, 45, AND 46,
UNIT 1, BLOCK 3, BILOXI RIVER ESTATES
SUBDIVISION INTO LOTS 44-A AND 46-A.

REVISIONS		
REVISED	DATE	BY

JOB DESCRIPTION

CERTIFICATE FOR RESUBDIVISION OF LOTS 44, 45
AND 46, UNIT 1, BLOCK 3, BILOXI RIVER ESTATES
SUBDIVISION INTO LOTS 44-A AND 46-A.

PREPARED BY

TERRY A. JONES, PLS
60 TWIN LAKES ROAD
WIGGINS, MISSISSIPPI 39677
(228) 424-5713

CLIENT

SHANNA CRAMER

PREPARED BY	TJ
CHECKED BY	CT
DATE	8/16/17
JOB NO.	31617A
SHEET 3 OF 4	

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, it's agents, servants, and or employees against any and all claims, demands, or courses of action of whatever nature which may arise as a result of the action of the Planning Commission, it's agents and/or employees concerning the petition for resubdivision of the real property herein described.

Ratified and Approved by:

Shanna N. Cramer
Signature of Owner

SHANNA N. CRAMER
Print Name

This 4th day of May, 2017.

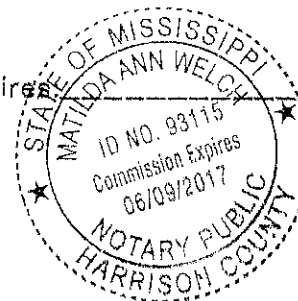
ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of MS, County of Harrison, personally appeared the forenamed SHANNA N. CRAMER, who acknowledged that he/she accepted this Plat and executed the foregoing certificate and dedication for the purpose set in forth.

Matilda Welch
NOTARY PUBLIC

My Commission Expires

(AFFIX SEAL)



ADDITIONAL SIGNATURES & ACKNOWLEDGEMENTS

RESUBDIVISION OF LOTS 44, 45, AND 46,
UNIT 1, BLOCK 3, BILOXI RIVER ESTATES
SUBDIVISION INTO LOTS 44-A AND 46-A.

REVISIONS		
REVISED	DATE	BY

JOB DESCRIPTION
CERTIFICATE FOR RESUBDIVISION OF LOTS 44, 45
AND 46, UNIT 1, BLOCK 3, BILOXI RIVER ESTATES
SUBDIVISION INTO LOTS 44-A AND 46-A.

PREPARED BY TERRY A. JONES, PLS
60 TWIN LAKES ROAD
WIGGINS, MISSISSIPPI 39577
(228) 424-5719
CLIENT SHANNA CRAMER

PREPARED BY TJ
CHECKED BY CT
DATE 3/16/17
JOB NO. 31617A
SHEET 4 OF 4

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning
Commission on the 25th day of May, 2017.

Terry A. Jones

Planning Commission Chairman

Mary S. I. I.

Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport City Council at the
regular meeting of said Council held on the ____ day of _____, 2017.

ATTEST:

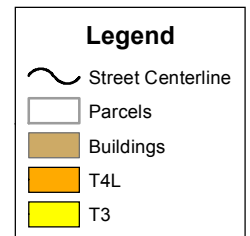
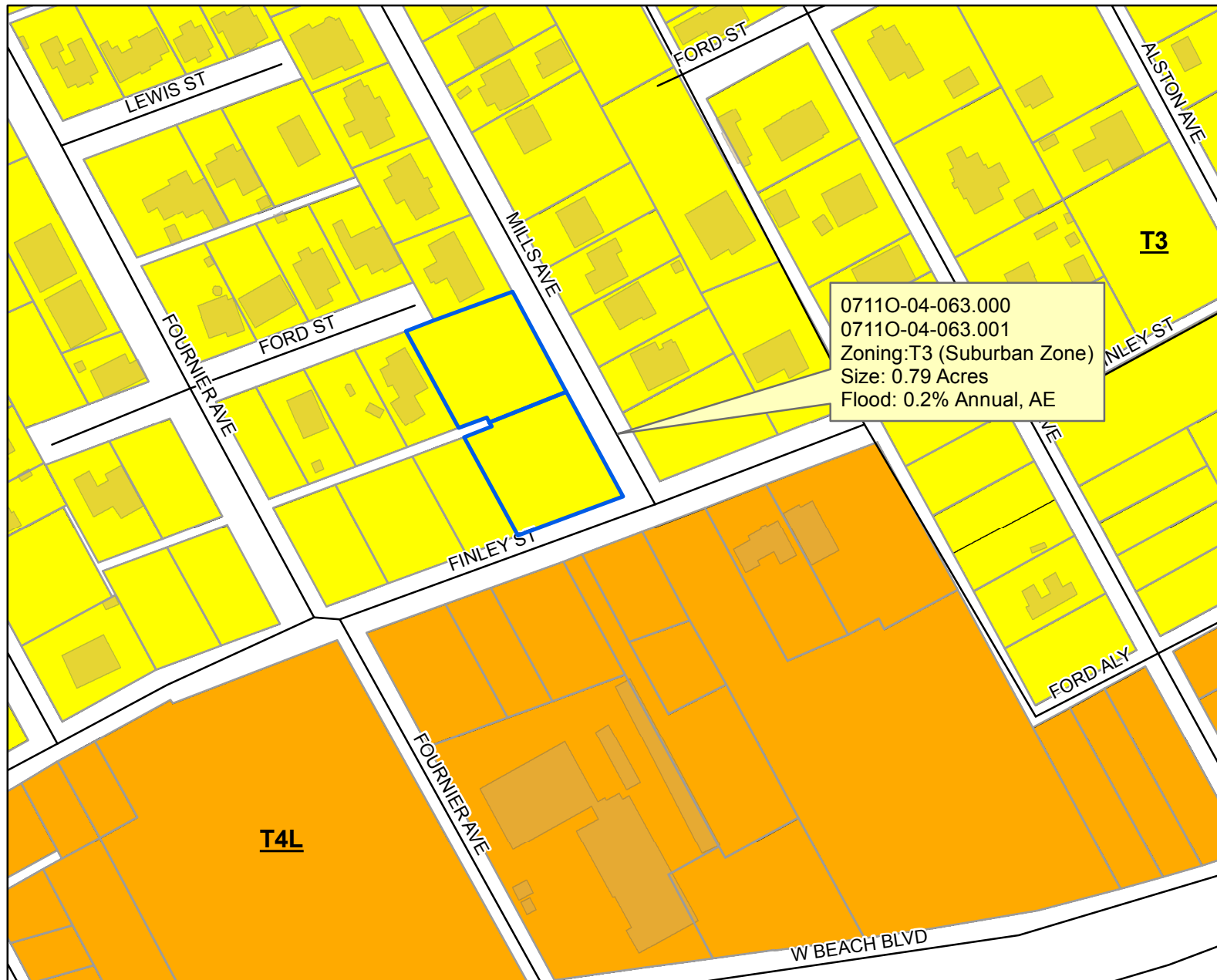
ADOPT:

CLERK OF COUNCIL

PRESIDENT

This Resubdivision Plat and Certificate of Resubdivision, having been
submitted and approved by the Mayor, this ____ day of _____, 2017.

MAYOR

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

STAFF REPORT (Resubdivision)

GENERAL INFORMATION

Case File Number: 1706PC066

Hearing Date: June 22, 2017

Current Zoning/Use: T3 (Suburban Zone) / Vacant

Proposal: Claudia Keyes, agent for Michael K. Touchet, property owner, requests division of the tax parcels 0711O-04-063.000 and 0711O-04-063.001 containing 34,665 square feet into four parcels zoned T3 (Sub-Urban Zone) in the Westside Community Plan.

Location: North of and adjacent to Finley Street, south of and adjacent to Ford Street, east of Fournier Avenue, and west of and adjacent to Mills Avenue, in Ward 2.

ANALYSIS

The applicant requests to divide two parcels, 0711O-04-063.000 and 0711O-04-063.001, into four 8,429-square foot to 8,624-square foot parcels on the corner of Mills Avenue and Finley Avenue. In light of finding the requested property in a T3 (suburban zone), it was found the proposed properties were under the district minimum of 8,712 square feet for required property area. Subsequently, the applicant filed for a warrant request, case number 1706SC060, to allow the reduced property densities, and the request for the warrant was approved for all proposed parcels.

The Gulfport Subdivision Regulations require that:

1. Each new lot created is in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any;
2. Each new lot created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new lot created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing City rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for City water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

CONDITIONS BY DEPARTMENTS AND AGENCIES

Engineering: No conditions. Memo dated June 9, 2017.

Public Works: No conditions. Memo dated June 8, 2017.

Traffic and Safety: No conditions. Memo dated June 8, 2017.

Building Code Services: No conditions. Memo dated June 5, 2017.

Police Department: No conditions. Memo dated June 5, 2017.

Fire Department: No conditions. Memo dated June 8, 2017.

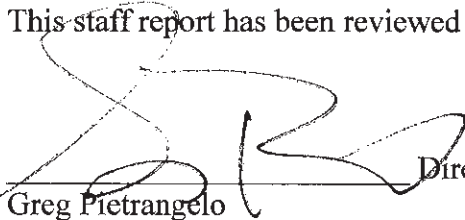
GIS Division No conditions. Memo dated June 2, 2017.

RECOMMENDATION

The request meets the requirements for resubdivision of property. Therefore, the staff recommends approval subject to all rules and regulations that apply.

APPROVALS

This staff report has been reviewed and approved by:



Director of Urban Development Department

Greg Pietrangelo



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	7	1	1	0
0	7	1	1	0

 -

0	4
0	4

 -

0	6	3
0	6	3

 .

0	0	0
0	0	1

For Staff Use Only

Case File #: 1706 PCA066Date Received: 5/5/17Receipt #: 8413940

Received By: _____

Zoning: T3Ward: 2 Flood: AESize: 34,665 Square Feet

(If necessary, use separate sheet of paper)

Address of Property Involved: 4602 Finley St.Lot(s) 9 & 10, Block(s) 6, Subdivision Island View AdditionGeneral Location: W. Gulfport - Finley & Mills

GENERAL DESCRIPTION OF REQUEST:

Subdivide 2 lots into
4 lots

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Michael K. Touchet

Printed Name Of Owner

1955 Monier Blvd.

Mailing Address

Lithia Springs GA

City

State

Zip code

770-739-0000

Home Phone

404-863-6496

Work/Cell Phone

michael@amcontractors.net

Email

Michael Touchet

Signature Of Owner

AGENT

Claudia Keyes

Printed Name Of Agent

1317-C 24th Ave.

Mailing Address

Gulfport MS 39501

City

State

Zip code

228-617-3204

Home Phone

Work/Cell Phone

CKeyes41@aol.com

Email

Claudia Keyes

Signature Of Agent

Claudia Keyes

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

May 2, 2017

RE: Parcel# 07110-04-063.000 and Parcel# 07110-04-063.001

I am the owner of the property located at 4602 Finley Street in Gulfport, MS. There are no restrictive or protective covenants prohibiting the re-subdivision of the property.

Thank you,

Michael Touchet

Michael Touchet

Notary Public:

Christine Richard

5/2/17



0711D-04-064.000
Boduslaw & Aneta
Rzadkowski

FORD STREET
50' R/W

N69°12'15"E
128.95'

F.I.R.

N28°31'53"W
130.0'

PARCEL "A"
VACANT
0.392 ACRES

ZONE "X"

P.D.B.
PARCEL "A"

MILLS AVENUE
269.61'

0711D-04-093.000
Charles E. & Mary C.
Hutchling

N28°31'53"W
5.00'
S69°12'45"W
32.00'
ALLEY
S69°12'45"W
32.00'

ZONE "AE"
(EL 18)

This survey was performed
without the benefit of a current
title search.

Base Bearing by: GPS NETWORK

SMART CODE "T3"

BUILDING SETBACKS:

F.Y.S.B.=20'

R.Y.S.B.=6'

S.Y.S.B.=6'

0711D-04-094.000

David L. II & Amy P.
Wheeler

PARCEL "B"
VACANT
0.391 ACRES

P.D.B.
PARCEL "B"

S28°31'53"E
129.73'

F.I.P.

N69°10'04"E
128.65'
FINLEY STREET
44' R/W

P.D.C.

134.61'

N28°28'15"W
135.0'
N28°28'15"W
269.61' APS 270' APR
44' R/W
ASPHALT

SCALE: 1"=40'
CLASS "B" SURVEY
Bearings by: GPS NETWORK

APR AS PER RECORD PDC POINT OF COMMENCEMENT
APS AS PER SURVEY PDB POINT OF BEGINNING
FIP FOUND IRON ROD
FIP FOUND IRON PIPE
SIR SET IRON ROD
CM CONCRETE MONUMENT
WATER METER
POWER POLE
SEWER CLEAN OUT
CITY OF GULFPORT TO PROVIDE
WATER AND SEWER TAPS

REFERENCE MATERIAL:
INST # 2011-001593-D-J1
HARRISON COUNTY TAX MAPS
PLAT BOOK 5 PAGE 14
GOTTSCALK SURVEY-
1926 TAX MAP

DATE OF FIELD SURVEY: 11/29/2012

This property is subject to all local subdivision planning and zoning ordinances that
could effect the above described property.

This survey does not reflect the existence of nonexistence of wetlands.

This property is subject to any and all recorded restrictive covenants, rights-of-way
and easements applicable to subject property that would be shown by a current title
report.

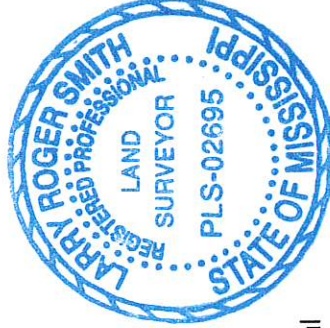
CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and
delineated, and that the measurements and other data indicated are correct
to the best of my knowledge and belief.

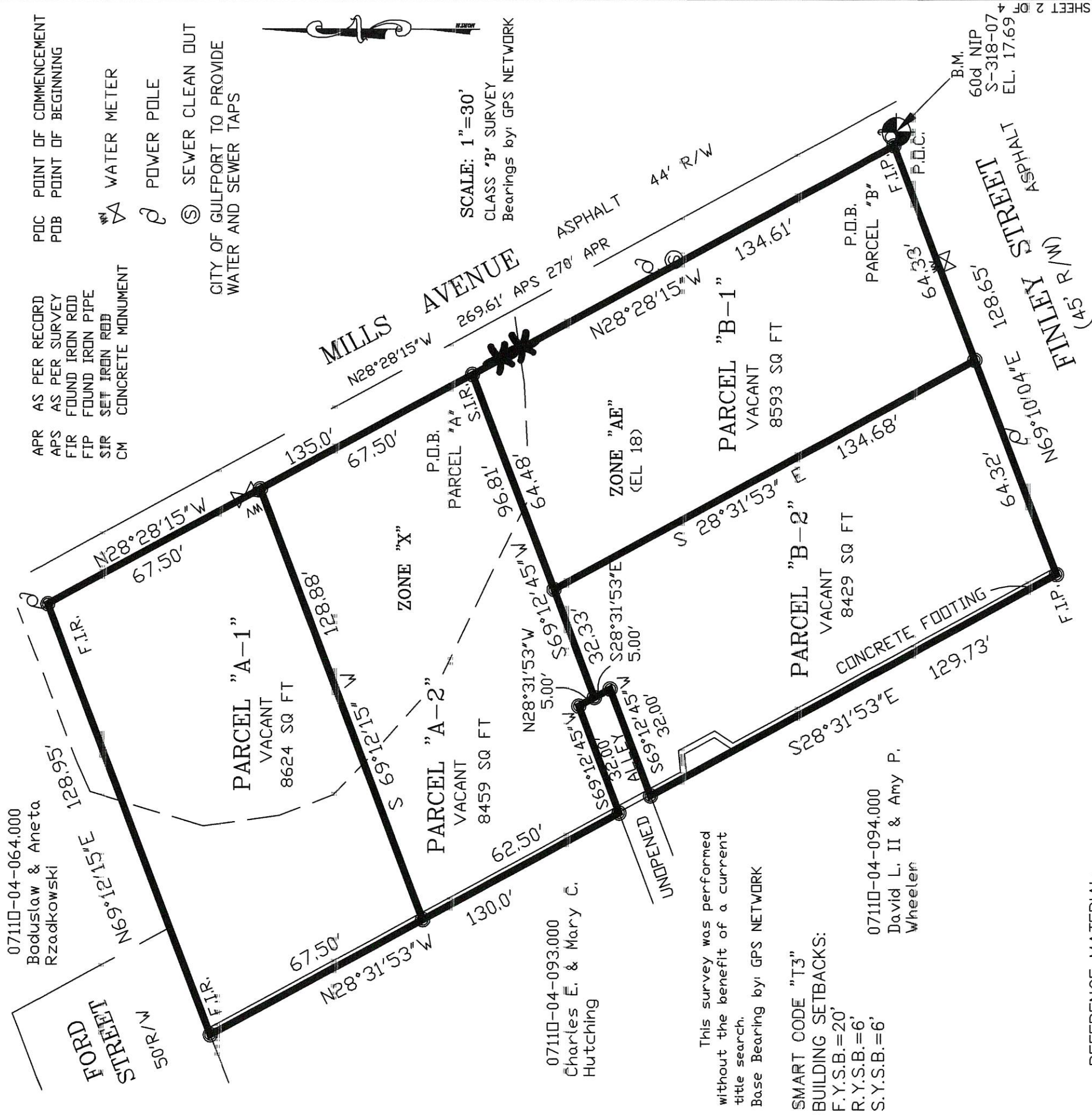
Larry R. Smith P.L.S. # 02695

Dated: 11/29/12

This property is located in Zone(s) "X&AE", as published by the Federal
Insurance Administration, Official Flood Hazard Map, DFIRM Panel
Number 28047C0376G, effective: 6/16/09.



THIS CERTIFICATE PREPARED BY: LARRY SMITH
METES & BOUNDS
PARCELS
105 N. KERN DRIVE
GULFPORT MS. 39503
PHONE: (228) 832-9643



DATE OF FIELD SURVEY: 11/29/2012

This survey does not reflect the existence of nonexistence of wetlands.

This property is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property that would be shown by a current title report.

CERTIFICATION



Larry R. Smith P.L.S. # 02695

This property is located in Zone(s) "X&AE", as published by the Federal Insurance Administration, Official Flood Hazard Map, DFIRM Panel Number 28047C0376G, effective: 6/16/09.



LARRY SMITH
LAND SURVEYING
105 N. KERN DRIVE
GULFPORT MS

EXISTING DESCRIPTIONS

LEGAL DESCRIPTION (PARCEL "A")
COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF FINLEY STREET WITH THE WEST MARGIN OF MILLS AVENUE; THENCE N28°28'15"W, ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 134.61 FEET TO THE POINT OF BEGINNING; THENCE S69°12'45"W A DISTANCE OF 96.81 FEET; THENCE N28°31'53"W A DISTANCE OF 5.0 FEET; THENCE S69°12'45"W A DISTANCE OF 32.0 FEET; THENCE N28°31'53"W A DISTANCE OF 130.0 FEET; THENCE N69°12'15"E A DISTANCE OF 128.95 FEET TO THE WEST MARGIN OF MILLS AVENUE; THENCE S28°28'15"E ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 135.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.392 ACRES MORE OR LESS.

LEGAL DESCRIPTION (PARCEL "B")
BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF FINLEY STREET WITH THE WEST MARGIN OF MILLS AVENUE; THENCE N28°28'15"W, ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 134.61 FEET; THENCE S69°12'45"W A DISTANCE OF 96.81 FEET; THENCE S28°31'53"E A DISTANCE OF 5.0 FEET; THENCE S69°12'45"W A DISTANCE OF 32.0 FEET; THENCE S28°31'53"E A DISTANCE OF 129.73 FEET TO THE NORTH MARGIN OF FINLEY STREET; THENCE N69°10'04"E ALONG THE NORTH MARGIN OF FINLEY STREET A DISTANCE OF 128.65 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 0.391 ACRES MORE OR LESS.

PROPOSED DESCRIPTIONS

LEGAL DESCRIPTION (PARCEL "A-1")
COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF FINLEY STREET WITH THE WEST MARGIN OF MILLS AVENUE; THENCE N28°28'15"W, ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 202.11 FEET TO THE POINT OF BEGINNING; THENCE S69°12'45"W A DISTANCE OF 128.88 FEET; THENCE N28°31'53"W A DISTANCE OF 67.50 FEET; THENCE N69°12'15"E A DISTANCE OF 128.95 FEET TO THE WEST MARGIN OF MILLS AVENUE; THENCE S28°28'15"E ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 67.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8,624 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL "A-2")
COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF FINLEY STREET WITH THE WEST MARGIN OF MILLS AVENUE; THENCE N28°28'15"W, ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 134.61 FEET TO THE POINT OF BEGINNING; THENCE S69°12'45"W A DISTANCE OF 96.81 FEET; THENCE N28°31'53"W A DISTANCE OF 5.0 FEET; THENCE S69°12'45"W A DISTANCE OF 32.0 FEET; THENCE N28°31'53"W A DISTANCE OF 62.50 FEET; THENCE N69°12'15"E A DISTANCE OF 128.88 FEET TO THE WEST MARGIN OF MILLS AVENUE; THENCE S28°28'15"E ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 67.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8,459 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL "B-1")
BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF FINLEY STREET WITH THE WEST MARGIN OF MILLS AVENUE; THENCE N28°28'15"W, ALONG THE WEST MARGIN OF MILLS AVENUE A DISTANCE OF 134.61 FEET; THENCE S69°12'45"W A DISTANCE OF 64.48 FEET; THENCE S28°31'53"E A DISTANCE OF 134.68 FEET TO THE NORTH MARGIN OF FINLEY STREET; THENCE N69°10'04"E ALONG THE NORTH MARGIN OF FINLEY STREET A DISTANCE OF 64.33 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 8,593 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL "B-2")
COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF FINLEY STREET WITH THE WEST MARGIN OF MILLS AVENUE; THENCE S69°10'04"W, ALONG THE NORTH MARGIN OF FINLEY STREET A DISTANCE OF 64.33 FEET TO THE POINT OF BEGINNING; THENCE N28°31'53"W A DISTANCE OF 134.68 FEET; THENCE S69°12'45"W A DISTANCE OF 32.33 FEET; THENCE S28°31'53"E A DISTANCE OF 5.0 FEET; THENCE S69°12'45"W A DISTANCE OF 32.0 FEET; THENCE S28°31'53"E A DISTANCE OF 129.73 FEET TO THE NORTH MARGIN OF FINLEY STREET; THENCE N69°10'04"E ALONG THE NORTH MARGIN OF FINLEY STREET A DISTANCE OF 64.32 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 8,429 SQUARE FEET, MORE OR LESS.

THIS CERTIFICATE PREPARED BY: LARRY SMITH

LARRY SMITH
LAND SURVEYING

105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

LEGAL DESCRIPTIONS

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Codes of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of Parcels A & B, into (4) Parcels. The Subject Property is generally described as being located in THE CLAUD LADNER CLAIM, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi. (WEST OF MILLS AVENUE/ NORTH OF FINLEY STREET), On file and recorded in Instrument # 2011-1593-D-J1, in the office of the Chancery Clerk. The ad valorem tax numbers of the subject property is/are 07110-04-063.000 & 07110-01-063.001, The Case FileNumber is _____

The applicants hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents and/or employees concerning the petition for resubdivision of the real property described:

Ratified and Approved by:

OWNER:

MICHAEL K. TOUCHET

This the 3rd day of May, 2017

ACKNOWLEDGEMENT

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, Personally appeared the aforementioned Michael Touchet who acknowledged that He/She accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.



Christine Richard
January 25, 2020

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 20 _____.

Chairman
Gulfport City Planning Commission

Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 20 _____.

ATTEST:

ADOPT:

CLERK OF THE COUNCIL

PRESIDENT

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, This the _____ day of _____, 20 _____.

MAYOR (City of Gulfport)

THIS CERTIFICATE PREPARED BY: LARRY SMITH

SHEET 4 OF 4

LS LARRY SMITH
LS LAND SURVEYING
105 N. KERN DRIVE GULFPORT MS. 39503

RESUBDIVISION OF PARCEL 1
INTO PARCELS A & B
CLAUD LADNER CLAIM, T8S, R11W

PHONE: (228) 832-9643



URBAN DEVELOPMENT
PLANNING DIVISION

June 2, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Touchet Michael K (Owners)
1955 Monier Blvd
Lithia Springs, GA 30122

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1706PC066: Claudia Keyes, agent for Michael K. Touchet, property owner, requests division of the tax parcels 0711O-04-063.000 and 0711O-04-063.001 containing 34,665 square feet into four parcels zoned T3 (Sub-Urban Zone) in the Westside Community Plan: located north of and adjacent to Finley Street, south of and adjacent to Ford Street, east of Fournier Avenue, and west of and adjacent to Mills Avenue, in Ward 2.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, June 22, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally and/or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development – Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID	ID	066	NAME	ADDRESS_1	CITY	STATE	ZIP
07110-04-063.000			TOUCHET MICHAEL K (owners)	1955 MONIER BLVD	LITHIA SPRINGS	GA	30122
			Claudia Keyes (agents)	1317-C 24th Ave	Gulfport	MS	39501
			Adjacent Property Owners				
07110-04-043.000			ABEL PHILLIP D & PAMELA	571 OAK RIDGE RD	BRANDON	MS	39042
07110-04-059.000			BEARD LLOA P & STEVEN M	608 MILLS AVE	GULFPORT	MS	39501
07110-04-091.000			CAIN JAMES E & CINDY	3760 NORTH HARTSTRAIT ROAD	BLOOMINGTON	IN	47404
07110-04-041.000			CRAWFORD SYDNEY R & ANNETTE C	7389 SHEFFIELD COURT	BATON ROUGE	LA	70806
07110-04-092.000			DEES MARY T & TODARO LISA LOUISE K	6334 PAXTONWOODS DR	LOVELAND	OH	45140
07110-04-093.000			FRAZIER JOHN & LAUREN	4611 FORD ST	GULFPORT	MS	39503
07110-04-057.000			HAYDEL PROPERTIES LP	P O BOX 1891	GULFPORT	MS	39502
07110-04-037.000			HOPKINS ALBEN N SR	PO BOX 1510	GULFPORT	MS	39501
07110-04-086.000			HUTCHINS CHARLES E -L/E-	4610 FORD ST	GULFPORT	MS	39501
07110-04-095.000			JOHN ROZA CONSTRUCTION INC	4511 FINLEY ST	GULFPORT	MS	39501
07110-04-088.000			KLEIN DOROTHY M A	4620 FORD ST	GULFPORT	MS	39501
07110-04-023.000			KRAUSE LAWDOG LLC	1211 GOVERNMENT ST	OCEAN SPRINGS	MS	39564
07110-04-058.000			LATIMER LACY	610 MILLS AVE	GULFPORT	MS	39501
07110-04-038.001			LOWRY DEVELOPMENT LLC	1811 26TH AVE	GULFPORT	MS	39501
07110-04-040.000			MAUFFRAY STEVE	8426 COUNTY FARM RD	LONG BEACH	MS	39560
07110-04-039.001			MAXEY JAMES H & ROGER T	13305 SUNVIEW COVE	OCEAN SPRINGS	MS	39564
07110-04-062.000			MUSSIETT RICARDO & ASTRID PATTERSON	P O BOX 1045	HATTIESBURG	MS	39403
07110-04-044.000			NGUYEN CHUONG	210 BUENA VISTA	LONG BEACH	MS	39560
07110-04-084.000			O'SULLIVAN MICHAEL	312 COVE DR	MANTOLOKING	NJ	8738
07110-04-087.000			PALMER ELLEN A	4614 FORD ST	GULFPORT	MS	39501
07110-04-096.000			PEPE GINA M	415 EDEN ISLES DR	SLIDELL	LA	70458
07110-04-060.000			RATLIFF DONNA & PAUL	606 MILLS AVE	GULFPORT	MS	39501
07110-04-042.000			ROZA JOHN	P O BOX 1448	GULFPORT	MS	39502
07110-04-064.000			RZADKOWSKI BOGUSLAW & ANETA	830 WOODWARD AVE	GULFPORT	MS	39501
07110-04-061.000			SEA FOAM PROPERTIES LLC	4443 GARLAND LN	PASS CHRISTIAN	MS	39571
07110-04-065.000			SHAW KIMBERLY	4204 HWY 35 SOUTH	FOREST	MS	39074
07110-04-085.000			SMITH PATRICIA P	4611 LEWIS STREET	GULFPORT	MS	39501
07110-04-025.000			TUSCAN VILLAS CONDO ASSOC INC	P O BOX 1963	GULFPORT	MS	39502
07110-04-094.000			WHEELER DAVID L II & AMY P	4707 HWY 433 SOUTH	BENTONIA	MS	39040

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1706PC066

4

5 TRANSCRIPT OF HEARING

6 June 22, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

4:30

10 MISSISSIPPI, ON THE 22ND DAY OF JUNE 2017 COMMENCING AT

11 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

16 KEITH WILLIAMS, President
17 COLETTE TOWLES
18 CHARLIE HEWES
19 WILLIAM "PRINCE" JONES
20 MARTY WARREN
DOUG HANCOCK
B.J. SELLERS
VIRGINIA ADOLPH
EVERETTE "LAD" LADNER
MICHAEL DANIELS

21

STAFF PRESENT:

22

23 GREG HOLMES
CORY LONG
MATILDA WELCH

24

SU LIN BOLIN

25

N.J. SOROE, CSR #1297

1. 3. Resubdivision 1706PC066
2. MS. WELCH: Case Number 066 has been duly and
3. timely noticed as required by law. The applicant requests
a
4. resubdivision of a tax parcel zoned T3 sub-urban zone
located
5. north of and adjacent to Finley Street, south of and
adjacent
6. to Ford Street, east of Fournier Avenue, and west of and
7. adjacent to Amanda Way (sic) in Ward 7 (sic). A copy of
the
8. packet considered is hereby offered into the record.
9. MR. WILLIAMS: Thank you.
10. Someone here to speak for this request? Ms.
11. Keyes.
12. MS. KEYES: It's Ward 2.
13. MR. WILLIAMS: Ward 2?
14. MS. KEYES: Yes.
15. MR. WILLIAMS: It does say Ward 2, yes.
16. MS. KEYES: Claudia Keyes, 1319 Second Street.
17. I'm here to represent the owner. We want to
18. subdivide this parcel into four. It was subdivided maybe a
19. year or so ago into two, but now we'd like to do four.
20. MR. WILLIAMS: Any questions of the applicant?
21. You have the surveys in your packet that show the
subdivision.
22. If something comes up, we'll bring you back up.

23. Thank you.

24. All right. Anyone else here to speak for this

25. request?

N.J. SOROE, CSR #1297

1. Do we have anybody here tonight to speak against
2. this request?
3. Can we get staff's recommendation, please?
4. MS. WELCH: The request meets the requirements
5. for resubdivision of property. Therefore, the staff
recommends
6. approval subject to all rules and regulations that apply.
7. MR. WILLIAMS: Commissioners, you've heard staff
8. recommendation. Any questions or comments? Or a motion,
9. please.
10. MR. HEWES: Mr. Chair, I move that we approve
11. File Number 1706PC066.
12. MR. WILLIAMS: Have a second?
13. MS. TOWLES: Second.
14. MR. WILLIAMS: Got a motion and a second to
15. accept staff's recommendation to approve this case. Any
16. further discussion? If not, all those in favor signify by
17. saying aye. Any opposed? All right. Been approved Thank
you
18. u.
- 19
- 20
- 21
- 22
- 23
- 24

N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2

3 1706PC066

4

5

6

COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

9 Reporter, do hereby certify that to the best of my skill
and

10 ability I have reported the hearing held before the City of
11 Gulfport Planning Commission and that the foregoing 3 pages
12 constitute a true and correct transcription of said hearing
13 held on the 22nd day of June 2017.

14 I do further certify that my certificate annexed
15 hereto applies only to the original and certified
transcript.

16 The undersigned assumes no responsibility for the accuracy
of
17 any reproduced copies not made under my control and
direction.

18 Witness my signature this the 26th day of June
2017.

19

20

21

22

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

23

24

25

N.J. SOROE, CSR #1297

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: July 27, 2017

Re: Resubdivision 1706PC074

Subject: Global Surveying Consultants, Inc, agent for O'Reilly Automotive, property owner, requests to resubdivide parcels having an aggregate of 1.258 acres tax parcels 0810N-04-051.001 and 0810N-04-070.000 zoned B-2 (General Business) into two parcels: located north of and adjacent to 28th Street, south of 29th Street, east of and adjacent to 25th Avenue, and west of 23rd Avenue, in Ward 3.

Planning Staff recommendation: To Approve the Request

Planning Commission recommendation: To Approve staff recommendation

Motion: Martin Warren Jr.

Second: Michael Daniels

KEITH WILLIAMS – Chairman

MICHAEL DANIELS – **Yea**

COLETTE TOWLES – **Yea**

VIRGINIA ADOLPH – **Yea**

CHARLIE HEWES – **Yea**

EVERETTE LADNER – **Yea**

BJ SELLERS – **Yea**

WM. PRINCE JONES – **Absent**

DOUG HANCOCK – **Yea**

MARTIN WARREN, JR – **Yea**

JOHN ANTHONY – **Absent**

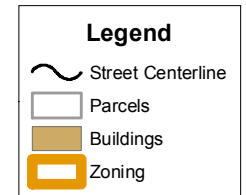
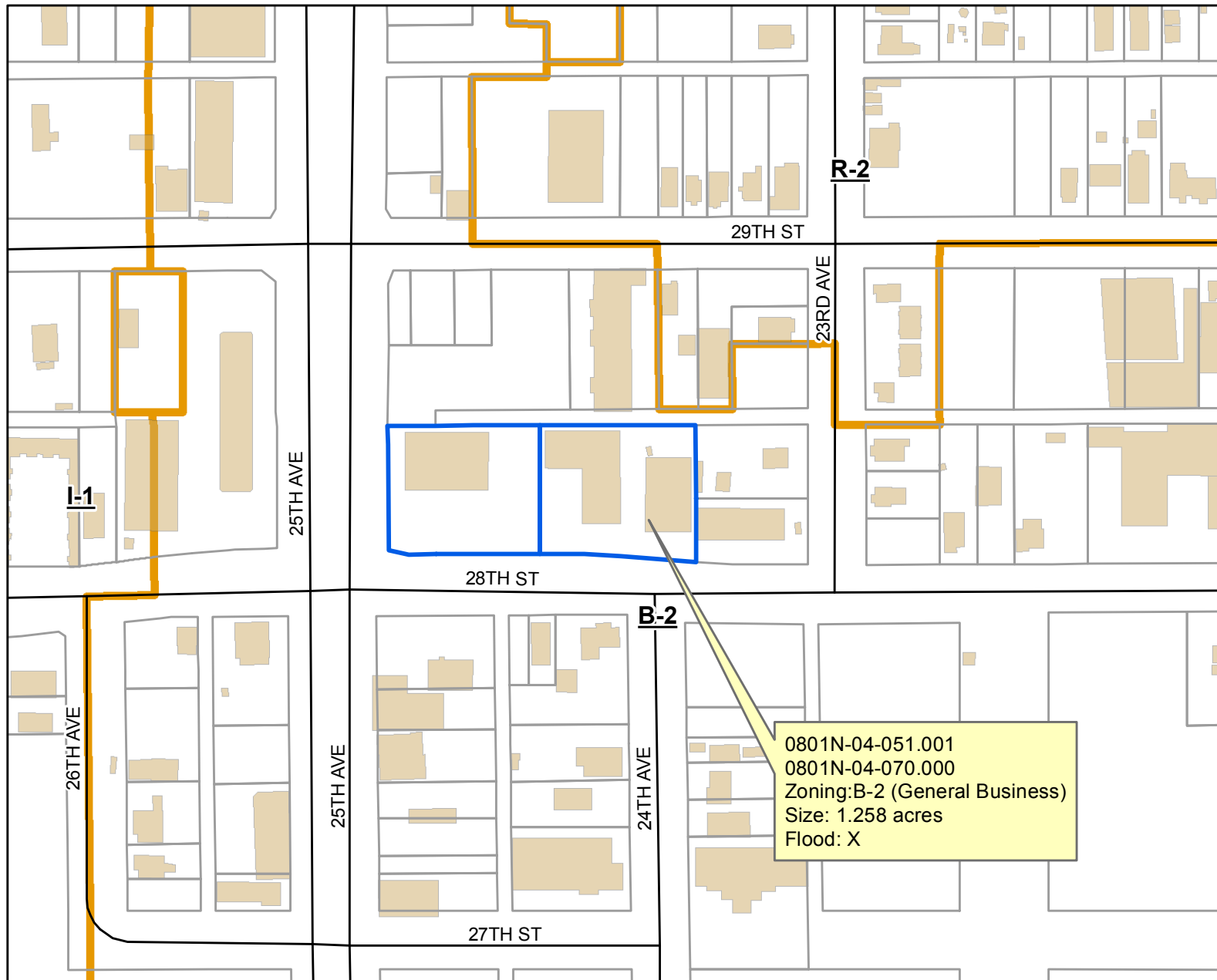
Action: Motion was carried unanimously.

Speaking for the Petition: Paxton Singleton

Speaking against the Petition: None

On June 22, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for August 8, 2017.

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

STAFF REPORT (Resubdivision)

GENERAL INFORMATION

Case File Number: 1706PC074

Hearing Date: June 22, 2017

Current Zoning/Use: B-2 / Commercial Buildings

Proposal: Global Surveying Consultants, Inc, agent for O'Reilly Automotive, property owner, request to resubdivide parcels having an aggregate of 1.258 acres tax parcels 0810N-04-051.001 and 0810N-04-070.000 zoned B-2 (General Business) into two parcels.

Location: North of and adjacent to 28th Street, south of 29th Street, east of and adjacent to 25th Avenue, and west of 23rd Avenue, in Ward 3.

ANALYSIS

The applicant requests to divide two parcels, 0810N-04-051.001 and 0810N-04-070.000, into a 52,832 square foot parcel and a 19,607 square foot parcel on the corner of 25th Avenue and 28th Street. Prior to the plat being completed a portion of lots 17-19 were purchased creating an improper subdivision according to City ordinances. Subsequently, the approval of the applicant's request will bring about a proper subdivision.

The Gulfport Subdivision Regulations require that:

1. Each new lot created is in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any;
2. Each new lot created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new lot created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing City rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for City water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

CONDITIONS BY DEPARTMENTS AND AGENCIES

Engineering: No conditions. Memo dated 6-9-17.

Public Works: No conditions. Memo dated 6-8-17.

Traffic and Safety: No conditions. Memo dated 6-8-17.

Building Code Services: No conditions. Memo dated 6-5-17.

Police Department: No conditions. Memo dated 6-5-17.

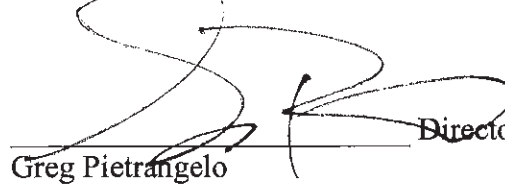
Fire Department: No conditions. Memo dated 6-8-17.

RECOMMENDATION

The request meets the requirements for resubdivision of property. Therefore, the staff recommends approval.

APPROVALS

This staff report has been reviewed and approved by:



Greg Pietrangelo Director of Urban Development Department

1212



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	8	1	0	N
0	8	1	0	N

 -

0	4
0	4

 -

0	5	1
0	7	0

 .

0	0	1
0	0	0

Case File #: _____
Date Received: _____
Receipt #: _____
Received By: _____
Zoning: _____
Ward: _____ Flood: _____
Size: _____

(If necessary, use separate sheet of paper)

Address of Property Involved: 2410, 2420, 2430, 2402, and 2800 28th St.Lot(s) 13-i, Block(s) 23, Subdivision Standard Land CompanyGeneral Location: Northeast Corner of Hwy 49(25th Ave.)/28th St. Intersection

GENERAL DESCRIPTION OF REQUEST:

Request for approval to subdivide property as shown
on attached plat.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

O'Reilly Automotive, Stores, Inc.
Printed Name Of Owner

233 S. Patterson
Mailing Address

Springfield MO 65802
City State Zip code

417-520-4582
Home Phone Work/~~Cell~~ Phone

Email

Signature Of Owner

AGENT

Global Surveying Consultants, Inc.
Printed Name Of Agent

6511 Heilman Court
Mailing Address

North Little Rock, AR 72118
City State Zip code

N/A 501-455-4984
Home Phone Work/~~Cell~~ Phone

paxton@global-surveying.com
Email

Paxton R. Singleton
Signature Of Agent SDR

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Global Surveying Consultants, Inc.

Professional Land Surveyors

6511 Heilman Court • North Little Rock, AR 72118
Phone: 501.455.4984 • Fax: 501.455.8158

May 24, 2017

Cory Long
City of Gulfport
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision Application – 28th Street, Gulfport, MS

Dear Mr. Long:

Please accept this letter and attached documents to serve as our application for the above referenced submittal. We wish for our application to be accepted and added to the agenda for the Planning Commission Meeting on June 22, 2017 for review and approval. It is our understanding that your department will review the enclosed documents and provide comments before the meeting.

This site is located at the northeast corner of Highway 49 and 28th Street, and consists of Lots 13-21, Block 23 of the Standard Land Company Addition. It is currently zoned B-2 (General Business District). We are requesting approval to subdivide this property into two tracts as shown on the attached Resubdivision Plat.

A portion of Lots 17-19 were purchased before the plat is completed which created an improper subdivision. Therefore, we are only showing the current owner of Parcel A (shown on the plat). In an effort to clean up this project and make it a proper subdivision, we are requesting approval of this plat.

The buyer is the dominant auto parts retailer in all of their market areas, currently has approximately 4,660 locations in 44 states, and employs more than 74,000 team members. The approval of this plat will allow our client to develop this tract into an auto parts retail store and provide economic growth for the city.

Please find enclosed one copy of the ReSubdivision for the Standard Land Company Addition. If you have any questions, please do not hesitate to contact us.

Thanks,

Sebrina Ricks, Office Manager
Global Surveying Consultants, Inc.

OWNERSHIP INFORMATION:

- [1] COMMERCIAL
(PARCEL: 0810N-04-051.001
(PHYSICAL ADDRESS)
2800 28TH AVE.
OWNER: O'REILLY AUTOMOTIVE STORES, INC.
C/O THOMPSON REUTERS PIS.
(MAILING ADDRESS)
CHICAGO, IL 60606
INSTRUMENT NO. 2007-0000957-D-11 &
2017-0000614-D-11
ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [2A] COMMERCIAL
(PARCEL: 0810N-04-070.000
(PHYSICAL ADDRESS)
2402 28TH STREET
OWNER: GREEN CHANNEL, LLC
(MAILING ADDRESS)
7468 LIVE OAK WAY
PASS CHRISTIAN, MS 39571
INSTRUMENT NO. 2017-0000614-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [2B] COMMERCIAL
(PARCEL: 0810N-04-070.000
(PHYSICAL ADDRESS)
2402 28TH STREET
OWNER: GREEN CHANNEL, LLC
(MAILING ADDRESS)
7468 LIVE OAK WAY
PASS CHRISTIAN, MS 39571
INSTRUMENT NO. 2007-0007727-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [3] (VACANT)
(PARCEL: 0810N-04-051.000
OWNER: CARL A & JENNETTE C LIZANA
(MAILING ADDRESS)
334 E BEACH BLVD.
GULFPORT, MS 39507
INSTRUMENT NO. 2004-0003509-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [4] (VACANT)
(PARCEL: 0810N-04-050.000
OWNER: PELICAN INVESTMENTS
(PHYSICAL ADDRESS)
2317 29TH STREET
(MAILING ADDRESS)
GULFPORT, MS 39502
INSTRUMENT NO. 2007-0001009-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [5] (VACANT)
(PARCEL: 0810N-04-049.000
OWNER: TESTAMENT PENTECOSTAL CHURCH, INC.
(PHYSICAL ADDRESS)
2325 29TH STREET
(MAILING ADDRESS)
2323 29TH STREET
GULFPORT, MS 39501
INSTRUMENT NO. 2012-0003078-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [6] (VACANT)
(PARCEL: 0810N-04-048.000
OWNER:
NEW TESTAMENT PENTECOSTAL CHURCH, INC.
(MAILING/PHYSICAL ADDRESS)
2323 29TH STREET
GULFPORT, MS 39501
INSTRUMENT NO. 2012-0003078-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [7] (VACANT)
(PARCEL: 0810N-04-073.000
OWNER:
DONALD E JR. & ELIZABETH T NECAISE
17244 MORAN ROAD
GULFPORT, MS 39503
(PHYSICAL ADDRESS)
2811 23RD AVENUE
GULFPORT, MS
INSTRUMENT NO. 2010-0000818-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)
- [8] (VACANT)
(PARCEL: 0810N-04-072.000
OWNER:
DONALD E JR. & ELIZABETH NECAISE
(MAILING)
17244 MORAN ROAD
GULFPORT, MS 39503
(PHYSICAL ADDRESS)
2811 23RD AVENUE
GULFPORT, MS
INSTRUMENT NO. 2010-0000818-D-11
ZONED ZONED B-2 (GENERAL BUSINESS DISTRICT)

HATCH LEGEND

	ASPHALT
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SHEET 1 OF 3

Resubdivision of Parcels A and B of
Standard Land Company Addition to the City of Gulfport,
Harrison County, Mississippi

SCALE: 1" = 40'
DATE: 5/24/17
Survey For: O'Reilly Automotive Stores, Inc.
DRAWN BY: SEBRINA RICKS

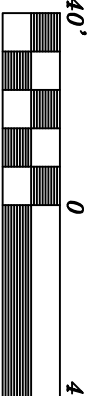
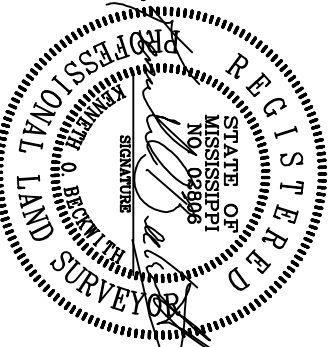
PART OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 WEST

GLOBAL SURVEYING CONSULTANTS, INC. - PROJECT NO. 16-1052.01

PREPARED BY:
GLOBAL SURVEYING CONSULTANTS, INC.
6511 HELLMAN ROAD
NORTH LITTLE ROCK, ARKANSAS 72118
501-455-4964

LEGEND

- PROPERTY LINE
--- PLATTED LOTS
+ or - SHOWN FOR DIRECTION ONLY
(LINE CONTINUES)
▲ CALCULATED POINT
● SET 1/2" REBAR W/CAP (UNLESS NOTED)
○ FND 1/2" REBAR (UNLESS NOTED)
CPS COTTON PICKER SPINDLE



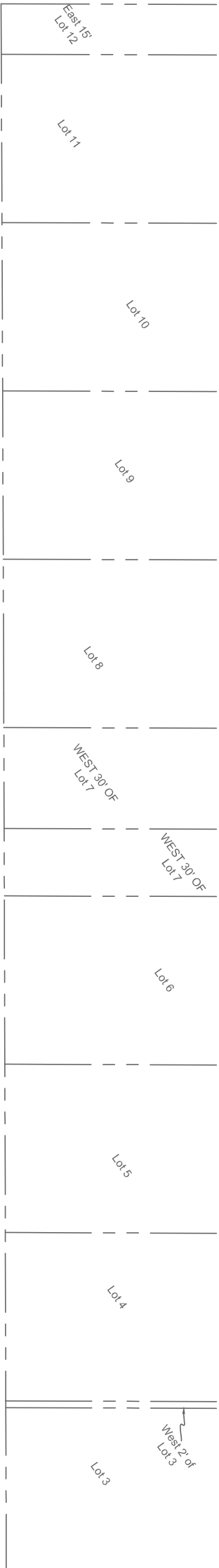
Scale 1" = 40'

- GENERAL NOTES:
1. EXISTING CITY WATER AND SEWER LINES ARE SHOWN ON SURVEY WITH SIZE AND TYPE OF LINES.
2. THIS PLAT IS TO CORRECT AN IMPROPER SUBDIVISION.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (OTHER AREAS) OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 28047C0264G, DATED 06/16/2009, COMMUNITY GULFPORT CITY OF, EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURETOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

Kenneth O. Beckwith
KENNETH O. BECKWITH, PLS. - NO. 02806
5/24/17
DATE



20' Platted Alley (Standard Land Company Addition)

S 89°49'58" E 209.99'

75.5' r/w (per MDOT Plans)

N 89°46'50" E 205.23'

75' r/w (per MDOT Plans)

N 89°49'58" E 101.99'

N 89°49'58" E 172.83'

New Line

N 89°49'58" E 108.00'

15'

50'

50'

50'

50'

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50'

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50'

Lot 13

Lot 14

Lot 15

Lot 16

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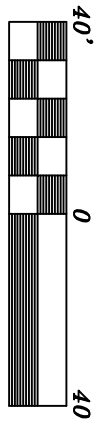
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Lot 32

Lot 33



Scale 1" = 40'

U.S. Highway 49
(aka 25th Avenue)
Right-of-Way - (Varies) (Public) - Local

75' r/w (per MDOT Plans)

75' r/w (per MDOT Plans)

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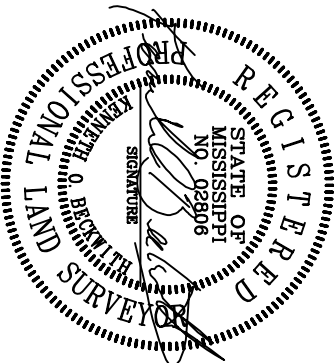
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Physical C/L

Right-of-Way - (Varies) (Public) - Local

Physical C/L



PARCEL "A"
1.213 Acres
52,832 Square Feet

Original Lot Line
N 00°09'48" W
190'(p)

PARCEL "B"
AREA:
0.450 Acres
19,607 Square Feet

New R/W Line
By (Project No. STP-9089-00(002))

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CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-48 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF GULFPORT AS AMENDED, IT IS HEREBY CERTIFIED THAT THE GULFPORT CITY PLANNING COMMISSION CHAIRMAN AND GULFPORT CITY COUNCIL HAVE REVIEWED AND APPROVED THIS FINAL PLAT FOR THE RESUBDIVISION OF "A TRACT OF LAND BEING PART OF LOTS 13, 14, 15, 16, AND 17, ALL LYING IN BLOCK 23, STANDARD LAND COMPANY ADDITION; AS PER MAP OF PLAT THEREOF ON FILE AND OF RECORD IN PLAT BOOK 1 AT PAGE 36, IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI BEING IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 WEST, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND $\frac{1}{2}$ INCH REBAR BEING ACCEPTED AS THE SOUTHEAST CONER OF LOT 21, OF SAID BLOCK 23, RUN THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS WEST, ALONG THE OLD RIGHT F WAY OF 28TH STREET, 325.99' TO A FOUND CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 75 DEGREES 15 MINUTES 13 SECONDS WEST, ALONG THE RIGHT OF WAY LINE OF MISSISSIPPI HIGHWAY NO. 49 (AKA 25TH AVE. - 150' R/W), 75.33 FEET TO A SET COTTON PICKER SPINDLE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 75 DEGREES 15 MINUTES 13 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 16.90 FEET TO A FOUND CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 00 DEGREES 10 MINUTES 39 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 49, 166.44 FEET TO A SET $\frac{1}{2}$ INCH REBAR IN THE SOUTH RIGHT OF WAY LINE OF A 20 FOOT PLATTED ALLEY; THENCE NORTH 89 DEGREES 48 MINUTES 25 SECONDS EAST, ALONG SAID SOUTH ALLEY LINE, 205.11 FEET TO A SET $\frac{1}{2}$ INCH REBAR; THENCE SOUTH 00 DEGREES 10 MINUTES 39 SECONDS EAST, ALONG A LINE PARALLEL AND 40 FEET EAST OF THE WEST LINE OF LOT 17 OF SAID BLOCK 23, 17.83 FEET TO THE NEW RIGHT OF WAY LINE OF 28TH STREET (PROJECT NO. STP-9089-00(002)); THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID NEW RIGHT OF WAY, 188.79 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.808 ACRES, OR 35,189 SQUARE FEET, MORE OR LESS.

AND
A TRACT OF LAND BEING PART OF LOT 17, 18, 19, 20, AND 21, ALL LYING IN BLOCK 23, STANDARD LAND COMPANY ADDITION; AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN PLAT BOOK 1 AT PAGE 36, IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI BEING IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 WEST, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH REBAR BEING ACCEPTED AS THE SOUTHEAST CORNER OF LOT 21, OF SAID BLOCK 23; RUN THENCE NORTH 00 DEGREES 09 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 21, 3.15 FEET TO THE NEW NORTH RIGHT OF WAY LINE OF 28TH STREET (PROJECT NO. STP-9089-00(002)) AND THE POINT OF BEGINNING; THENCE ALONG SAID NEW NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,103.42 FEET, AN ARC LENGTH OF 51.22 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 28 MINUTES 57 SECONDS WEST, 51.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,188.42 FEET, AN ARC LENGTH OF 136.78 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 27 MIUTES 44 SECONDS WEST, 135.70 FEET TO A FOUND NAIL; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST, 22.62 FEET TO A COTTON PICKER SPINDLE; THENCE DEPART SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 10 MINUTES 39 SECONDS WEST, 172.83 FEET TO A $\frac{1}{2}$ REBAR IN THE SOUTH RIGHT OF WAY LINE OF A 20 FOOT PLATTED ALLEY; THENCE NORTH 89 DEGREES 48 MINUTES 25 SECONDS EAST, ALONG SAID SOUTH ALLEY LINE, 210.04 FEET TO A FOUND 1/2 INCH REBAR BEING ACCEPTED AS THE NE CORNER OF SAID LOT 21, BLOCK 23; THENCE SOUTH 00 DEGREES 09 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 21, 187.07 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.858 ACRES OR 37,367 SQUARE FEET MORE OR LESS," INTO "PARCEL A" AND "PARCEL B"; THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED NORTH OF 28TH STREET AND EAST OF US HIGHWAY 49 (AKA 25TH AVENUE). THE AD VALAREM TAX PARCEL NUMBER OF THE SUBJECT PROPERTY IS _____ (DEED BOOK _____, PAGE _____) and _____ (DEED BOOK _____, PAGE _____). THE CASE FILE NUMBER IS _____.

LEGAL DESCRIPTION OF THE PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL "A": (AS PER SURVEY)

A TRACT OF LAND BEING PART OF LOTS 13, 14, 15, 16, 17, 18, AND 19, ALL LYING IN BLOCK 23, STANDARD LAND COMPANY ADDITION; AS PER MAP OF PLAT THEREOF ON FILE AND OF RECORD IN PLAT BOOK 1 AT PAGE 36, IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI BEING IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 WEST, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, OF SAID BLOCK 23; RUN THENCE NORTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 21, 3.15 FEET TO THE NEW NORTH RIGHT OF WAY LINE OF 28TH STREET (PROJECT NO. STP-9089-00(002)); THENCE ALONG SAID NEW NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,020.10 FEET, AN ARC LENGTH OF 51.04 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 31 MINUTES 03 SECONDS WEST, 51.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,188.42 FEET, AN ARC LENGTH OF 49.41 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 21 MINUTES 58 SECONDS WEST, 49.40 FEET TO A MAGNETIC NAIL; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,188.42 FEET, AN ARC LENGTH OF 8.02 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 45 MINUTES 01 SECONDS WEST, 8.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NEW RIGHT OF WAY LINE AND CURVE TO THE LEFT HAVING A RADIUS OF 1,188.42 FEET, AN ARC LENGTH OF 78.35 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 49 MINUTES 56 SECONDS WEST, 78.33 FEET TO A MAGNETIC NAIL; THENCE NORTH 89 DEGREES 33 MINUTES 41 SECONDS WEST, 22.62 FEET TO A $\frac{1}{2}$ INCH REBAR BEING AT THE SE CORNER OF INSTRUMENT NO. 2007-0000957-D-J1; THENCE NORTH 89 DEGREES 33 MINUTES 41 SECONDS WEST, 188.79 FEET TO A FOUND 1/2 INCH REBAR; THENCE NORTH 75 DEGREES 43 MINUTES 59 SECONDS WEST, 16.88 FEET TO A FOUND 1/2 INCH REBAR ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 49 (AKA 25TH AVENUE); THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 00 DEGREES 11 MINUTES 53 SECONDS WEST, 166.44 FEET TO A 1/2 INCH REBAR FOR THE NORTH LINE OF LOT 13 AND SOUTH LINE OF A 20' PLATTED ALLEY; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE OF A 20' PLATTED ALLEY NORTH 89 DEGREES 46 MINUTES 50 SECONDS EAST, 205.23 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 49 MINUTES 58 SECONDS EAST, 101.99 FEET TO A 1/2 INCH REBAR; THENCE LEAVING SAID SOUTH LINE OF THE PLATTED ALLEY SOUTH 00 DEGREES 11 MINUTES 42 SECONDS WEST, 176.26 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.213 ACRES OR 52,832 SQUARE FEET. ACCORDING TO A SURVEY BY GLOBAL SURVEYING CONSULTANTS, INC DATED JUNE 22, 2016 PROJECT NO. 16-1052.00.

LEGAL DESCRIPTION OF PARCEL "B": (AS PER SURVEY)

A TRACT OF LAND BEING PART OF LOTS 19, 20, AND 21, ALL LYING IN BLOCK 23, STANDARD LAND COMPANY ADDITION; AS PER MAP OF PLAT THEREOF ON FILE AND OF RECORD IN PLAT BOOK 1 AT PAGE 36, IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI BEING IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 WEST, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, OF SAID BLOCK 23; RUN THENCE NORTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 21, 3.15 FEET TO THE NEW NORTH RIGHT OF WAY LINE OF 28TH STREET (PROJECT NO. STP-9089-00(002)) AND THE POINT OF BEGINNING; THENCE ALONG SAID NEW NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,020.10 FEET, AN ARC LENGTH OF 51.04 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 31 MINUTES 03 SECONDS WEST, 51.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,188.42 FEET, AN ARC LENGTH OF 49.41 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 21 MINUTES 58 SECONDS WEST, 49.40 FEET TO A MAGNETIC NAIL; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,188.42 FEET, AN ARC LENGTH OF 8.02 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 45 MINUTES 01 SECONDS WEST, 8.02 FEET TO A 1/2 INCH REBAR; THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 176.26 FEET TO A 1/2 INCH REBAR AND THE SOUTH LINE OF A 20' PLATTED ALLEY; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 49 MINUTES 58 SECONDS EAST, 108.00 FEET TO A 1/2 INCH REBAR; THENCE LEAVING SAID SOUTH LINE SOTUH 00 DEGREES 11 MINUTES 42 SECONDS WEST, 186.90 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.439 ACRES OR 19,136 SQUARE FEET ACCORDING TO SURVEY BY GLOBAL SURVEYING CONSULTANTS, INC DATED JUNE 22, 2016 PROJECT NO. 16-1052.00.

OWNERSHIP CERTIFICATION:

THE APPLICANT HEREBY COVENANTS AND AGREES TO IDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY HEREIN DESCRIBED:

RATIFIED AND APPROVED BY:

PRINT NAME SIGNATURE
O'REILLY AUTOMOTIVE STORES, INC.
233 S. PATTERSON
SPRINGFIELD, MO 65802

SOURCE OF TITLE: WARRANTY DEED INSTRUMENT NO. 2007-0000957-D-J1 AND WARRANTY DEED INSTRUMENT NO. 2017-0000614-D-J1.
THIS ____ DAY OF _____, 2017.

ACKNOWLEDGE
BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF _____, COUNTY OF _____, PERSONALLY APPEARED THE FORENAMED _____, WHO ACKNOWLEDGED THAT HE/SHE ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PLANNING COMMISSION
SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE ____ DAY OF _____, 2017.

PLANNING COMMISSION CHAIRMAN PLANNING DIVISION ADMINISTRATOR

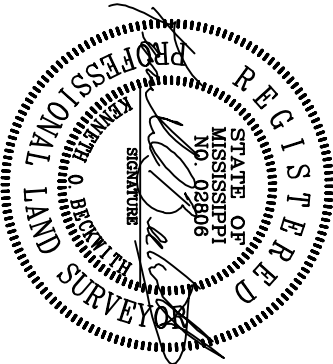
APPROVAL

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT CITY COUNCIL AT THE REGULAR MEETING OF SAID COUNCIL HELD ON THE ____ DAY OF _____, 2017.

ATTEST: ADOPT:

CLERK OF COUNCIL PRESIDENT
THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED AND APPROVED BY THE MAYOR, THIS ____ DAY OF _____, 2017.

MAYOR



SHEET 3 OF 3

Resubdivision of Parcels into Parcels A and B of
Standard Land Company Addition to the City of Gulfport,
Harrison County, Mississippi

PREPARED BY:
GLOBAL SURVEYING CONSULTANTS, INC.
6501 HELLMAN COURT
NORTH LITTLE ROCK, ARKANSAS 72118
501-455-4964

SCALE: 1" = 40'
DATE: 5/24/17 Survey For: O'Reilly Automotive Stores, Inc. DRAWN BY: SEBRINA RICKS
PART OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 11 WEST
GLOBAL SURVEYING CONSULTANTS, INC. - PROJECT NO. 16-1052.01

Request for Proposal – Subdivision Plat

O'Reilly
Surveyor



233 South Patterson Springfield,
Missouri 65802
(417) 520-4582 Phone (417) 829-5726 Fax
ldugger@oreillyauto.com

REQUEST FOR PROPOSAL (RFP)

O'Reilly Automotive Stores, Inc. ("O'Reilly") requests the Surveyor to submit to O'Reilly a proposal for work required to create a Lot sufficient to transfer title via a warranty deed and to obtain a building permit under city, county and state law through a subdivision plat, minor plat, lot split, or tract survey, etc. ("Plat") of the property described in the attachment.

The Surveyor shall submit the proposal by completing the **Platting Checklist** included as a part of this RFP and attaching hereto the Surveyor's lump sum fee or price schedule and any other material required, and returning a signed copy of this document to O'Reilly via email. The Surveyor shall include with the proposal a statement of qualifications and a statement defining any proposed deviations from the requirements of this document, including additions, deletions, exceptions and revisions.

The Surveyor shall return this completed Request for Proposal to O'Reilly at the e-mail address and/or fax number above ATTENTION LIZ DUGGER within one (1) week of receipt. The Surveyor shall hold the proposal open for acceptance by O'Reilly for a period of thirty (30) calendar days after the date of submittal to O'Reilly.

If O'Reilly accepts the proposal, O'Reilly will sign both copies of this document and return one fully executed copy to the Surveyor. Upon execution and receipt by both parties, this document and all attachments shall form the Agreement between O'Reilly and the Surveyor.

ARTICLE 1 GENERAL PROVISIONS

1.1 TIME

- 1.1.1 Subject to any limitations stated in this proposal, Surveyor will complete and deliver to O'Reilly two folded prints of the specified Plat drawing no later than **two weeks prior to the date that the Plat must be submitted to the appropriate board or department**, barring circumstances beyond the Surveyor's control that force a delay. In such instance, the Surveyor will provide written notification to O'Reilly of the cause of the delay. If there is no submittal date, the drawing is due within four (4) weeks after Surveyor's receipt of written authorization to proceed.

1.2 COMPENSATION

- 1.2.1 The Surveyor shall attach the lump sum fee and rate and price schedule information to this proposal regarding the items required in this proposal. The Surveyor's fee shall be a stipulated sum for all services based on this proposal, with adjustments to the stipulated sum being computed according to the Surveyor's attached rate schedule if changes in the work are authorized.

1.3 BILLING AND PAYMENT

- 1.3.1 Billing for the Plat shall be to O'Reilly's address above.
1.3.2 Payment shall be made in a lump sum based upon the recording of the final Plat, **unless otherwise agreed upon in writing by Surveyor and O'Reilly**. Additional charges above and beyond the proposal will not be honored without O'Reilly's prior written approval.

1.4 INSURANCE AND INDEMNIFICATION

- 1.4.1 Surveyor will maintain the following insurance coverage: 1) Commercial General Liability Coverage written on an occurrence form including coverage for product liability, completed operations and contractual liability, with minimum limits of \$1,000,000 per occurrence. The policy should show "O'Reilly Automotive, Inc. and its past, present and future subsidiaries" as an additional insured under an ISO CG 2010 11-85 or equivalent endorsement; 2) Workers Compensation Insurance providing the statutory benefits for each state in which the work is being performed and should include Employers' Liability coverage with minimum limits of \$1,000,000 per accident or employee illness; and 3) Professional Liability Insurance (E&O) providing coverage for claims arising out of the real or alleged errors, omissions, or negligent acts committed in the performance of professional services, with a minimum limit of \$1,000,000 per claim. Professional Liability Insurance shall

be maintained for a period of not less than (2) two years from the date that this Proposal is submitted. All insurance coverage should be written with a company or companies having an AM Best rating of "A" with a financial size classification of "VI" as determined by the most recently published Best's Key Rating Guide. Evidence of the required coverage shall be provided in the form of an acceptable certificate of insurance.

- 1.4.2 Surveyor agrees to indemnify and hold O'Reilly harmless from and against any and all liability, damage, loss, claims, demands and actions of any nature whatsoever, including but not limited to tort liability, which arise out of or in connection with any work performed by Surveyor or its agents, servants, subcontractors or employees. Surveyor shall at its own expense investigate all such claims and demands, attend to their settlement or other disposition, defend all action based thereon and pay all charges of attorneys and all other costs and expenses of any kind arising from such liability, damage, loss, claims, demands or actions.

1.5 PROTECTION OF PROPERTY

- 1.5.1 The Surveyor shall contact the property owner for information regarding the site and shall take all reasonable precautions to prevent damage to property, visible and concealed, and shall reasonably restore the site to the condition existing prior to the Surveyor's entry, including, but not limited to, repair of lawns and plantings.

1.6 QUALIFICATIONS

- 1.6.1 All services shall be performed by qualified personnel under the supervision of a professional who is licensed or otherwise qualified by the state, and the documents submitted shall bear the appropriate seal and statement to that effect.

1.7 USE OF SURVEYOR'S DRAWINGS AND ELECTRONIC MEDIA

- 1.7.1 It is understood that O'Reilly, or an architect on O'Reilly's behalf, may reproduce the Surveyor's drawings and electronic media without modification and distribute the prints and electronic media in connection with the use or disposition of the property without incurring obligation for additional compensation to the Surveyor. O'Reilly indemnifies the Surveyor from liability associated with the modifications of the electronic media by O'Reilly, or others on O'Reilly's behalf. O'Reilly and its Consultants (i.e., Architect, Engineer, etc.) shall be entitled to rely on the accuracy of the information provided by the Surveyor. The original drawings and electronic media shall remain the property of the Surveyor.

1.8 LEGAL ACTION

This agreement shall be construed in accordance with the laws of the State of Missouri. In the event that either party commences an action to enforce a provision of this agreement, said action shall be brought in the venue of Greene County, Missouri and the losing party in the dispute shall indemnify and hold harmless the prevailing party from any and all reasonable attorneys fees and court costs incurred by the prevailing party.

ARTICLE 2 PLAT REQUIREMENTS

- 2.1 The Surveyor will prepare all documents and drawings necessary to Plat the property with the city and/or county and attend all meetings to obtain approval of the Plat. O'Reilly must review all documents and drawings before any items are submitted to the appropriate board or department for review. **If platting is not required, Surveyor needs to provide confirmation from the city/county and basis for why it is not.**
- 2.2 The Surveyor will contact the property owner as soon as possible to complete the Plat application, as the Plat shall be submitted in the current property owner's name.
- 2.3 O'Reilly, upon sufficient notice from Surveyor, will provide any updated title reports required as part of the platting process.
- 2.4 **If additional special circumstances exist (i.e., variance or rezoning required), Surveyor shall immediately notify O'Reilly and provide information for this process.**
- 2.5 Surveyor will attend all hearings necessary for the platting approval. **If additional representation is needed (i.e., O'Reilly Regional or District Manager), Surveyor will provide sufficient notice for O'Reilly to make arrangements for an additional attendee.**
- 2.6 The Surveyor will submit via email a bi-weekly status report of the plat, beginning two weeks after O'Reilly's acceptance of the proposal. Emails should include an update on the work completed to date and any issues with the plat.

**ARTICLE 3
SUBMISSION OF PROPOSAL**

By signing this document, the Surveyor represents that all appropriate attachments and additions have been made and that any proposed deviations from the requirements of O'Reilly's request have been clearly identified. Surveyor's lump sum fee or rate and price schedule is attached.

SURVEYOR

PROPOSAL DATE

Paxton R. Singleton
(Signature) *SR*

4/27/16

Paxton R. Singleton-President
(Printed name and title)

**ARTICLE 4
ACCEPTANCE OF PROPOSAL**

By signing this document, O'Reilly accepts the Surveyor's proposal, including all attachments hereto, which will form the Agreement between O'Reilly and the Surveyor.

O'REILLY AUTOMOTIVE STORES, INC.

ACCEPTANCE DATE

Liz Dugger
Liz Dugger,
Legal Services Manager

5/2/16



URBAN DEVELOPMENT
PLANNING DIVISION

June 1, 2017

O'Reilly Automotive Stores Inc.
233 S. Patterson
Springfield, MO 35802

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1706PC074: Global Surveying Consultants, Inc, agent for O'Reilly Automotive, property owner, request to resubdivide tax parcels 0810N-04-051.001 and 0810N-04-070.000 zoned B-2 (General Business) into two parcels: located north of and adjacent to 28th Street, south of 29th Street, east of and adjacent to 25th Avenue, and west of 23rd Avenue, in Ward 3.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, June 22, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally and/or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID	NAME	ADDRESS_1	CITY	STATE/ZIP
0810N-04-053.000	O'REILLY AUTOMOTIVE STORES INC (OWNER)	233 S. PATTERSON	SPRINGFIELD	MO 65802
0810N-04-047.000	GLOBAL SURVEYING CONSULTANTS (AGENT)	6511 HEILMAN COURT	NORTH LITTLE ROCK	AR 72118
0811C-04-050.000	ADJACENT PROPERTY OWNERS			
0810N-04-048.000	BLOSS GEORGE F & ADELE S	1702 CAHILL DR	GULFPORT	MS 39501
0810N-04-051.001	TRUE DELIVERANCE OUTREACH MINISTRY	2727 22ND AVE	GULFPORT	MS 39501
0811C-04-026.000	HALFKENNY LINDA	184 E BOND RD	WIGGINS	MS 39577
0811C-04-028.000	NEW TESTAMENT PENTECOSTAL CHURCH	2323 29TH ST	GULFPORT	MS 39501
0810N-04-050.000	O'REILLY AUTOMOTIVE INC C/O THOMPSON REUTERS PTS	P O BOX 06116	CHICAGO	IL 60606
0810N-04-051.000	BASS MARGUERITE S -ETAL-	18588 RAY RD	LONG BEACH	MS 39560
0810N-04-052.000	HOPKINS ALBEN N	2701 24TH AVE	GULFPORT	MS 39501
0810N-04-053.000	PELICAN INVESTMENTS	P O BOX 1147	GULFPORT	MS 39502
0810N-04-054.000	LIZANA CARL A & JEANETTE C	334 E BEACH BLVD	GULFPORT	MS 39507
0810N-04-055.000	HOPKINS ALBEN N	2701 -24TH AVE	GULFPORT	MS 39501
0810N-04-056.000	HOPKINS ALBEN N SR	2701 -24TH AVE	GULFPORT	MS 39501
0810N-04-057.000	BLOSS GEORGE F & ADELE S	1702 CAHILL DR	GULFPORT	MS 39501
0810N-04-058.000	LIZANA CARL A & JEANETTE C	334 E BRASH	GULFPORT	MS 39507
0810N-04-059.000	NEW TESTAMENT PENTACOSTAL CHURCH	2323 29TH ST	GULFPORT	MS 39501
0810N-04-060.000	NECAISE DONALD E JR & ELIZABETH	17244 MORAN RD	GULFPORT	MS 39503
0810N-04-061.000	GREEN CHANNEL LLC	7468 LIVE OAK WAY	PASS CHRISTIAN	MS 39571
0810N-04-062.000	CBSM II LLC C/O LEIGH ANNE SMITH	201 BROAD ST SUITE 200	ROME	GA 30161

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1706PC074

4

5 TRANSCRIPT OF HEARING

6 June 22, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

4:30

10 MISSISSIPPI, ON THE 22ND DAY OF JUNE 2017 COMMENCING AT

11 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

COLETTE TOWLES

17

CHARLIE HEWES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

21

VIRGINIA ADOLPH

22

EVERETTE "LAD" LADNER

23

MICHAEL DANIELS

24

25

STAFF PRESENT:

26

GREG HOLMES

27

CORY LONG

28

MATILDA WELCH

24

SU LIN BOLIN

25

N.J. SOROE, CSR #1297

1. 9. Resubdivision 1706PC074
2. MS. WELCH: Case Number 074 has been duly and
3. timely noticed as required by law. The applicant requests
to
4. resubdivide parcels having an aggregate of 1.258 acres on
tax
5. parcel zoned B-2 general business into two parcels located
6. north of and adjacent to 28th Street, south of 29th Street,
7. east of and adjacent to 25th Avenue, and west of 23rd
Avenue in
8. MR. WILLIAMS: Thank you. Someone here to speak
9. for this request?
10. MR. SINGLETON: My name is Paxton Singleton. My
11. business is Global Surveying Consultants. Address is 6511
12. Howard Court, Little Rock, Arkansas, 72118. Here on behalf
of
13. my client O'Reilly Automotive, Inc.
14. About ten years ago, O'Reilly developed this
15. piece of property, got approval, developed it. Since that
16. time, the location has been pretty good for them, they're
17. wanting to expand now. And they have purchased property
18. adjacent to the east of this property which consists of
parts
19. of Lot 17, part of 19, and all of 18. And we're just
trying to
20. incorporate that and subdivide that calling it Tract A.
The
21. remaining tract which is part of 19, all of 20, all of 21,

22. we're calling that Tract B. And here to request approval
for

23. that resubdivision and entertain any questions.

24. MR. WILLIAMS: Any questions right now of the

25. applicant? This has nothing to do with it. Do you work in

N.J. SOROE, CSR #1297

1. this area, or did you get to fly through the tropical storm
2. just to come see us today?
3. MR. SINGLETON: Just to see y'all.
4. MR. WILLIAMS: We're glad to have you. Thank
5. you. If anything comes up, we'll bring you back up.
6. Anyone else here to speak for the request?
7. Anyone here to speak against this request?
8. Staff's recommendation, please.
9. MS. WELCH: The request meets the requirements
10. for resubdivision of property. Therefore, the staff
recommends
11. approval.
12. MR. WILLIAMS: Commissioners, can I get a
13. motion?
14. MR. WARREN: Move we accept staff's
15. recommendation.
16. MR. WILLIAMS: Got a motion to accept staff's
17. recommendation to approve the request. Do I have a second?
18. MR. SELLERS: Second.
19. MR. WILLIAMS: Any further discussion? All
20. those in favor signify by saying aye. Any opposed? It's
been
21. passed. Thank you.
- 22.
- 23.
- 24.

N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2

3 1706PC074

4

5

6

COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

9 Reporter, do hereby certify that to the best of my skill
and

10 ability I have reported the hearing held before the City of
11 Gulfport Planning Commission and that the foregoing 3 pages
12 constitute a true and correct transcription of said hearing
13 held on the 22nd day of June 2017.

14 I do further certify that my certificate annexed
15 hereto applies only to the original and certified
transcript.

16 The undersigned assumes no responsibility for the accuracy
of
17 any reproduced copies not made under my control and
direction.

18 Witness my signature this the 26th day of June
2017.

19

20

21

22

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

23

24

25

N.J. SOROE, CSR #1297

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: July 27, 2017

Re: **Final Plat 1703PC025:** Robert Heinrich, agent for WC Builder LLC, requests Final Plat approval for a 11-lot single family subdivision (Brookefield Subdivision) on the tax parcel 0708I-01-010.000 containing approximately 5.6 acres, zoned R-1-15 (Single Family): located north of and adjacent to Orange Grove Road, south of Crestview Drive, east of Oak Lane Drive, west of Daisy Lane, in Ward 7.

Subject: Final Plat of Brookfield Subdivision

Planning Staff recommendation: To approve the application with conditions

Planning Commission recommendation: To approve the final plat with conditions and submission of a \$10,000 one-year warranty bond

Motion: Hewes

Second: Hancock

KEITH WILLIAMS - Chairman

MICHAEL DANIELS – **Yea**

COLETTE TOWLES – **Yea**

VIRGINIA ADOLPH – **Yea**

CHARLIE HEWES – **Yea**

EVERETTE LADNER – **Yea**

BJ SELLERS – **Absent**

WM. PRINCE JONES - **Yea**

DOUG HANCOCK – **Yea**

MARTIN WARREN, JR – **Yea**

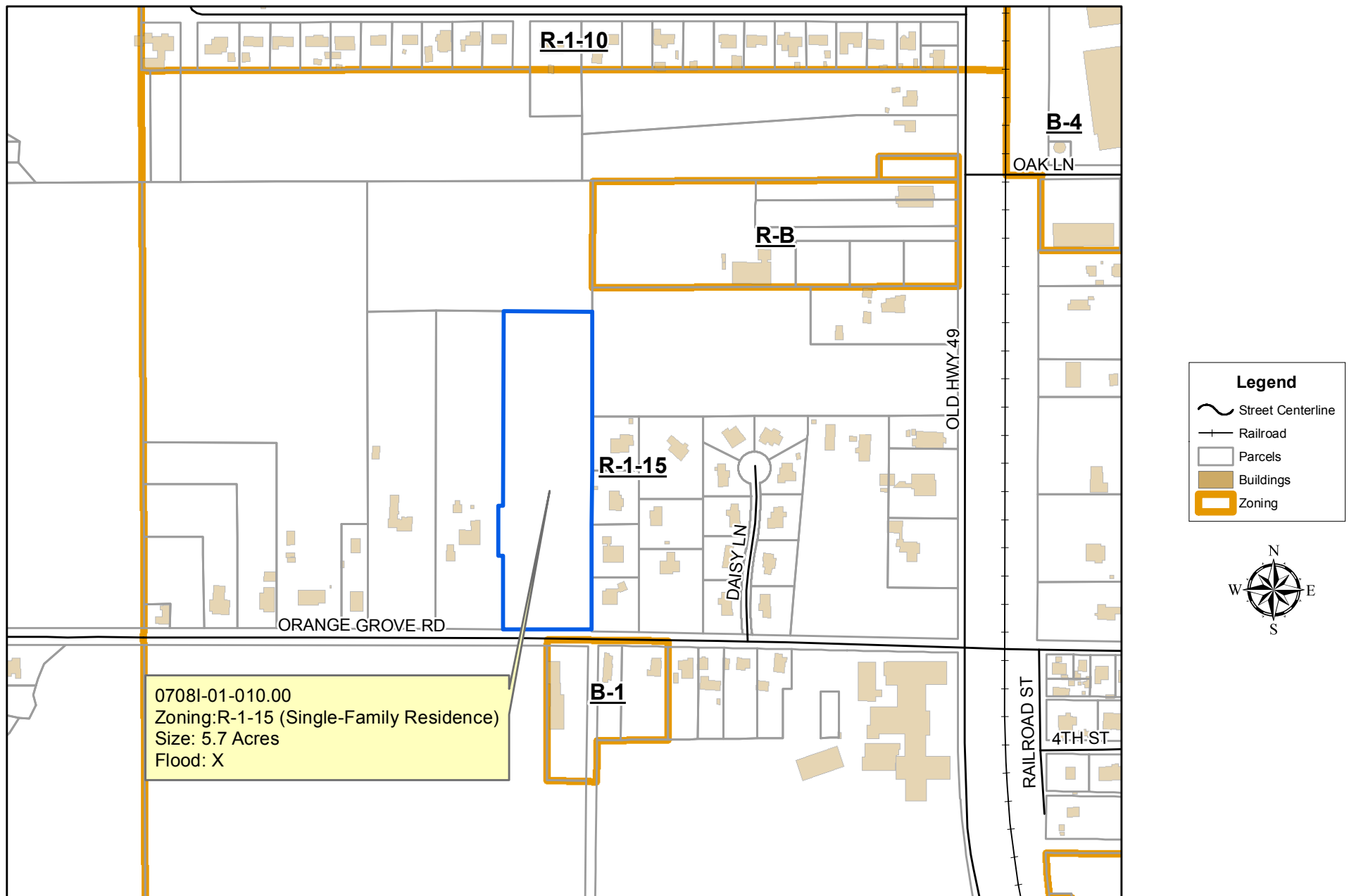
JOHN ANTHONY – **Absent**

Action: The motion carried

Speaking for the Petition: Bobby Heinrich

Speaking against the Petition: None

Please place the attached item on the Council agenda for August 8, 2017.

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

STAFF REPORT

(Final Plat Approval – Subdivision)

GENERAL INFORMATION

Case File Number: 1703PC025

Hearing Date: March 23, 2017

Current Zoning/Use: R-1-15 / Single-Family Infrastructure

Proposal: Robert Heinrich, agent for WC Builder LLC, requests Final Plat approval for a 11-lot single family subdivision (Brookefield Subdivision) on the tax parcel 0708I-01-010.000 containing approximately 5.6 acres, zoned R-1-15 (Single Family)

Location: North of and adjacent to Orange Grove Road, south of Crestview Drive, east of Oak Lane Drive, west of Daisy Lane, in Ward 7

ANALYSIS

The applicant is applying for a Final Plat of the Brookefield Subdivision that received General Plan approval on December 18, 2014. Originally, the plan was for a 12-lot subdivision. The current Final Plat is for an 11-lot subdivision. Removal of one lot would not constitute a drastic departure from the General Plan.

HISTORY

December 18, 2014 – General Plan approval by the Planning Commission.

CONDITIONS BY DEPARTMENTS AND AGENCIES

Planning: As-builts to be provided to the City. Bond needed

Engineering: Conditions:

1. Grout lifting holes in all drainage structures.
2. Grout sewer service connection to SMH #1.
3. Grout between donut and water valve boxes.
4. Repair erosion and establish vegetation at NW detention pond.
5. Remove sediment from NW detention pond.
6. Remove sediment from all catch basins.
7. Sweep sediment front gutter pan.
8. Repair cracks in curb.
9. Grout RCP connection to the western catch basin at the intersection of Orange Grove Road.

10. Provide easements for the drainage pipe relocation on the north end of the project.
Checklist dated March 23, 2017.

Public Works: No conditions. Memo dated March 6, 2017.

Traffic and Safety: No conditions. Memo dated March 3, 2017.

Building Code Services: Fire hydrant placement must comply with the International Fire Code 2012 Edition. Memo dated March 6, 2017.

Police Department: No conditions. Memo dated March 3, 2017.

Fire Department: Must comply with IFC 2012 507.5.1 concerning hydrant location.
Memo dated March 13, 2017

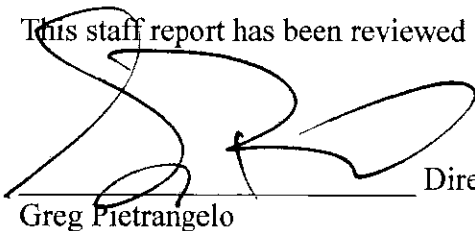
RECOMMENDATION

It is staff recommendation to approve the request with the following conditions:

1. Grout lifting holes in all drainage structures.
2. Grout sewer service connection to SMH #1.
3. Grout between donut and water valve boxes.
4. Repair erosion and establish vegetation at NW detention pond.
5. Remove sediment from NW detention pond.
6. Remove sediment from all catch basins.
7. Sweep sediment front gutter pan.
8. Repair cracks in curb.
9. Grout RCP connection to the western catch basin at the intersection of Orange Grove Road.
10. Provide easements for the drainage pipe relocation on the north end of the project.
11. Must comply with IFC 2012 507.5.1 concerning hydrant location.
12. As-builts to be provided to the City.
13. \$10,000 dollar Warranty Bond required.

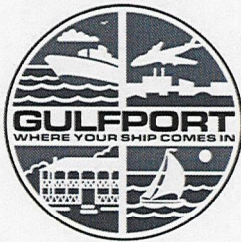
APPROVALS

This staff report has been reviewed and approved by:



Director of Urban Development Department

Greg Pietrangelo



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR FINAL PLAT

Property Information

TAX PARCEL #

0	7	0	8	I	-	0	1	-	0	1	0	●	0	0	0
					-			-				●			
					-			-				●			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 1703PC025
Date Received: 2-7-17 @ 9:15 AM
Receipt #: 8252834
Received By: T.L.
Zoning: R-1-15
Ward: 7 Flood: X
Size: 5.7 acres

Address of Property Involved: 16150 Orange Grove Rd., Gulfport, MS 39503

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: South of John Clark Rd., West of Old Hwy 49, North of Landon Rd, East of Canal Rd.

GENERAL DESCRIPTION OF REQUEST:

Final plan approval for an 11 lot single family subdivision.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Wayne Carr / WC Builders, LLC

Printed Name Of Owner

P.O. Box 2353

Mailing Address

Gulfport MS 39505

City State Zip code

228-860-2206

Home Phone Work/Cell Phone

wcbuildersms@gmail.com

Email

[Signature]
Signature Of Owner

Robert Heinrich w/ Heinrich & Associates, LLC

Printed Name Of Agent

370 Courthouse Rd, Ste. 104

Mailing Address

Gulfport MS 39507

City State Zip code

228-896-6768

Home Phone Work/Cell Phone

bobby.h@heinrichassociates.net

Email

[Signature]
Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
BROOKEFIELD SUBDIVISION
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ___ day of _____, 2017, A.D., by WC Builders, LLC, a Mississippi limited liability company (hereinafter call "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in Harrison County, Mississippi, more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the "Property"); and

NOW, THEREFORE, Declarant; herby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. RESIDENTIAL: All lots in Brookefield Subdivision as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one and two story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand one hundred (1,250) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground that the whole of one entire lot, as shown by the official plat of said subdivision; This Restriction shall also strictly prevent any person from combining two or more said lots, as shown by the official plat of said subdivisions, into a single building site for one residence or dwelling house.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the LOT. All construction shall be in compliance with the city zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee shall have approved the exterior appearances and color of the residence, including, but not limited to, brand, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall Surface paint colors, stucco colors, composition of exposed exterior steps;

location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish approved building materials, colors and specifications for all exterior materials and colors.

6. CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION: Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Brookefield Subdivision Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Brookefield Subdivision Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine o as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as flows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Propriety: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, an each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms of this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth ($1/12^{\text{th}}$) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meet its annual expenses, including, but in no way limited to the following:

(i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;

(ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;

(iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;

(iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Brookefield Subdivision without limitation.

(v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove

provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the lots and assessments applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver or the use of enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate or eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provide, however, that the Association shall not be required to pursue either remedy and that all decision are within the sole discretion to the Association. No owner may waive or otherwise escape the liability for the assessments provide for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) as certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid.

Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for erring shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a post of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment,

clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission of the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Restriction and Covenants herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed, and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2017.

WC Builders, LLC

By: _____

Wayne Carr, Managing Member

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2017, A.D., within my jurisdiction, the within named Wayne Carr, who acknowledges that he is in the Managing member of WC Builders, LLC, and that for and on behalf of the said limited liability company, and as its act and deed, he executed that above and forgoing instrument, after having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2017.

NOTARY PUBLIC

MY COMMISION EXPIRES:
_____.

PLATTE RIVER INSURANCE COMPANY

Bond No. 41363268

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we W C Builders, LLC, as Principal and PLATTE RIVER INSURANCE COMPANY, a corporation organized under the laws of the State of NEBRASKA with principal office at MIDDLETON, WI 53562-4719, as Surety, are held and firmly bound unto The City of Gulf Port, Mississippi hereinafter called the Obligee, in the penal sum of Ten Thousand and NO/100***, (\$10,000.00***) Dollars for the payment of which, well and truly to be made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

DATE this 5th day of April, 2017.

WHEREAS, the said Principal has heretofore entered into a contract with the Obligee above named for Brookfield Subdivision; Storm Drainage, Sanitary Sewer, Water Distribution, Paving and Signage & Striping.

AND, whereas, the work called for under said contract has now been completed and accepted by said Obligee.

NOW, therefore, the condition of this obligation is such, that if said Principal shall Indemnify the Obligee against any loss or damage indirectly arising by reason of any defect in the material or workmanship which may be discovered within the 12 months from the final acceptance of the Governing Body, Beginning 4/5/2017 through 4/5/2018, then this obligation shall be void, otherwise to remain in full force and virtue in law.

PROVIDED, however, that in the event of any default on the part of said Principal, written statement of the particular facts showing such default and the date thereof shall be delivered to the Surety by Registered Mail, at the mailing address of 1600 ASPEN COMMONS, MIDDLETON WI 53562-4719 promptly and in any event within thirty (30) days after the Obligee or his representative shall discover any default of the Principal. No notice shall be brought hereunder after the expiration of thirty (30) days from the end of the maintenance period as herein set forth.

W C Builders, LLC

Principal Name

BY: [Signature]

PLATTE RIVER INSURANCE COMPANY

BY: [Signature]

B. Doyle Campbell, Attorney-in-fact

PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY

41363268

KNOW ALL MEN BY THESE PRESENTS, That the PLATTE RIVER INSURANCE COMPANY, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

-----B. DOYLE CAMPBELL-----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

-----ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED : \$20,000,000.00-----

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PLATTE RIVER INSURANCE COMPANY at a meeting duly called and held on the 8th day of January, 2002.

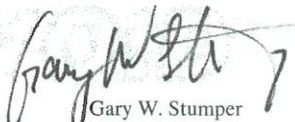
"RESOLVED, that the President, and Vice-President, the Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, one or more vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of the company; the signature of such officers and the seal of the Corporation may be affixed to such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Corporation in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the PLATTE RIVER INSURANCE COMPANY has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 27th day of July, 2015.

Attest:


Gary W. Stumper
President
Surety & Fidelity Operations



PLATTE RIVER INSURANCE COMPANY


Stephen J. Stills
CEO & President

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

On the 27th day of July, 2015 before me personally came Stephen J. Stills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is President of PLATTE RIVER INSURANCE COMPANY, the corporation described herein and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

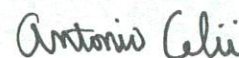

David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

CERTIFICATE

I, the undersigned, duly elected to the office stated below, now the incumbent in PLATTE RIVER INSURANCE COMPANY, a Nebraska Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 5th day of April, 2017.




Antonio Celii
Secretary

THIS DOCUMENT IS NOT VALID UNLESS PRINTED ON GREEN SHADED BACKGROUND WITH A RED SERIAL NUMBER IN THE UPPER RIGHT HAND CORNER. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL, 800-475-4450. PR-POA (Rev. 07-2015)



URBAN DEVELOPMENT
PLANNING DIVISION

March 3, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wayne Carr/WC Builders, LLC.
P.O. Box 2353
Gulfport, MS 39505

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Final Plat 1703PC025: Robert Heinrich, agent for WC Builder LLC, requests Final Plat approval for a 11-lot single family subdivision (Brookefield Subdivision) on the tax parcel 0708I-01-010.000 containing approximately 5.6 acres, zoned R-1-15 (Single Family); located north of and adjacent to Orange Grove Road, south of Crestview Drive, east of Oak Lane Drive, west of Daisy Lane, in Ward 7.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, March 23, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally and/or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

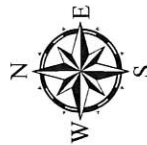
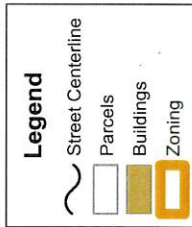
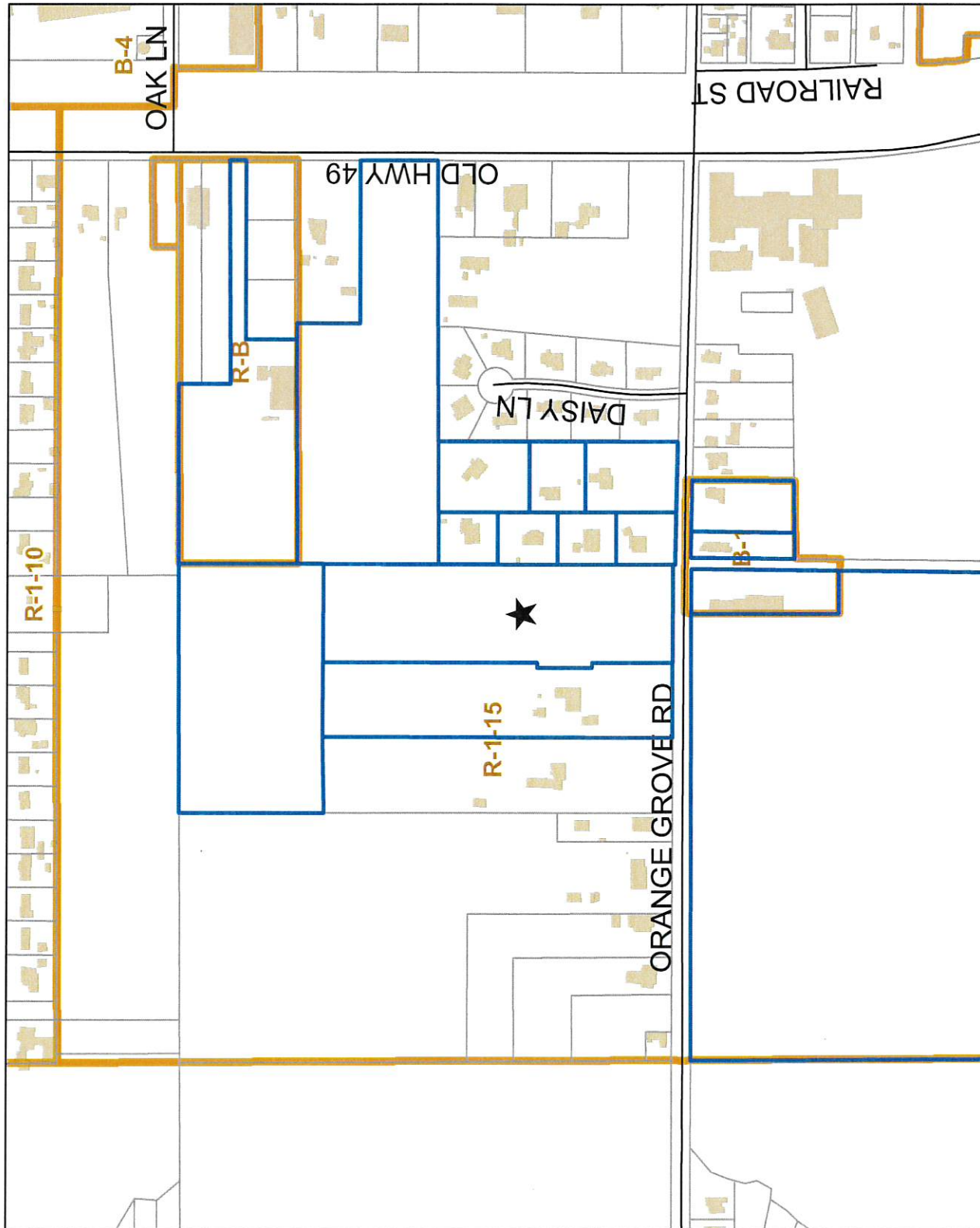
Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,


Thomas Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)



DATA DISCLAIMER:
All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

PARCEL_ID	NAME	ADDRESS_1	CITY	STATE/ZIP
	Wayne Carr (Owner)	P.O Box 2353	Gulfport	MS 39505
	Robert Heinrich (Agent)	370 Courthouse RD STE 401	Gulfport	MS 39507
	ADJACENT PROPERTY OWNERS			
0708I-01-012.001	COOLEY PHYLLIS J	16186 ORANGE GROVE RD	GULFPORT	MS 39503
0708I-01-010.006	WEEMS KELLY ALAN & EMILY HAGIN	980 COURTHOUSE RD APT 826	GULFPORT	MS 39507
0708I-01-010.000	W C BUILDERS LLC	P O BOX 2353	GULFPORT	MS 39505
0708I-01-010.001	HURT TRACY M & JOHN M	16114 ORANGE GROVE RD	GULFPORT	MS 39503
0708I-01-010.005	JURASZEK STEVEN J & AMBER S	16116 ORANGE GROVE RD	GULFPORT	MS 39503
0708I-01-010.002	EZELL WANDA S	P O BOX 3276	GULFPORT	MS 39503
0708I-01-010.003	EZELL WALTER D & BROOKS T	P O BOX 3714	GULFPORT	MS 39505
0708I-02-015.001	MCFARLAND WILLIAM R & WF	P.O. BOX 2384	GULFPORT	MS 39505
0708I-01-010.004	COTTER LINDA	2003 BIENVILLE BLVD	OCEAN SPRINGS	MS 39564
0708I-01-009.001	JOHNSON RENEE LINTON	16110 ORANGE GROVE RD	GULFPORT	MS 39503
0708I-01-003.000	WEAVER WILLIAM D JR AKA WD	2525 21ST AVE	GULFPORT	MS 39501
0708I-01-011.000	CARRANZA MERCEDES & SARAH H	16164 ORANGE GROVE RD	GULFPORT	MS 39503
0708I-02-014.000	GULF SOUTH MORTGAGE LLC	16113 ORANGE GROVE RD	GULFPORT	MS 39503
0708I-02-014.001	PAULK LAURA F	16127 ORANGE GROVE RD	GULFPORT	MS 39503
0708I-01-002.000	DOCTORS PROPERTIES LLC	4300-B W RAILROAD ST	GULFPORT	MS 39501
0708I-02-015.000	GRADY FAMILY LTD PARTNERSHIP	16352 ORANGE GROVE RD	GULFPORT	MS 39503

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, March 23rd, 2017 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue. Planning Commission Approval 1701PC011: John Stewart of Encompass DDC, agent for Gulfport Redevelopment Commission, Marine Live Ventures, and MC Marine LLC property owners, requests Planning Commission Approval for a Gaming use on the tax parcels 0811K-02-004.003, 0811K-02-004.002, 0811K-02-006.000, 0811K-02-007.000, and 0811K-02-007.001 zoned B-2 (General Business) and E-G (Entertainment Gaming); located north of Gulfport Small Craft Harbor Road, south of and adjacent to Jones Park Drive, east of and adjacent to 27th Avenue, and west of 20th Avenue, in Ward 2. Zoning Map Amendment 1703PC024: St. Charles Ave Holdings, LLC, property owner, requests to rezone the tax parcel 1010G-02-023.000 from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone); located north of and adjacent to E Pass Road, south of Magnolia Street, east of Harrison Road, and west of Lindh Road, in Ward 4.

Final Plat 1703PC025:

Robert Heinrich, agent for WC Builder LLC, requests Final Plat approval for a 11-lot single family subdivision (Brookfield Subdivision) on the tax parcel 07081-01-010.000 containing approximately 5.6 acres, zoned R-1-15 (Single Family); located north of and adjacent to Orange Grove Road, south of Crestview Drive, east of Oak Lane Drive, west of Daisy Lane, in Ward 7. Planning Commission Approval 1703PC028: Andy Sawyer of Sawyer Property Management, agent for Box Properties, LLC, property owner, requests a church use at 14321 Dedeaux Road on the tax parcel 0808O-01-006.000 zoned B-2 (General Business); located north of Ben Drive, south of and adjacent to Dedeaux Road, east of Tanner Road, and west of Three Rivers Road, in Ward 5. Zoning Map Amendment 1703PC027: Warren H. Dedeaux, agent for Dedeaux Utility Company, Inc, property owner, requests to rezone the tax parcels 1010E-02-003.000, 1010E-02-004.000, and 1010E-02-005.000 from T3 (Suburban Zone) to T4+ (General Urban Zone Plus); located north of Spring Street, south of W Pine Street, east of and adjacent to Bridge Street, and west of Cowan Road, in Ward 4. Planning Commission Approval 1703PC028: Shanna and Jonathan P. Cramer, property owners, request duplex uses on the tax parcels 09071-03-060.000 and 09071-03-059.000 zoned R-1-5 (Single Family); located north of Boles Road, south of Three Rivers Road, east of Scott Avenue, west of and adjacent to George Avenue, in Ward 6. Resubdivision 1703PC030: Robert Heinrich with Heinrich and Associates, LLC, agent for Melinda and Thomas Lewakowski, property owners, request to re-subdivide the tax parcel 1009M-03-009.000 zoned R-1-7.5 into three parcels; located north of Stanton Circle, south of and adjacent to Hillcrest Road, east of Oak Pointe Drive, west of Lorraine Road, in Ward 4. Zoning Map Amendment 1703PC031: Elizabeth Corkren, agent for James M. Carter, property owner, requests to rezone the tax parcel 0908O-04-102.000 from R-4 (General Residence) to B-1 (Neighborhood Business); located north of Fortson Street, south of and adjacent to Dedeaux Road, east of Pine Hills Drive, and west of Jackson Street, in Ward 6. This the 2nd day of March, 2017 Keith Williams, Chairman, Gulfport City Planning Commission ADV8, TWED 1586950

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

Vol. 133 No., 156 dated 8 day of Mar, 2017

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Affiant further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Crista Brackett

Clerk

Sworn to and subscribed before me this 16 day of

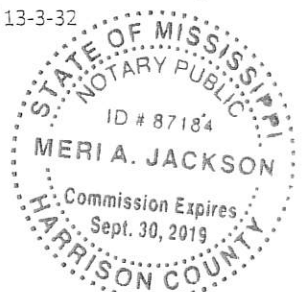
March

A.D., 2017

Meri A. Jackson

Notary Public

*The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32



1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1703PC025

4

5 TRANSCRIPT OF HEARING

6 March 23, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

4:30

10 MISSISSIPPI, ON THE 23RD DAY OF MARCH 2017 COMMENCING AT

11 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

COLETTE TOWLES

17

CHARLIE HEWES

18

WILLIAM "PRINCE" JONES

19

DOUG HANCOCK

20

VIRGINIA ADOLPH

21

EVERETTE "LAD" LADNER

22

MICHAEL DANIELS

23

STAFF PRESENT:

24

GREG HOLMES

25

MATILDA WELCH

26

CORY LONG

27

MATILDA WELCH

28

SU-LIN BOLIN

24

25

N.J. SOROE, CSR #1297

1. 2. Final Plat 1703PC025

2. MR. LONG: Final plat 1703PC025 has been duly

3. and timely noticed as required by law. The applicant
requests

4. final plat approval for an 11 lot single family subdivision

5. which is Bookefield Subdivision on a tax parcel containing

6. approximately 5.6 acres zoned R-1-15 located north of and

7. adjacent to Orange Grove Road, south of Crestview Drive,
east

8. of Oak Lane Drive, west of Daisy Lane, in Ward 7. A copy
of

9. the packet considered is hereby offered into the record.

10. MR. WILLIAMS: Thank you.

11. Commissioners, this is a packet that you had in

12. your seats when you came in for the complete packet.

13. Someone here to speak for this request? Mr.

14. Heinrich.

15. MR. HEINRICH: Bobby Heinrich, 370 Courthouse

16. Road in Gulfport.

17. We went through the inspection this morning. A

18. few minor little things to do. But I'm here to answer any

19. questions.

20. MR. WILLIAMS: Commisiners, any questions? I

21. know you just received the complete package.

22. If there's nothing at this time --

23. MR. HANCOCK: Just one thing. Have you seen the

24. conditions that are listed by engineering?

25. MR. HEINRICH: Yes. Some grouting around some

N.J. SOROE, CSR #1297

1. stuff and nothing missing.
2. MR. WILLIAMS: All right. If something comes
3. up, we'll bring you back up. Thank you.
4. Anyone else here to speak for this request?
5. Anyone here to speak against this request?
6. Can we get staff's recommendation on this one,
7. please?
8. MR. LONG: Staff recommendation is to approve
9. the request with the following conditions.
10. Grout lifting holes in all drainage structures.
11. Grout sewer service connection to SMH Number 1.
12. Grout between donut and water valve boxes.
13. Repair erosion and establish vegetation in
14. northwest detention pond.
15. Remove sediment from northwest detention pond.
16. Remove sediment from all catch basins.
17. Sweep sediment front gutter pan.
18. Repair cracks in curb.
19. Grout RCP connection to the western catch basin
20. at the intersection of Orange Grove Road.
21. Provide easements for the drainage pipe
22. relocation on the north end of the project.
23. Must comply with IBC 2012 507.5.1 concerning
24. hydrant location.
25. As-builts to be provided to the city.

N.J. SOROE, CSR #1297

1. \$10,000 warranty bond required.
2. MR. WILLIAMS: Thank you. You've heard the
3. staff's recommendation. Any questions from the
commissioners?
4. Or I'll ask for a motion.
5. MR. HEWES: Mr. Chairman, I move we accept staff
6. recommendation and approve this case with the 13 conditions
7. listed in the packet.
8. MR. WILLIAMS: Thank you. Do I have a second?
9. MR. HANCOCK: Second.
10. MR. WILLIAMS: Any further discussion by the
11. commissioners? If not, all those in favor signify by
saying
12. aye.
13. (Unanimous vote.)
14. MR. WILLIAMS: Any opposed. All right. It's
15. been approved, Bobby. Thank you.
- 16
- 17
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N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION.

2

3 1703PC025

4

5

6

COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

9 Reporter, do hereby certify that to the best of my skill
and

10 ability I have reported the hearing held before the City of
11 Gulfport Planning Commission and that the foregoing 4 pages
12 constitute a true and correct transcription of said hearing
13 held on the 23rd day of March 2017.

14 I do further certify that my certificate annexed
15 hereto applies only to the original and certified
transcript.

16 The undersigned assumes no responsibility for the accuracy
of

17 any reproduced copies not made under my control and
direction.

18 Witness my signature this the 30th day of March
2017.

19

20

21

22

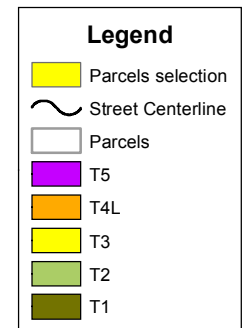
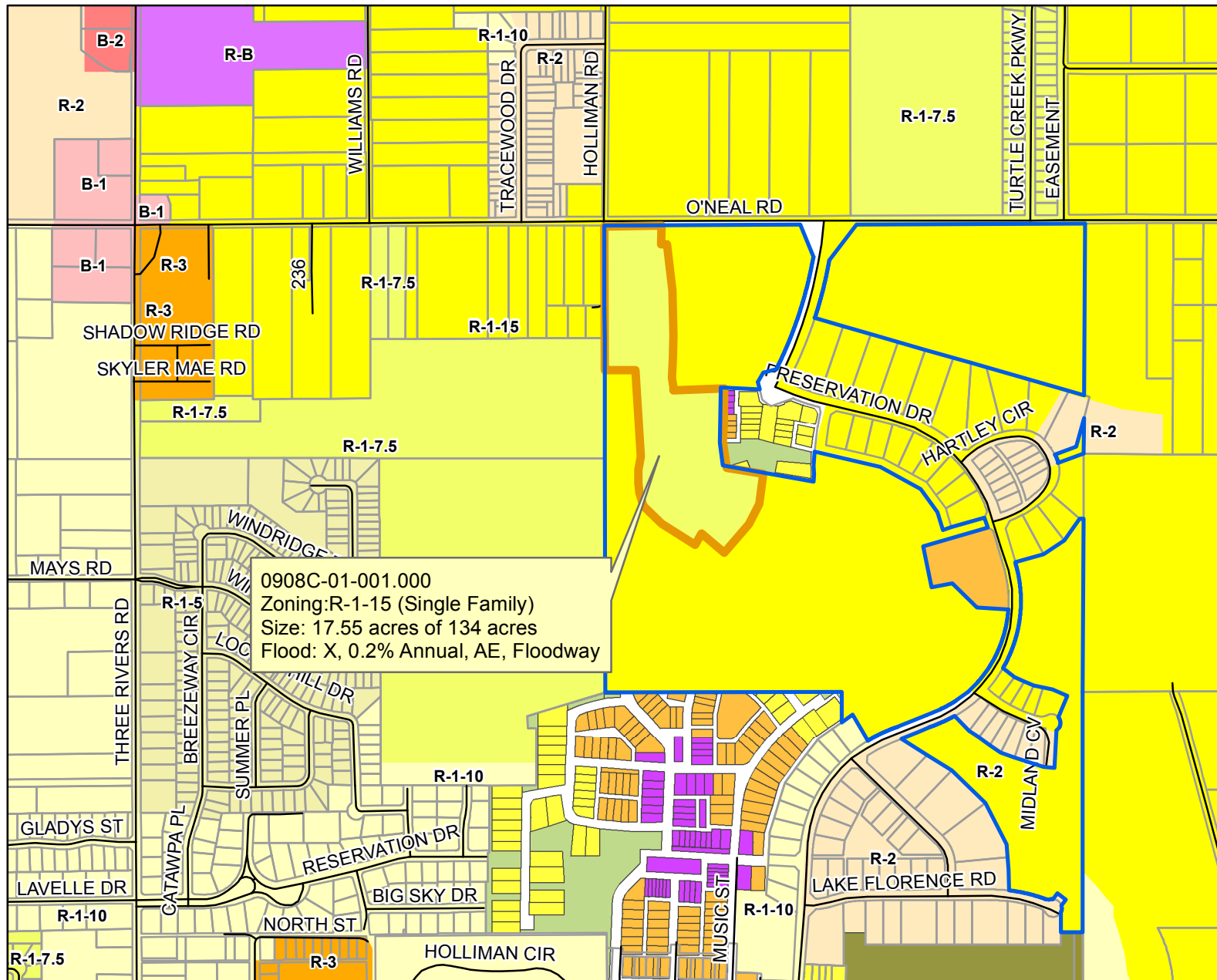
23

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

24

25

N.J. SOROE, CSR #1297

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

STAFF REPORT (Zoning Map Amendment)

GENERAL INFORMATION

Case File Number: 1706PC073

Hearing Date: June 22, 2017

Current Zoning/Use: R-1-15 / Vacant

Proposal: Brown, Mitchell, Alexander Inc., agent for Florence Gardens, LLC, property owner, request to rezone 17.55 acres of the tax parcel 0908C-01-001.000 from R-1-15 (Single Family) to R-1-7.5 (Single Family)

Location: North and adjacent to Lake Florence Road, south of and adjacent to O'Neal Road, east of Three Rivers Road, and west of John Ross Road, in Ward 6.

ANALYSIS

The applicants are requesting to rezone 17.55 acres of vacant residentially zoned R-1-15 (Medium Density Single-Family) to R-1-7.5 (Low Density). Thereupon, the applicant has stated the planned use of single family homes.

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail:

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally, make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

The property is bounded on the east by R-1-15 and west by R-1-7.5. Much of the immediately developable land in this R-1-15 district is developed with single family homes with the exception some vacant land.

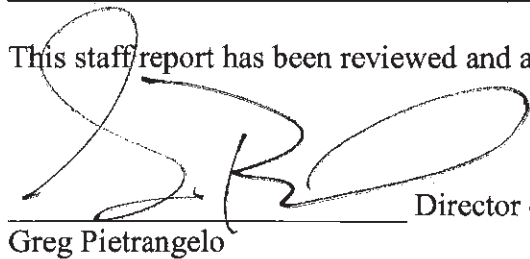
The applicant states that a change in condition warrants the request due to the desire to only allow single family homes in this area of the development to harmonize with the existing area. The area was previously part of Smart Code Overlay (T4L & T3). By allowing the property to be rezoned to R-1-7.5 would allow for larger yards, helping with the overall low impact development goal for Florence Gardens. Since the surrounding area consists of R-2, R-1-15, and R-1-7.5 (Single Family) zoning districts; allowing the rezoning of the property would be consistent with the overall area. The staff recommendation is to approve the request.

RECOMMENDATION

The staff recommendation is to approve the request.

APPROVALS

This staff report has been reviewed and approved by:



Director of Urban Development Department

Greg Pietrangelo

\$175.00



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL #

0	9	0	8	c	-	0	1	-	0	0	1	•	0	0	0
					-			-				•			
					-			-				•			

Case File #: 1706PC.073Date Received: 5/12/17Receipt #: 8423963Received By: SBZoning: T2Ward: 6 Flood: AE

(If necessary, use separate sheet of paper)

Address of Property Involved: N/A

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: East of Road 237; South of O'Neal Rd.; West of Florence Gardens Blvd.**GENERAL DESCRIPTION OF REQUEST:**Re-zone approximately 17.41 acres of property that was previously part of a Smart Code Overlay (T4L & T3)and currently zoned R-1-15 to R-1-7.5**OWNERSHIP AND CERTIFICATION:**

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER**AGENT**

Florence Gardens, LLC
Printed Name Of Owner
12321 Preservation Drive
Mailing Address
Gulfport, MS 39503
City State Zip code
(228) 575-7738 (office)
Home Phone Work/Cell Phone
Email
[Signature]
Signature Of Owner

Brown, Mitchell & Alexander, Inc.
Printed Name Of Agent
401 Cowan Rd., Suite A
Mailing Address
Gulfport, MS 39507
City State Zip code
(228) 864-7612 (office)
Home Phone Work/Cell Phone
ben@bmaengineers.com
Email
[Signature]
Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐
SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the rezoning of property associated with Tax Parcel # 0908C-01.001.000.

R. Goldin
FLORENCE GARDENS, LLC

DATE: 5-11-17

VP AND DIRECTOR OF OPERATIONS
TITLE

SWORN TO AND SUBSCRIBED TO ME before this 11th day of May, 2017.

Gadyanne Galle
NOTARY PUBLIC





**BROWN, MITCHELL
& ALEXANDER, INC.**

CONSULTING ENGINEERS

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

796 Vieux Marche, 2nd Floor
Biloxi, MS 39530
228-436-7612

3103 Pascagoula Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

May 12, 2017

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Statement for Rezoning Request
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Brown, Mitchell & Alexander, Inc. (BMA) hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 17.55 acres of property (Parcel No. 0908c-01-001.000) that was previously part of Smart Code Overlay (T4L & T3) and currently zoned R-1-15 to R-1-7.5.

We are submitting this request due to a ***Change in Condition***. The condition which warrants this change in zoning is due to the desire to only allow single family homes in this area of the development instead of a mixed-use neighborhood and limited retail. This also allows for larger yards due to greater setbacks, helping with the overall low impact development goal for Florence Gardens.

Please see attached proposed development schedule detailing the anticipated time schedule for beginning and completion and any successive stages in the development.

BMA will represent the applicant / owner in all matters involving this request for re-zoning in the above mentioned parcel. Owner: Florence Gardens, LLC, 12321 Preservation Drive, Gulfport, MS 39503.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,

Benjamin Smith, P.E.
Vice President

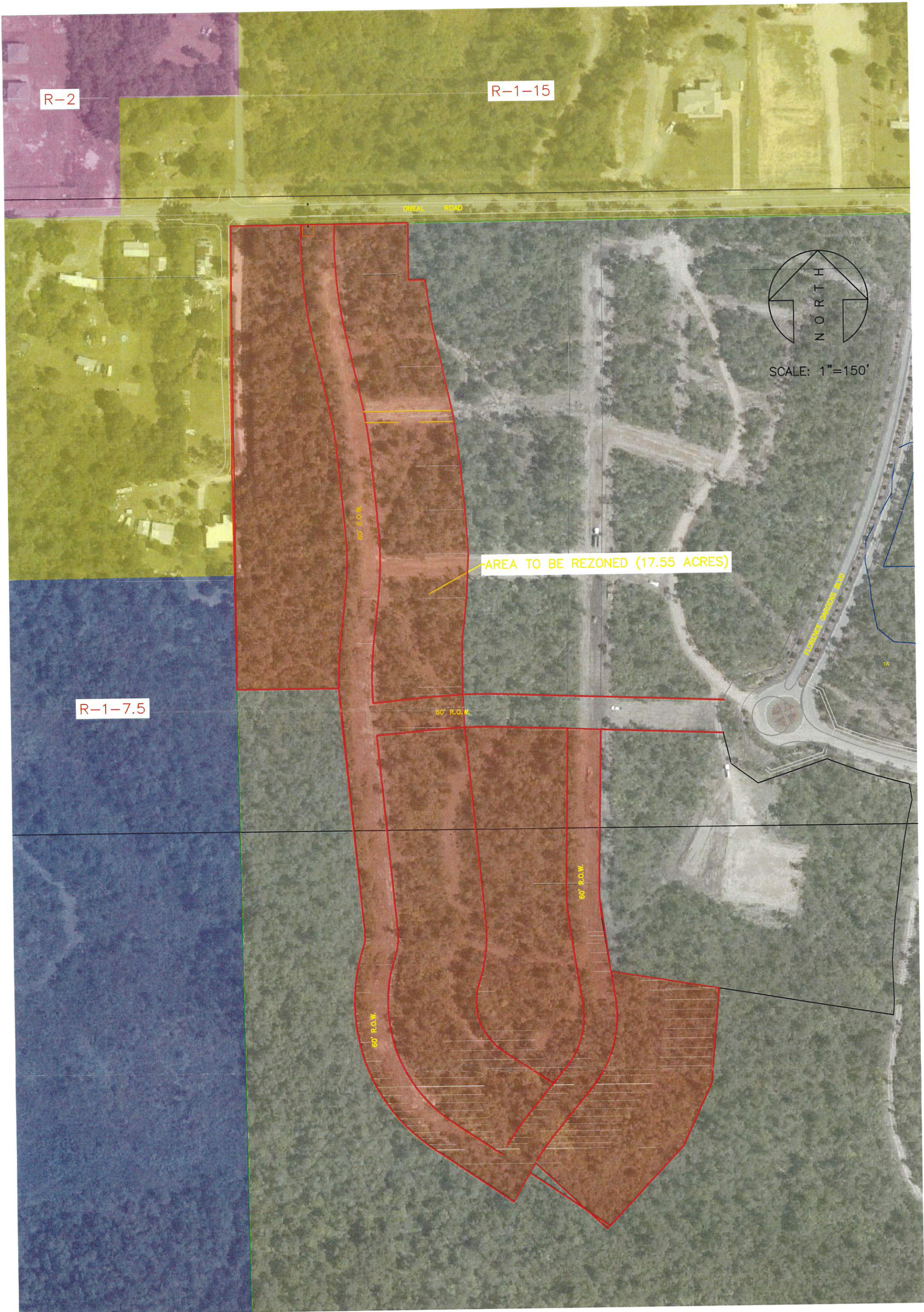
Attachments

CELEBRATING



Florence Gardens, Phase 4 Development Schedule

ACTIVITY	START	FINISH	MAY							JUNE							JULY							AUGUST							SEPTEMBER							OCTOBER						
			5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	1	8	15	22	29	6	13	20	27																
Submit Rezoning Request	5-May	12-May																																										
Submit General Plan Application	5-May	6-Jun																																										
Planning Commission Approval	22-Jun	22-Jun																																										
City Council Rezoning Approval	18-Jul	18-Jul																																										
Planning Commission General Plan Approval	27-Jul	27-Jul																																										
City Council General Plan Approval	1-Aug	1-Aug																																										
Construction	7-Aug	29-Sep																																										
Home Construction	2-Oct	-																																										



FLORENCE GARDENS, PHASE IV
FLORENCE GARDENS, LLC
GULFPORT, MISSISSIPPI
REZONING SITE PLAN

bma BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS
www.bmaengineers.com

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)864-7612
Fax (228)864-7676
796 Vieux Marche,
2nd Floor,
Biloxi, MS 39530
(228)436-7612
Fax (228)436-7676



URBAN DEVELOPMENT
PLANNING DIVISION

June 5, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Ryan Goldin of Florence Gardens LLC,
12321 Preservation Drive
Gulfport, MS 39503

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Map Amendment 1706PC073: Brown, Mitchell, Alexander Inc., agent for Florence Gardens, LLC, property owner, request to rezone 17.55 acres of the tax parcel 0908C-01-001.000 from R-1-15 (Single Family) to R-1-7.5 (Single Family); located north and adjacent to Lake Florence Road, south of and adjacent to O'Neal Road, east of Three Rivers Road, and west of John Ross Road, in Ward 6.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, June 22, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally and/or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID 073	NAME	ADDRESS_1	CITY	STATE/ZIP
0908F-01-037.001	FLORENCE GARDENS LLC C/O Ryan Goldin BMA, Inc. C/O Ben Smith	12321 PRESERVATION DR 401Coman Rd Suite A	GULFPORT Gulfport	MS 39503 MS 39507
	Adjacent Property Owners			
0908C-01-001.020	AES INVESTMENTS LLC	1720 22ND AVE STE C	GULFPORT	MS 39501
0907N-01-003.003	BANKS ANNEITTA E	15350 HWY 49 N	GULFPORT	MS 39503
0908C-01-001.003	BERRY CHARLES R & RAMONA F	12457 PRESERVATION DRIVE	GULFPORT	MS 39503
0908F-01-034.000	BROSIG THOMAS J & ROBIN MIDCALF	13081 LAKE FLORENCE RD	GULFPORT	MS 39503
0908F-01-031.000	BURRELL ANDREW C & ASHLEY	12562 LAKE VILLAGE DRIVE	GULFPORT	MS 39507
0908C-01-001.010	CHAPMAN ANDREW O & MARIANNA K	13055 HARTLEY CIRCLE	GULFPORT	MS 39503
0908C-01-001.008	CHAPUIS WILLIAM LYNN & BRENDA S	P O BOX 3121	GULFPORT	MS 39505
0908F-01-036.000	CLOWER JOHN ROBBINS JR & BARBARA	13054 MIDLAND COVE	GULFPORT	MS 39503
0908C-01-001.007	CROMWELL JASON & JOANIE	P O BOX 3597	GULFPORT	MS 39505
0908C-01-001.021	DENNIS PADRICK D & MARY M	12473 PRESERVATION DR	GULFPORT	MS 39503
0908E-01-001.000	DEVELOPMENT CONSULTING INC	5235 KOOLMAN RD BLDG 8	THEODORE	AL 36582
0907M-01-006.000	DOBSON BERNICE & LISA JONES	7190 GUSTINE RD	KILN	MS 39556
0908C-01-001.009	ENNIS BRADLEY A	13051 HARTLEY CIRCLE	GULFPORT	MS 39503
0907N-01-003.006	FAMILY WORSHIP CENTER OF GULFPORT I	15011 PARKWOOD DRIVE	GULFPORT	MS 39503
0908C-01-001.011	FELSHER CHARLES E	P O BOX 10101	GULFPORT	MS 39505
0908C-01-001.001	FLORENCE GARDENS LLC	12271 PRESERVATION DRIVE	GULFPORT	MS 39503
0908D-01-003.000	FLOWERS KEVIN ET AL	12486 ROAD 237	GULFPORT	MS 39503
0908F-01-001.001	FORE WALLACE C	P O BOX 3058	GULFPORT	MS 39505
0908C-01-001.013	FOX DUNCAN	12396 PRESERVATION DRIVE	GULFPORT	MS 39503
0907N-01-001.056	FRANCWAY MINNFEE JOHN & ANDREA	13021 TURTLE CREEK PARKWAY	GULFPORT	MS 39503
0908C-01-001.015	GILREATH MICHAEL H & CYNTHIA C AKA	12444 PRESERVATION DR	GULFPORT	MS 39503
0908F-01-015.000	GOFF JOHN R & CYNTHIA L	12224 PRESERVATION DR	GULFPORT	MS 39503
0908F-01-051.000	GOLDIN JASON	4 GOLDIN DR	GULFPORT	MS 39507
0908C-01-001.037	GOLDIN MARTIN C	12503 PRESERVATION DR	GULFPORT	MS 39503
0908C-01-001.024	GRAVES JOHN T & PHYLLIS F	5308 PONTIAC ST	OCEAN SPRINGS	MS 39564
0908C-01-001.014	HAYES-DAVIS BERTRAM & CAROL ANN	12440 PRESERVATION DRIVE	GULFPORT	MS 39503
0908F-01-032.000	HELMS MATTHEW D & KANDYCE C	13095 LAKE FLORENCE DR	GULFPORT	MS 39503
0908F-01-010.000	HOPE TIM R & BETTY A	12227 PRESERVATION DR	GULFPORT	MS 39503
0908C-01-001.023	JOAN CRAVENS INC	14283 A DEDEAUX RD	GULFPORT	MS 39503
0907N-01-003.007	LOFTIN JIM H & CONSORCIA S-TRUSTEE	14481 AUTUMN CHASE	GULFPORT	MS 39503

0908C-01-001.027	LOVELL FRANK A & NANCY D	40 54TH ST	GULFPORT	MS	39507
0907N-01-001.057	MCQUEEN GOLDENA MARTHENA	13015 TURTLE CREEK PKWY	GULFPORT	MS	39503
0908C-01-001.004	MEINZINGER RODGER K & PAMELA B	12453 PRESERVATION DR	GULFPORT	MS	39503
0908F-01-016.000	NORRIS JACK R & STEPHANIE D	12216 PRESERVATION DR	GULFPORT	MS	39503
0908C-01-001.002	OTERO MICHAEL & STACEY L	12461 PRESERVATION DR	GULFPORT	MS	39503
0908D-01-001.000	PARKER PATRICIA & LOCKRIDGE J	104 WEST CHIPWOOD DR	GULFPORT	MS	39503
0907O-01-023.023	RANKIN OTIS G & DEBRA S	12530 O'NEAL RD	GULFPORT	MS	39503
0908C-01-001.012	ROBINSON GARY & BARBARA	13063 HARTLEY CIR	GULFPORT	MS	39503
0908C-01-001.016	SALLEY RONALD I & WANDA K	12448 PRESERVATION DR	GULFPORT	MS	39503
0908C-01-001.022	SERNA MARVIN JR	12477 PRESERVATION DRIVE	GULFPORT	MS	39503
0908D-01-002.001	SPOONER JOHN J & BETTYE F	11 PROGRESS RD	BROOKLYN	MS	39425
0907N-01-001.063	STAMPLEY MICHAEL T	13020 TURTLE CREEK PARKWAY	GULFPORT	MS	39503
0907N-01-001.000	TURTLE CREEK SUBDIVISION LLC	729 WATTS AVE	PASCAGOULA	MS	39568
0908B-01-008.000	W C FORE TRUCKING CO INC	14270 CREOSOTE RD	GULFPORT	MS	39503
0908F-01-033.000	WALTZ ROBERT D & BRENDA M	13087 LAKE FLORENCE DRIVE	GULFPORT	MS	39503
0908C-01-001.038	WESSON AUGUSTUS & ASHLEY	980 COURTHOUSE RD #922	GULFPORT	MS	39507
0907N-01-003.008	YOCOM BRADLEY A & JEANIE M	13188 O'NEAL RD	GULFPORT	MS	39503

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1706PC073

4

5 TRANSCRIPT OF HEARING

6 June 22, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

4:30

10 MISSISSIPPI, ON THE 22ND DAY OF JUNE 2017 COMMENCING AT

11 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

COLETTE TOWLES

17

CHARLIE HEWES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

21

VIRGINIA ADOLPH

22

EVERETTE "LAD" LADNER

23

MICHAEL DANIELS

24

25

STAFF PRESENT:

26

GREG HOLMES

27

CORY LONG

28

MATILDA WELCH

24

SU LIN BOLIN

25

N.J. SOROE, CSR #1297

1. 8. Zoning Map Amendment 1706PC073
2. MR. WILLIAMS: Let the record show that Coach
3. Jones had to leave the meeting. So we still have a quorum,
so
4. we're okay. Can we continue to move on and get the next
case,
5. please?
6. MS. WELCH: Case Number 073 has been duly and
7. timely noticed as required by law. The applicant requests
to
8. rezone 17.35 acres of the tax parcel zoned R-1-15 single
family
9. to R-1-7.5 single family located north of and adjacent to
Lake
10. Florence Road, south of and adjacent to O'Neal Road, east
of
11. Three Rivers Road, and west of John Ross Road in Ward 6. A
12. copy of the packet considered is hereby offered into
evidence.
13. MR. WILLIAMS: Thank you. Someone here to speak
14. for this request?
15. MR. SMITH: Ben Smith, 401 (). Again, Ben
16. Smith with Brown Mitchell & Alexander here representing
17. Florence Gardens on behalf of the case. Be happy to answer
any
18. questions.
19. MR. WILLIAMS: Commissioners, any questions on
20. this? It's pretty straightforward request. None at this
time?

21. All right. If something comes up, we'll bring you back up.

22. Thank you.

23. Anyone else here to speak for the request?

24. Do I have anybody to speak against this request

25. tonight?

N.J. SOROE, CSR #1297

1. Can we get staff's recommendation, please?
2. MS. WELCH: Staff recommendation is to approve
3. the request.
4. MR. WILLIAMS: We've heard staff recommendation.
5. Can I get a motion?
6. MR. HEWES: Mr Chairman, I move we approve the
7. request per staff recommendation for Case 1706PC073.
8. MR. WILLIAMS: All right. Do I have second?
9. MS. TOWLES: Second.
10. MR. WILLIAMS: Motion and a second to accept
11. staff's recommendation to approve. Any further discussion?
If
12. not, all those in favor signify by saying aye. Any
opposed?
13. All right. It's been passed. Thank you all.
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N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2

3 1706PC073

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6

COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

9 Reporter, do hereby certify that to the best of my skill
and

10 ability I have reported the hearing held before the City of
11 Gulfport Planning Commission and that the foregoing 3 pages
12 constitute a true and correct transcription of said hearing
13 held on the 22nd day of June 2017.

14 I do further certify that my certificate annexed
15 hereto applies only to the original and certified
transcript.

16 The undersigned assumes no responsibility for the accuracy
of
17 any reproduced copies not made under my control and
direction.

18 Witness my signature this the 26th day of June
2017.

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22

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

23

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N.J. SOROE, CSR #1297



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Dustin Uselton, Assistant Attorney
Code Enforcement

Date: 08/01/2017

Subject: Ordinance - amending § 7-10(g) of Chapter 7, Article I of the Code of Ordinances of the City of Gulfport, and for related purposes.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Ordinance:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING § 7-10(g) OF CHAPTER 7, ARTICLE I OF THE
CODE OF ORDINANCES OF THE CITY OF GULFPORT, MISSISSIPPI
AND FOR ASSOCIATED PURPOSES**

WHEREAS, the City of Gulfport, Mississippi is a duly organized and incorporated municipality pursuant to Section 21-8-1, et seq., of the Mississippi Code of 1972 (as amended); and

WHEREAS, during the 2016 Legislative Session, the Legislature of the State of Mississippi enacted House Bill 1223 which permits and authorizes certain municipalities in the State of Mississippi to establish “Leisure and Recreation Districts” and to designate the geographic areas included within and the boundaries of said districts, which Legislation has since been codified at Section 67-1-101 of the Mississippi Code of 1972; and

WHEREAS, in accordance with Miss. Code Ann. § 67-1-101(2)(a)(i), the Governing Authority for the City of Gulfport, Mississippi adopted Ordinance No. 2856 in June 2016 which established a “Leisure and Recreation District” in the vicinity of the City’s downtown and related areas and which District is referred to therein as the “Downtown Social District”; and

WHEREAS, the City of Gulfport, Mississippi, pursuant to Miss. Code Ann. § 67-1-101(2)(a)(i), may prospectively create further or additional “Leisure and Recreation Districts” within the City; and

WHEREAS, in furtherance of the findings previously made by the City of Gulfport, Mississippi in connection with its adoption of an Ordinance relating to “Noise,” enumerated in § 7-10 of Chapter 7, Article I of its Code of Ordinances, as well as those made by the City pertaining to its adoption of Ordinance No. 2856, the Governing Authority has determined and hereby finds it to be within the best interests of the City of Gulfport, Mississippi and in promotion of the general welfare of the City to amend § 7-10 of its Code of Ordinances, specifically § 7-10(g), to include an additional exemption relating to noises or sounds resulting from activities of a temporary duration occurring within the City’s “Downtown Social District,” as such district is defined and described in Ordinance No. 2856, provided the same occur anytime other than

between the hours of 2:00 a.m. and 8:00 a.m. on the same date, and to further take into account the effect of Miss. Code Ann. § 67-1-101(2)(a)(i) and the City's prospective creation of further or other such "Leisure and Recreation Districts" so that a further exemption relating to noises or sounds resulting from activities of a temporary duration occurring within such districts, provided the same occur anytime other than between the hours of 12:00 a.m. and 8:00 a.m. on Sundays through Thursdays and anytime other than between the hours of 2:00 a.m. and 8:00 a.m. on Fridays and Saturdays.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters and things set forth in the above preamble are hereby accepted as stated as the findings of the City's Governing Authority.

SECTION 2. That § 7-10(g) of Chapter 7, Article I of the Code of Municipal Ordinances of the City of Gulfport, Mississippi, which presently reads as follows:

Sec. 7-10. - Noise generally.

(g) Exemptions. The following are exempt from the provisions of this section:

- (1) Domestic power tools, lawn mowers, and agricultural equipment between the hours of 7:00 a.m. and 9:00 p.m.*
- (2) Noises or sounds resulting from any authorized emergency vehicles when responding to an emergency.*
- (3) Safety signals and alarm devices, storm warning sirens or horns, and the authorized testing of such equipment.*
- (4) Noises or sounds made during a parade or concert sponsored by the city, or for which a permit has been granted by the city.*
- (5) Noises or sounds resulting from activities of a temporary duration, for which a special permit or variance has been granted pursuant to this section, and which conforms to the conditions and limits stated thereon.*
- (6) Noises or sounds from church bells and chimes.*
- (7) Noises from construction and demolition activities for which a building permit has been issued by the city are exempt from this section between the hours of 7:00 a.m. and 9:00 p.m., provided that mufflers on construction equipment shall be maintained.*
- (8) Interstate railway locomotives and motor vehicles, aircraft, trucks, or other motor vehicles in interstate commerce, or those which are in all respects operated in accordance with or pursuant to applicable federal laws or regulations.*
- (9) Installation and maintenance of public and private utilities.*
- (10) Mosquito control operations.*
- (11) Public or private school functions which occur on the property of the school.*
- (12) Federal, state, or local governmental event, festival, fun run, race, fiesta, or concert sponsored, co-sponsored, or permitted by a governmental agency or*

any agent of the same in the fulfillment of any official duty or activity sanctioned by or on behalf of the governmental agency or entity.

- (13) Any burglar alarm or security device, provided, however, no burglar alarm or security device shall sound for more than a reasonable amount of time after being activated.*
- (14) The emission of any sound which was created or produced for the purpose of alerting a person to the existence of an emergency, danger, or attempted crime, which was produced by an authorized emergency vehicle or by emergency work necessary to restore public utilities, or to restore property to a safe condition, or to protect person or property from imminent danger following a fire, accident, or natural disaster.*
- (15) Any aircraft operated in conformity with, or pursuant to, a federal law, federal air regulations, and air traffic control instructions and pursuant to and within the duly adopted federal air regulations. Any aircraft operating under technical difficulties in any kind of distress, under emergency orders of air traffic control or being operated pursuant to and subsequent to the declaration of any emergency under federal air regulations is also exempt.*
- (16) Noises or sounds resulting from lawful fireworks or noisemakers used for celebration of an official holiday or in accordance with subsection 10-55(c) of this Code of Ordinances.*
- (17) Noises or sounds resulting from the lawful operation of racing boats as set out in or in accordance with section 2-116 of this Code of Ordinances.*

shall be, and hereby is, amended in pertinent part to now read as follows (additions in bold and underlined):

Sec. 7-10. Noise generally.

- (g) Exemptions. The following are exempt from the provisions of this section:*
- (1) Domestic power tools, lawn mowers, and agricultural equipment between the hours of 7:00 a.m. and 9:00 p.m.*
 - (2) Noises or sounds resulting from any authorized emergency vehicles when responding to an emergency.*
 - (3) Safety signals and alarm devices, storm warning sirens or horns, and the authorized testing of such equipment.*
 - (4) Noises or sounds made during a parade or concert sponsored by the city, or for which a permit has been granted by the city.*
 - (5) Noises or sounds resulting from activities of a temporary duration, for which a special permit or variance has been granted pursuant to this section, and which conforms to the conditions and limits stated thereon.*
 - (6) Noises or sounds from church bells and chimes.*
 - (7) Noises from construction and demolition activities for which a building permit has been issued by the city are exempt from this section between the hours of 7:00 a.m. and 9:00 p.m., provided that mufflers on construction equipment shall be maintained.*
 - (8) Interstate railway locomotives and motor vehicles, aircraft, trucks, or other motor vehicles in interstate commerce, or those which are in all respects operated in accordance with or pursuant to applicable federal laws or regulations.*
 - (9) Installation and maintenance of public and private utilities.*
 - (10) Mosquito control operations.*
 - (11) Public or private school functions which occur on the property of the school.*

- (12) *Federal, state, or local governmental event, festival, fun run, race, fiesta, or concert sponsored, co-sponsored, or permitted by a governmental agency or any agent of the same in the fulfillment of any official duty or activity sanctioned by or on behalf of the governmental agency or entity.*
- (13) *Any burglar alarm or security device, provided, however, no burglar alarm or security device shall sound for more than a reasonable amount of time after being activated.*
- (14) *The emission of any sound which was created or produced for the purpose of alerting a person to the existence of an emergency, danger, or attempted crime, which was produced by an authorized emergency vehicle or by emergency work necessary to restore public utilities, or to restore property to a safe condition, or to protect person or property from imminent danger following a fire, accident, or natural disaster.*
- (15) *Any aircraft operated in conformity with, or pursuant to, a federal law, federal air regulations, and air traffic control instructions and pursuant to and within the duly adopted federal air regulations. Any aircraft operating under technical difficulties in any kind of distress, under emergency orders of air traffic control or being operated pursuant to and subsequent to the declaration of any emergency under federal air regulations is also exempt.*
- (16) *Noises or sounds resulting from lawful fireworks or noisemakers used for celebration of an official holiday or in accordance with subsection 10-55(c) of this Code of Ordinances.*
- (17) *Noises or sounds resulting from the lawful operation of racing boats as set out in or in accordance with section 2-116 of this Code of Ordinances.*
- (18) Noises or sounds resulting from activities of a temporary duration occurring within the Leisure and Recreation District created by the City pursuant to Miss. Code Ann. § 67-1-101(2)(a)(i) and known as the “Downtown Social District,” as this specific District is described and defined in Ordinance No. 2856, provided the same occur anytime other than between the hours of 2:00 a.m. and 8:00 a.m.**
- (19) Noises or sounds resulting from activities of a temporary duration occurring within any Leisure and Recreation District created by the City pursuant to Miss. Code Ann. § 67-1-101(2)(a)(i), other than the Leisure and Recreation District described and defined in Ordinance No. 2856 as the “Downtown Social District,” provided the same occur anytime on Sundays through Thursdays other than between the hours of 12:00 a.m. and 8:00 or occur anytime on Fridays and Saturdays other than between the hours of 2:00 a.m. and 8:00 a.m.**

SECTION 3. All provisions of the City’s Code of Ordinances not in conflict herewith and not specifically amended herein shall remain in full force and effect as heretofore provided.

SECTION 4. To provide for the immediate and temporary preservation of the public peace, health and safety, this Ordinance shall be in full force and become effective immediately upon its passage by unanimous vote and enactment according to law and shall be spread on the minutes of the Gulfport City Council. The Ordinance shall be published according to law and for failure to pass unanimously, shall take effect thirty (30) days after the date of passage.

The above and foregoing Ordinance, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____,

and was adopted by the following rollcall vote:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT/ABSTAIN</u>
-------------	-------------	-----------------------

WHEREUPON, the President declared the motion carried and the Ordinance adopted,
this the _____ day of _____, 2017.

(SEAL)

ATTEST:	ADOPTED:
 _____	 _____
CLERK OF THE COUNCIL	PRESIDENT

The above and foregoing Ordinance submitted to and approved by the Mayor, this the
_____ day of _____, 2017.

APPROVED:

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Dustin Uselton, Assistant Attorney
Code Enforcement

Date: 08/01/2017

Subject: Ordinance - amending Chapter 6, Article XV of the Code of Ordinances of the City of Gulfport, Mississippi, and for related purposes.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Ordinance:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 6, ARTICLE XV OF THE
CODE OF ORDINANCES OF THE CITY OF GULFPORT, MISSISSIPPI
AND FOR RELATED PURPOSES**

WHEREAS, Section 6-376 of Chapter 6, Article XV of the City of Gulfport, Mississippi's Code of Ordinances provides for parking time restrictions in a specific geographic area that is located in or around the City's downtown area; and

WHEREAS, subsequent to the adoption of § 6-376, but prior to Hurricane Katrina, the City of Gulfport, Mississippi adopted § 6-379 of Chapter 6, Article XV of the City's Code of Ordinances, which provided a procedure to permit vehicles of those who reside within the City's "Central Business District," as defined therein, to be exempt from parking time limitations in the Central Business District; and

WHEREAS, due to increased economic development and traffic in the Central Business District, the exemption set out in § 6-379 of the City's Code of Ordinances no longer serves the best interests of the City of Gulfport, Mississippi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:**

SECTION 1. That the matters and things set forth in the above preamble are hereby accepted as stated as the findings of the Gulfport City Council.

SECTION 2. That § 6-379 of Chapter 6, Article XV of the Code of Ordinances of the City of Gulfport, Mississippi, which currently reads as follows:

Sec. 6-379. - Residents of the Central Business District to be entitled to a limited number of vehicle exemptions from parking time limitations in the CBD.

(a) Definitions.

- (1) Central Business District ("CBD") is defined for purposes of this section only as that part of original downtown Gulfport bordered on the south by U.S. Highway 90, on the west by 28th Avenue, on the north by CSX Railroad right-of-way, and on the east by 22nd Avenue, to include in the CBD dwelling units located on either side of 22nd and 28th Avenues.*
- (2) Residents entitled to qualify a vehicle for exemption from parking time limitations shall be limited to persons or families residing in dwelling units in the CBD as their primary place of residence.*
- (3) Dwelling unit is defined for purposes of this section as a house, townhouse, condominium unit, or apartment with furnishings and appliances typical of a single family residence, used primarily as a permanent place of residence.*

(b) Application.

- (1) [Filing.] Application of residents of dwelling units in the CBD to exempt vehicles from the time limitations for parking in the CBD shall be filed with the general finance office of the City of Gulfport on a form to be provided by the city, and completed and signed by a resident. The vehicle must be registered to the resident as owner or lessee.*
- (2) [Proof of residency.] Proof of residency of a dwelling unit in the CBD shall be by signed certification by the applying resident that the dwelling unit is his or her primary place of residence and in the case of a family, is the primary family residence of more than one (1) person, and the date in which occupancy as a primary place of residence commenced. The application shall be accompanied by either a copy of a deed registering title in the name of the resident, or a copy of a lease or certification by landlord evidencing the resident's right to occupancy, or a copy of tax assessor's homestead exemption certificate as proof of homestead of the resident.*
- (3) Information. The application shall contain the residence address, resident's phone number, the name and relationship of all persons residing at said address as their primary place of residence, and the name and address of the owner of the unit or owner's agent. If a lease, the expiration date of the lease, and title identification of vehicle or vehicles sought to be exempt.*
- (4) Process fee. A filing and process fee of ten dollars (\$10.00) for each application and five dollars (\$5.00) for a second vehicle if qualifying, shall be paid for the application and issuance of exemption privileges.*

(c) Exemption entitlement.

- (1) [Number of exemptions.] Resident-applicant shall be entitled to exempt one (1) vehicle from the time limitations on parking for a dwelling unit. If more than one (1) licensed driver is a permanent resident of the unit, a second vehicle may be*

qualified. A current driver's license of the primary driver for each exempt vehicle must be shown with application. No more than two (2) vehicles shall be exempted for each single-family dwelling unit. At such time as the exempt vehicle is transferred, sold, or otherwise disposed of so that it is no longer owned or leased by resident, the exempt privilege for such vehicle shall automatically terminate and the resident is under duty to notify the city general finance office and remove the exemption sticker from the vehicle. A replacement sticker may be obtained for a replacement vehicle provided new application requirements are met and a replacement fee of five dollars (\$5.00) is paid.

- (2) Exemption sticker. A current sticker to be displayed on the front windshield shall be issued by the city to resident for each vehicle approved for exemption. For the exemption sticker to be valid, the vehicle must bear a current Harrison County, Mississippi, license plate.*
 - (3) Expiration of exemption. Each exemption shall automatically expire at the end of two (2) years from the date of issuance, and the date of issuance shall be shown on the exemption sticker.*
 - (4) Renewal of exemption. Within thirty (30) days prior to the expiration of the exemption, a resident shall be entitled to a renewal sticker for a fee of five dollars (\$5.00) provided a new application is filed prior to the expiration date.*
 - (5) Other parking and traffic restrictions not exempted. This section shall not exempt resident or residents' vehicles, or any other persons from any parking or traffic restrictions other than those specified herein, and shall have no effect outside of the CBD.*
- (d) Penalty for false information. Any person who provides false or misleading information to the City of Gulfport for purposes of procuring, using, or retaining an exemption sticker under this section shall be subject to prosecution in Gulfport Municipal Court for a misdemeanor, punishable by a fine not to exceed three hundred dollars (\$300.00) or incarceration not to exceed two (2) days or both, and in such event, the exempt privilege shall be cancelled and not subject to renewal.*

should be, and hereby is, amended to now read as follows (additions in bold and underlined and deletions in bold and stricken):

Sec. 6-379. - Residents of the Central Business District to be entitled to a limited number of vehicle exemptions from parking time limitations in the CBD.

(a) Definitions.

- (1) Central Business District ("CBD") is defined for purposes of this section only as that part of original downtown Gulfport bordered on the south by U.S. Highway 90, on the west by 28th Avenue, on the north by CSX Railroad right-of-way, and on the east by 22nd Avenue, to include in the CBD dwelling units located on either side of 22nd and 28th Avenues.*
- (2) Residents entitled to qualify a vehicle for exemption from parking time*

limitations shall be limited to those persons or families residing in dwelling units in the CBD as their primary place of residence and who had a vehicle sticker or replacement sticker issued by the City under § 6-379 and which was valid and effective as of August 1, 2017.

- (3) Dwelling unit is defined for purposes of this section as a house, townhouse, condominium unit, or apartment with furnishings and appliances typical of a single family residence, used primarily as a permanent place of residence.*

(b) Application.

- (1) [Filing.] Application of residents of dwelling units in the CBD to exempt vehicles from the time limitations for parking in the CBD shall be filed with the general finance office of the City of Gulfport on a form to be provided by the city, and completed and signed by a resident. The vehicle must be registered to the resident as owner or lessee.*
- (2) [Proof of residency.] Proof of residency of a dwelling unit in the CBD shall be by signed certification by the applying resident that the dwelling unit is his or her primary place of residence and in the case of a family, is the primary family residence of more than one (1) person, and the date in which occupancy as a primary place of residence commenced. The application shall be accompanied by either a copy of a deed registering title in the name of the resident, or a copy of a lease or certification by landlord evidencing the resident's right to occupancy, or a copy of tax assessor's homestead exemption certificate as proof of homestead of the resident.*
- (3) Information. The application shall contain the residence address, resident's phone number, the name and relationship of all persons residing at said address as their primary place of residence, and the name and address of the owner of the unit or owner's agent. If a lease, the expiration date of the lease, and title identification of vehicle or vehicles sought to be exempt.*
- (4) Process fee. A filing and process fee of ten dollars (\$10.00) for each application and five dollars (\$5.00) for a second vehicle if qualifying, shall be paid for the application and issuance of exemption privileges.*

(c) Exemption entitlement.

- (1) [Number of exemptions.] Resident-applicant shall be entitled to exempt one (1) vehicle from the time limitations on parking for a dwelling unit. If more than one (1) licensed driver is a permanent resident of the unit, a second vehicle may be qualified. A current driver's license of the primary driver for each exempt vehicle must be shown with application. No more than two (2) vehicles shall be exempted for each single-family dwelling unit. At such time as the exempt vehicle is transferred, sold, or otherwise disposed of so that it is no longer owned or leased by resident, the exempt privilege for such vehicle shall automatically terminate and the resident is under duty to notify the city general finance office and remove the exemption sticker from the vehicle. A replacement sticker may be obtained for a replacement vehicle provided new application requirements are met and a replacement fee of five dollars (\$5.00) is paid.*

- (2) *Exemption sticker. A current sticker to be displayed on the rear windshield on the driver side shall be issued by the city to resident for each vehicle approved for exemption. For the exemption sticker to be valid, the vehicle must bear a current Harrison County, Mississippi, license plate. **The date of issuance shall be shown on the exemption sticker.***
- (3) *Expiration of exemption. Each exemption shall automatically expire at the end of two (2) years from the date of issuance ~~and the date of issuance shall be shown on the exemption sticker~~ **or the effective date when this Ordinance [(\$ 6-379)] stands repealed, whichever occurs first.***
- (4) *Renewal of exemption. Within thirty (30) days prior to the expiration of the exemption, a resident shall be entitled to a renewal sticker for a fee of five dollars (\$5.00) provided a new application is filed ~~prior to the expiration date on or before July 31, 2018.~~ **No resident shall be entitled to any renewal of an exemption that expires later than July 31, 2020.***
- (5) *Other parking and traffic restrictions not exempted. This section shall not exempt resident or residents' vehicles, or any other persons from any parking or traffic restrictions other than those specified herein, and shall have no effect outside of the CBD.*
- (d) *Penalty for false information. Any person who provides false or misleading information to the City of Gulfport for purposes of procuring, using, or retaining an exemption sticker under this section shall be subject to prosecution in Gulfport Municipal Court for a misdemeanor, punishable by a fine not to exceed three hundred dollars (\$300.00) or incarceration not to exceed two (2) days or both, and in such event, the exempt privilege shall be cancelled and not subject to renewal.*
- (e) Repealer. This Ordinance [(\$ 6-379)] and all its provisions shall stand fully repealed and no longer in effect from and after July 31, 2020.**

SECTION 3. All provisions of Chapter 6, Article XV of the Code of Ordinances of the City of Gulfport, Mississippi not in conflict herewith shall remain in full force and effect as heretofore provided.

SECTION 4. To provide for the immediate and temporary preservation of the public peace, health and safety, this Ordinance shall be in full force and become effective immediately upon its passage by unanimous vote and enactment according to law and shall be spread on the minutes of the Gulfport City Council. The Ordinance shall be published according to law and for failure to pass unanimously, shall take effect thirty (30) days after the date of passage.

The above and foregoing Ordinance, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT/ABSTAIN

WHEREUPON, the President declared the motion carried and the Ordinance adopted, this the ____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance submitted to and approved by the Mayor, this the ____ day of _____, 2017.

APPROVED:

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Urban Development

Date: 07/30/2017

Subject: Ordinance - providing for the salary of compensation for certain positions of the City of Gulfport, Mississippi, and for related purposes.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Ordinance:

ORDINANCE NO. _____

**AN ORDINANCE PROVIDING FOR THE SALARY OF COMPENSATION
FOR CERTAIN POSITIONS OF THE CITY OF GULFPORT, MISSISSIPPI AND
FOR RELATED PURPOSES**

WHEREAS, Mississippi Code Annotated Section 21-8-21(2) provides and requires that “[e]very officer or employee of the municipality shall receive such a salary of compensation as the council shall by ordinance provide, and the salary compensation of all employees of such municipality shall be fixed by council from to time, as occasion may demand;” and

WHEREAS, Gulfport City Counsel acknowledges the Planner II position has been created for the benefit of the City; and

WHEREAS, the base salary of compensation for a newly hired Planner II shall be \$41,370.00; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters and things set forth in the Preamble are hereby accepted as stated as the findings of the Gulfport City Council.

SECTION 2. That the salary for the newly hired Planner II shall be \$41,370.00.

SECTION 3. Nothing in this Ordinance shall be deemed to effect an employee employed by the City on or before September 30, 2009, entitlement to receive Longevity Pay and Education Pay (at the rate and in accord with the policies governing the same (which are hereby

incorporated herein by reference and made effective hereby) in effect on September 30, 2009) in addition to the base pay cited herein.

SECTION 4. That this ordinance shall be in full force and effect thirty (30) days after the date of passage, except where it should pass unanimously in which case, for the safety and benefit of the City, it shall go into effect immediately. It shall be published according to law and shall be spread on the minutes of the Gulfport City Council.

The above and foregoing Ordinance, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Ordinance adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR



**DEPARTMENT OF URBAN
DEVELOPMENT**

P.O. Box 1780
Gulfport, MS 39502-1780
Phone: 228-868-5790
Fax: 228-214-4487

William H. Hardy Building
1410 24th Ave.

Memorandum

To: The Honorable Mayor and City Council
From: Greg Pietrangelo, Director of Urban Development 
Date: July 25, 2017
Re: Request to set the salary for the Planner II Position

On May 23, 2017 the Council approved the creation of an additional Planner II with a salary range of \$41,370 to \$43,890 depending on experience. The candidate for the position has been identified and we now would like to set the starting salary at \$41,370.67 with a review in six months and increase to \$43,890.14.

Your consideration is greatly appreciated.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ronda Cole, Clerk of Council
Urban Development

Date: 08/03/2017

Subject: Ordinance - providing for the salary of compensation for certain positions of the City of Gulfport, Mississippi, and for related purposes.

Recommendation:



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Urban Development

Date: 07/28/2017

Subject: Resolution - by the Gulfport City Council accepting the NCBC and Special Areas Joint Land Use Study (JLUS) Final Report and supporting the strategies therein as recommended by the JLUS Policy Committee and Technical Advisory Committee, and for related purposes.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO ACCEPT THE NCBC AND SPECIAL AREAS JOINT LAND USE STUDY (JLUS) FINAL
REPORT AND SUPPORTING THE STRATEGIES THEREIN AS RECOMMENDED BY THE
JLUS POLICY COMMITTEE AND TECHNICAL ADVISORY COMMITTEE, AND FOR
RELATED PURPOSES**

WHEREAS, NCBC Gulfport and Special Areas consists of NCBC Gulfport, Woolmarket Range, the Western Maneuver Area (WMA), and Stennis International Airport located in southern Mississippi along the Gulf Coast. NCBC is located within the City of Gulfport, Mississippi and is bordered by the City of Long Beach and Harrison County. Woolmarket Range is located within the DeSoto National Forest in Harrison County. The WMA is located adjacent to Stennis Space Center within the Stennis Acoustic Buffer Zone in Hancock County. Stennis International Airport is primarily within the Stennis Acoustic Buffer Zone in Hancock County. The expansive mission and location requires varied agency participation to encapsulate all affected communities. Jurisdictional participation includes Harrison and Hancock Counties and the cities of Gulfport and Long Beach; and

WHEREAS, NCBC and Special Areas are recognized by all jurisdictions as an important asset to the nation's defense and is integral to Navy force mobilization requirements, live-fire and maneuvering training and the missions of other significant military commands; and

WHEREAS, the purpose of a JLUS is to encourage cooperative land use planning and coordination between military installations and the surrounding communities so that future civilian growth and development are compatible with the training, testing, and/or operational missions of the installation; and to seek ways to reduce existing or potential future impacts on adjacent lands; and

WHEREAS, the Study is considered vital to protecting the mission of the installation and outlying facilities and thus maintaining and promoting the positive economic impact of NCBC and Special Areas within southern Mississippi; and

WHEREAS, the NCBC and Special Areas JLUS was initiated in April 2016 with support from the Gulf Regional Planning Commission, Harrison and Hancock Counties and the cities of Gulfport and Long Beach and NCBC; and

WHEREAS, the NCBC and Special Areas JLUS Policy and Technical Committees, composed of elected officials, technical experts, and interested stakeholders, have been actively involved in the process and have had the opportunity to collaborate and work towards win-win solutions and recommendations as detailed in the study for each jurisdiction; and

WHEREAS, the final JLUS report has recommended various compatibility and coordination strategies to help preserve the mission of NCBC and Special Areas to reduce potential loss of operations and missions in the future; and

WHEREAS, the JLUS Policy and Technical Committees on July 24, 2017, voted to accept the NCBC and Special Areas JLUS and recommended that Harrison and Hancock Counties and the cities of Gulfport and Long Beach adopt a resolution to accept the JLUS report and support the recommendations described in the study.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the document consisting of text, maps, and graphics, entitled NCBC and Special Areas Joint Land Use Study (JLUS) is hereby adopted by the Governing Authority of the City of Gulfport.

SECTION 3. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the _____ day of _____, 2017.

MAYOR



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY EXECUTIVE SUMMARY

What is the NCBC Gulfport + Special Areas JLUS?

The Naval Construction Battalion Center (NCBC) Gulfport + Special Areas Joint Land Use Study (JLUS) was an 18-month process completed in July 2017. The JLUS was centered around the main NCBC installation located in Gulfport Mississippi, along with three Special Areas comprised of the Woolmarket Range, the Western Maneuver Area (WMA), and Stennis International Airport. The JLUS is a collaborative study conducted by city and county officials, local residents, key stakeholders and the military installation to identify compatible land uses and growth management guidelines near the installation and special areas. The Study resulted in a series of recommendations that are used to help local jurisdictions guide community development that protects and preserves military readiness and defense capabilities while supporting continued economic development and public health, safety, and general welfare of those living and working near an active military installation.

The study area included Harrison and Hancock counties and the cities of Gulfport and Long Beach. In order to ensure the important features are captured, a study area boundary of one mile around each area was created.





NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY EXECUTIVE SUMMARY

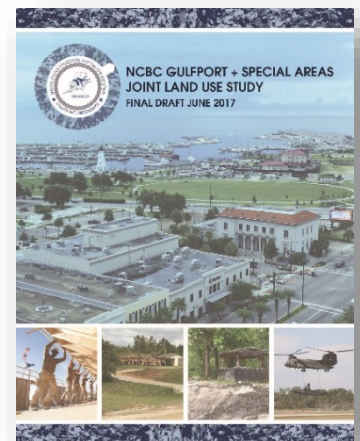
- **NCBC Gulfport** is a 1,100-acre facility located within the City of Gulfport in Harrison County. The one-mile study area is a total of 6,163 acres.
- **Woolmarket Range** is a 2,483-acre facility under the command of NCBC and located along U.S. Highway 67 in the unincorporated community of Woolmarket. The entirety of the facility is located within Harrison County and the DeSoto National Forest. The one-mile study area is a total of 7,137 acres.
- **WMA** is a 3,200-acre facility under the command of NCBC and located in Hancock County. The entirety of the site is within the Stennis Acoustic Buffer Zone. The one-mile study area includes a total of 7,061 acres.
- **Stennis International Airport** (Airport Identifier KHSA) is a 580-acre general aviation airport, owned and operated by the Hancock County Port and Harbor Commission (HCPHC). Stennis International Airport is located on the eastern edge of the Stennis Acoustic Buffer Zone, approximately 10 miles from the Stennis Space Center in Hancock County and provides a significant support role in both military aircraft landing and various military training exercises. The one-mile study area is 7,765-acres.

The JLUS was funded through a grant from the Department of Defense (DoD), Office of Economic Adjustment (OEA) and the Mississippi Development Authority (MDA) and administered by the Gulf Regional Planning Commission (GRPC).

The Final JLUS report and materials are available at www.seabeesjlus.com.

What is included in the JLUS Report?

The JLUS report is divided into eight chapters. Chapter 1.0 – Chapter 3.0 provides background information and includes Introduction, The Community, and Military Profile. Chapter 4.0 Compatibility Tools lists some of the tools available to assist local governments and the military with compatibility and encroachment challenges. Chapter 5.0 Development Suitability Analysis analyzes future growth and development surrounding NCBC Gulfport, Woolmarket Range, and Stennis International Airport to determine if, when, or where conditions might occur that create (or make worse) conflicts between military operations and nearby development types, locations, patterns, or intensities. Chapter 6.0 Compatibility Analysis analyzes twenty-four encroachment/compatibility factors to assess NCBC Gulfport and the Special Areas. The results of the analysis are Recommendations in Chapter 7.0 that address and provides for proactive measures for each item of





NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY EXECUTIVE SUMMARY

interest identified during the Study. Chapter 8.0 Implementation Plan gives guidance to each municipality on how to implement the suggested recommendations.

What was the process?

The Policy Committee and Technical Committee were formed to help facilitate the JLUS. Each participated directly with the project team to provide feedback and decision-making throughout the planning process. The Technical Committee included subject experts from surrounding jurisdictions, military base planners, business and development representatives, and special organizations. They provided technical expertise through identification of issues and provided feedback to the JLUS team. Upon completion of the JLUS, they will transition to the Implementation Committee. The Policy Committee consisted of decision-makers, executive directors, and elected officials and provided policy direction, study oversight, and ultimately will adopt the final report.

A series of public and stakeholder meetings were hosted to obtain feedback and inform the public. Three rounds of public workshops and forums were held in each of the three Special Areas for a total of nine meetings. Stakeholder meetings were held throughout the planning process to obtain individualized information from the community. A project website and Facebook page accompanied traditional methods of public notice and outreach.



What are the next steps?

Each of the recommendations incorporate one or more actions that can be implemented to promote compatible land use, prevent encroachment upon the military mission, mitigate existing incompatibilities, and facilitate compatible economic development. The recommended strategies function as tools to aid the community in their goal of ensuring the continued sustainability of the military mission at NCBC Gulfport, Woolmarket, WMA, and Stennis International Airport. Collectively,



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY EXECUTIVE SUMMARY

these strategies represent an assertive and coordinated approach that will demonstrate the community's commitment to that goal.

The recommendations are customized for each of the four local governments – Harrison and Hancock counties and the cities of Gulfport and Long Beach. The recommendations and implementation strategies are organized into the following strategies which are further detailed in Chapters 7.0 and 8.0 of the JLUS report.

- **Comprehensive Plan and Land Development Regulation Updates.** Local governments should consider adopting updates within their Comprehensive Plans and Land Development Regulations that includes creating an overlay district to mitigate potential and future concerns such as frequency interference and noise.
- **Development Review.** As part of the continued coordination between the local governments and the Navy, review of new developments and proposed changes need to be shared. Strategies are offered to include the Navy at appropriate times during the review process.
- **Memorandum of Understanding.** A Memorandum of Understanding (MOU) is a formal agreement established between multiple parties. They aid in establishing the role of each party and can provide guidance for intended future actions. A Communication MOU is recommended for formal notification on new developments as well as a Frequency MOU for any new developments that may cause frequency interference.
- **Studies, Designs, and Projects.** The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. A variety of studies, designs, and projects are suggested for each jurisdiction and include transportation related items, flooding concerns, signage programs, and others.
- **Coordination and Communication.** Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback.

For Additional Information, Please Contact:

Elaine Wilkinson, Project Manager
Gulf Regional Planning Commission
1635 Popp's Ferry Road
Biloxi, MS 39532
egw@grpc.com
228.864.1167
Or visit us at:
www.seabeesjlus.com



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

AUGUST 2017





NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

PREPARED FOR:



1635 Popp's Ferry Road
Biloxi, Mississippi 39532
www.grpc.com

PREPARED BY:



1441 Maclay Commerce Drive
Tallahassee, Florida 32312
www.stantec.com



401 Cowan Road
Gulfport, Mississippi 39507
www.bmaengineers.com

This study was prepared under contract with the Gulf Regional Planning Commission, Mississippi, with financial support from the Office of Economic Adjustment, Department of Defense and the Mississippi Development Authority. The content does not necessarily reflect the views of the Office of Economic Adjustment or the Mississippi Development Authority.

AUGUST 2017



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Acknowledgements

The Joint Land Use Study was completed with the involvement of a number of individuals and agencies in the community. Special thanks should be paid to the Gulf Regional Planning Commission, which administrated the study, particularly Elaine Wilkinson and Ashley Skellie.

Two steering committees guided the JLUS process and developed the final report – the Policy Committee and Technical Committee. The committees are made up of the following members:

Policy Committee

REPRESENTATIVE	ORGANIZATION
Les Fillingame	Bay St. Louis Mayor
Lonnie Falgout	Bay St. Louis Councilman
William “Billy” Hewes	City of Gulfport Mayor
Kenneth Casey	City of Gulfport Councilman
Ernie Knobloch	Diamondhead Councilman
Tommy Schafer	Diamondhead Mayor
Greg Shaw	Hancock County Board of Supervisors
Jimmie Ladner	Hancock County Tax Assessor
Felicity Edwards	Hancock County Administrator
Connie Rocko	Harrison County Board of Supervisors
Kent Jones	Harrison County Board of Supervisors
Pamela Ulrich	Harrison County Administrator
Bill Cork	Hancock County Port and Harbor Commission
William “Billy” Skellie	Long Beach Mayor
Kelly Griffin	Long Beach Alderman
CAPT Cheryl Hansen	NCBC Commanding Officer
Mike Smith	Waveland Mayor



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Technical Committee

REPRESENTATIVE	ORGANIZATION
Greg Pietrangelo	City of Gulfport
Greg Holmes	City of Gulfport
Jeannette Musil	Department of Defense, Office of Economic Adjustment
Ken Holland	Gulf Regional Planning Commission
Kenneth Yarrow	Gulf Regional Planning Commission
Anthony Cuevas	Hancock County
Dwayne Raphael	Hancock County
Patrick Bonck	Harrison County
Paul Barnes	Harrison County
Marcia Crawford	Harrison County Development Commission
Bill Cotter	Hancock County Port and Harbor Commission
Kevin Carlisle	Hancock County Port and Harbor Commission
Sara Watson	Mississippi Development Authority
Joy Saucier	Mississippi Power
Dale Waltman	Mississippi State Port Authority
Andrew "Bo" Clark	National Aeronautics and Space Administration
Dr. Ken Griffey	National Aeronautics and Space Administration
Bernie Walker	Naval Construction Battalion Center, Gulfport
Gary Randall	Naval Construction Battalion Center, Gulfport
Kevin Gillam	Naval Construction Battalion Center, Gulfport
William "Bill" Bailey	Naval Construction Training Center
Bill Sloan	Center for Security Forces
Terry Shelby	Naval Meteorology and Oceanographic Command
Chief Mark Dickey	Naval Construction Group TWO



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

REPRESENTATIVE		ORGANIZATION
Harrison Couch		Naval Construction Group TWO
Dave Sammons		Naval Construction Group TWO
Dave Everett		Special Boat Team TWENTY TWO
David McCoy		Special Boat Team TWENTY TWO
Ken Kopcso		Naval Special Warfare Center Branch Stennis
Gary Reviere		Naval Small Craft Instruction and Technical Training School



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

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Stennis International Airport Maps

Location

Location (Aerial)

Existing Land Use

Zoning

Future Land Use

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Land Suitability for Development without Regard to Military Footprint

Land Suitability for Development with Regard to Military Footprint

Existing Land Use and Flight Paths

Night Lighting Average Visibility (1993)

Night Lighting Average Visibility (2003)

Night Lighting Average Visibility (2013)

AICUZ Existing Land Use

AICUZ Zoning

AICUZ Future Land Use



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

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INTRODUCTION

1.0



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

1.0 INTRODUCTION

The Joint Land Use Study (JLUS) is the result of a partnership consisting of hard work and coordination among a team of dedicated stakeholders, community leaders, residents, and military personnel seeking to identify opportunities for their community and the military to continue to work together to ensure the mission of Naval Construction Battalion Center (NCBC) Gulfport and its Special Areas (NCBC Gulfport + Special Areas). The JLUS was funded by the Department of Defense (DOD) Office of Economic Adjustment (OEA) and the Mississippi Development Authority (MDA) and administered by the Gulf Regional Planning Commission (GRPC).

NCBC Gulfport + Special Areas consists of NCBC Gulfport, Woolmarket Range, the Western Maneuver Area (WMA), and Stennis International Airport located in southern Mississippi along the Gulf Coast. NCBC is located within the City of Gulfport, Mississippi and is bordered by the City of Long Beach and Harrison County. Woolmarket Range is located within the DeSoto National Forest in Harrison County. The WMA is located adjacent to Stennis Space Center (SSC) within the Stennis Acoustic Buffer Zone in Hancock County. Stennis International Airport is primarily within the Stennis Acoustic Buffer Zone in Hancock County. The expansive mission and location requires varied agency participation to encapsulate all affected communities. Jurisdictional participation includes Harrison and Hancock Counties and the cities of Gulfport and Long Beach.

1.1 JLUS OVERVIEW

A JLUS is a collaborative study conducted by city and county officials, local residents, key stakeholders and the military installation to identify compatible land uses and growth management guidelines near the installation. Through the study process, a relationship is established between the installation and the community. The process encourages them to act as a team in order to prevent or limit any encroachment issues caused by future mission expansion or local growth. The Study is funded primarily through the Department of Defense (DOD) Office of Economic Adjustment (OEA) but is created by the community and for the community.

From the community perspective, the primary objectives of a JLUS are:

- ▶ Protect the health, safety, and welfare of residents and maintain their quality of life.
- ▶ Manage development in the vicinity of military installations that would interfere with the continued operation of the facilities.
- ▶ Provide for sustainable growth in an economically, environmentally, and socially conscious manner.
- ▶ Maintain the economic vitality of the community.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

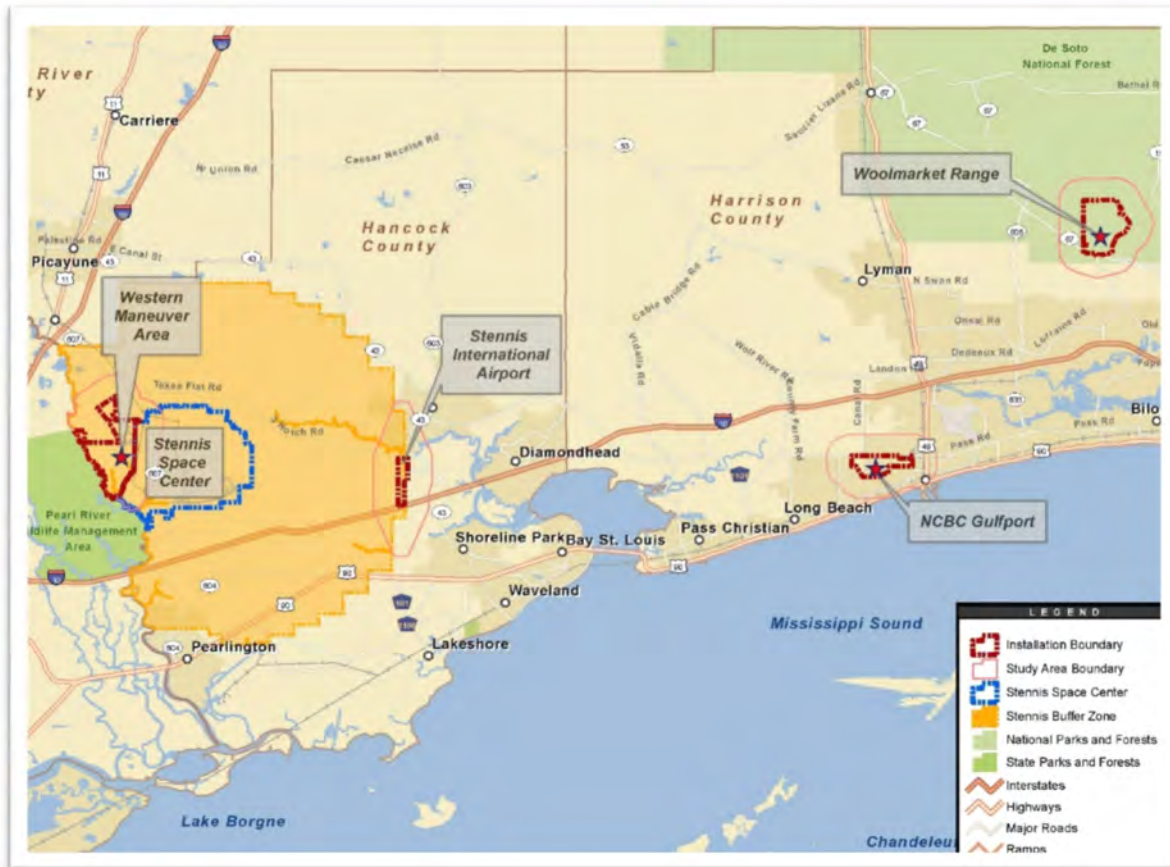


Figure 1 Regional location map of NCBC Gulfport + Special Areas

From the military perspective, the primary objectives of a JLUS are:

- ▶ Promote the health, safety, and welfare of the military and civilian personnel living and working at or near the military installation.
- ▶ Ensure the ability of the installation to achieve its mission, maintain military readiness, and support national defense objectives.
- ▶ Preserve the ability of the installation to adjust or expand its mission.

It is important to note that the JLUS is not to be a study that rests on the shelf, but a set of recommendations and strategies that are implemented most often through local jurisdictions and other governmental entities. The recommendations from the JLUS are used to help local jurisdictions guide community development that protects and preserves military readiness and defense capabilities while supporting continued economic development and public health, safety, and general welfare of those living and working near an active military installation.

Throughout the process, municipalities, stakeholders, residents, and businesses have been providing their input and support. Through the acceptance of the report, they are stating their



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

continued community-based support for future implementation efforts. The implementation measures may involve revisions to the community's comprehensive plan and traditional land use and development controls, such as zoning, subdivision regulations, and structural height restrictions. The intent is to continually ensure that future public and private development around the military installation will be compatible with both the military mission and the needs of the community.

1.2 NCBC GULFPORT JLUS OVERVIEW

The NCBC Gulfport + Special Areas JLUS is the first conducted for the installation. It highlights the complexity of the special areas, the importance of the installation to the community, and the success of the military mission.

NCBC Gulfport is one of the largest employers in the coastal region with 3,800 military and student personnel, a payroll of \$245 million, and a total economic impact to the regional economy of \$365.3 billion. In 2015, the OEA Defense Spending Report found that \$703.9 million dollars was spent in Harrison County and \$76.3 million in Hancock County on defense payroll and contract awards. Harrison County served as the top military personnel location within the state with 10,551 employees.

Over the past 70 years, the Mississippi Gulf Coast population grew at a more than two-percent annual rate. If this pattern continues, the population along the Mississippi Gulf Coast could be more than a half a million people by 2025. With this anticipated growth in the region, the chances of incompatibilities occurring within the growing communities and the existing special areas could be intensified.

The JLUS process fosters a working relationship to create a team approach to address potential encroachment issues while continuing military operations with future mission changes and regional growth.

1.2.1 NCBC GULFPORT STUDY AREA

The NCBC Gulfport + Special Areas study area spans two counties and two cities along the coast of Mississippi. In order to ensure the important features are captured, a study area boundary of one mile around each facility was created.



Figure 2 NCBC Gulfport aerial location with one-mile study area boundary



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

NCBC Gulfport

NCBC Gulfport is a 1,100-acre facility located within the City of Gulfport in Harrison County. It is bordered on the north, east and south by the City of Gulfport; to the west by the City of Long Beach; and to the northwest by Harrison County.

The one-mile study area is a total of 6,163 acres. The area to the north consists of a mix of residential and commercial uses along 28th Street with residential areas farther north. An industrial area is in the northeastern portion of the study area. The area to the south is primarily developed single family residential units. The area to the west, within the Long Beach city limits, is primarily residential as well. The largest area of vacant land is also within this portion of the study area.

Woolmarket Range

Woolmarket Range is a 2,483-acre facility located along U.S. Highway 67 in the unincorporated community of Woolmarket. The entirety of the facility is located within Harrison County and the DeSoto National Forest.

The one-mile study area is a total of 7,137 acres. The majority of the area to the north, east, and west is within conservation and does not consist of development. A residential subdivision exists south of Highway 67 along with county facilities and a school. To the southwest, directly adjacent to the Small Arms Range is a private gun club.



Figure 3 Woolmarket Range aerial location with one-mile study area boundary



Figure 4 Western Maneuver Area aerial location with one-mile study area boundary



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Western Maneuver Area

The WMA is a 3,200 acre facility located in Hancock County. The entirety of the site is within the Stennis Acoustic Buffer Zone. The Pearl River forms the western border of the WMA and serves as the border between Louisiana and Mississippi; the land west of the Pearl River lies within the Pearl River Wildlife Management Area.

The one-mile study area includes a total of 7,061 acres. The land surrounding the WMA on both the Louisiana and Mississippi sides is restricted due to the Stennis Acoustic Buffer Zone and the Pearl River Wildlife Management Area.

Stennis International Airport

Stennis International Airport (Airport Identifier KHSA) is a 585-acre general aviation airport, owned and operated by the Hancock County Port and Harbor Commission (HCPHC). Stennis International Airport is located on the eastern edge of the Stennis Acoustic Buffer Zone, approximately 10 miles from the Stennis Space Center in Hancock County.



Figure 5 Stennis International Airport study area.

The Stennis International Airport study area is a 7,765-acre area located within Hancock County on the eastern edge of the Stennis Acoustic Buffer Zone. Interstate-10 forms the southern border of the facility and bisects the southern portion of the site. The land to the west of the facility is within the Stennis Acoustic Buffer Zone and therefore remains undeveloped. The land directly adjacent to the facility, to the east, includes a middle school and high school. Lands to the north are primarily low-density residential.

Although Stennis International Airport is not classified as a military airport, a significant number of the aircraft using the facility are military. Therefore, it was deemed imperative to the analysis to look at the airport as if it were a military facility. The study area was created based on the one-mile study area buffer used in the NCBC + Special Areas JLUS analysis merged with the Navy's Clear Zones and Accident Potential Zones (APZ) for Class B runways.



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1.3 PUBLIC INVOLVEMENT

Public involvement is the backbone of the JLUS, without which, the study would be unsuccessful. The community engagement process for the NCBC Gulfport JLUS was focused on the following goals:

- ▶ Develop a strategy that will allow all of the individuals and groups interested in the future of NCBC Gulfport and the process to collaborate by:
 - Providing initial input on the issues and concerns of the study that will need to be addressed.
 - Offering frequent, timely and meaningful input throughout the study in ways that will help the analysis.
 - Staying informed about, and having multiple opportunities to provide comment on, the study findings.
- ▶ Offer an easy-to-access and attractive multi-level approach tailored to the needs of the entire community, including the GRPC, the military, officials, stakeholders and other members of the public.
- ▶ Provide a variety of engagement venues that range from hands-on meetings and workshops to interactive on-line tools in order to provide options for learning about and having input into the study process.

There are three components to the public involvement process including committee collaboration, stakeholder and public outreach, and public information tools.



Figure 6 Ray Greer from Stantec meeting with the Policy Committee



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1.3.1 COMMITTEE COLLABORATION

The Policy Committee and Technical Committee were identified to help facilitate the JLUS. Each participated directly with the project team to provide feedback and decision-making throughout the planning process.

Policy Committee (PC)

The Policy Committee provides policy direction, study oversight, and ultimately will adopt the final report. The PC consists of decision-makers, executive directors, and elected officials.

Policy Committee participants include representatives of the following:

- ▶ City of Bay St. Louis
- ▶ City of Diamondhead
- ▶ City of Gulfport
- ▶ City of Long Beach
- ▶ City of Waveland
- ▶ Hancock County
- ▶ Harrison County
- ▶ Hancock County Port and Harbor Commission
- ▶ Naval Construction Battalion Center Gulfport

In addition to the regularly scheduled PC meetings, briefings were scheduled throughout the process at the request of board members. The briefings were short updates throughout the process to ensure the community and board members were kept abreast of the latest findings. At the end of the process, it will be their responsibility to implement the plan so it is imperative they be involved and informed throughout. Briefings were presented to the following:

- ▶ Harrison County
- ▶ Hancock County
- ▶ City of Gulfport
- ▶ City of Long Beach
- ▶ Partners for Stennis



Figure 7 Technical Committee meeting in Hancock County (above) and Harrison County (below)





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Technical Committee (TC)

The Technical Committee provides technical expertise through identification of issues and provides feedback to the JLUS team. The TC includes subject experts from surrounding jurisdictions, military base planners, business and development representatives, and special organizations.

Technical Committee participants include representatives of the following:

- ▶ Center for Security Forces
- ▶ City of Gulfport
- ▶ City of Long Beach
- ▶ Gulf Regional Planning Commission
- ▶ Hancock County
- ▶ Harrison County
- ▶ Harrison County Development Commission
- ▶ Mississippi Development Authority
- ▶ Mississippi Power
- ▶ National Aeronautics and Space Administration
- ▶ Naval Construction Battalion Center Gulfport
- ▶ Naval Construction Training Center
- ▶ Naval Construction Group TWO
- ▶ Naval Meteorology and Oceanographic Command
- ▶ Naval Small Craft Instruction and Technical Training School
- ▶ Naval Special Warfare Center Branch Stennis
- ▶ Special Boat Team TWENTY TWO
- ▶ Stennis International Airport
- ▶ U.S. Forestry Service

Each committee met multiple times, both as a joint group and individually, throughout the study process. They served as the liaison between their organization and members of the JLUS team. It was through their relationships that ideas, opportunities, strengths, and strategies were compiled to form the JLUS.

1.3.2 GENERAL PUBLIC AND STAKEHOLDER OUTREACH

A series of public and stakeholder meetings were hosted to obtain feedback and inform the public. Three rounds of public workshops and forums were held in each of the three Special Areas for a total of nine meetings. Stakeholder meetings were held throughout the planning process to obtain individualized information from the community.



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Kick-Off Workshops

In order to offer convenience to the community and provide the study with the most amount of participation, the meetings were located in proximity to NCBC Gulfport in Gulfport, Woolmarket in Harrison County, and the WMA in Hancock County. The meetings were scheduled to afford the community information at integral parts along the study process.

The first meeting was a set of kick-off meetings to introduce the general public to the purpose of the JLUS. These meetings were held on multiple dates throughout the study area.

- ▶ July 14, 2016 Leo Seal Community Center focusing on the WMA
- ▶ July 18, 2016 Woolmarket Community Center focusing on Woolmarket
- ▶ July 19, 2016 Harrison County Courthouse focusing on NCBC Gulfport
- ▶ August 29, 2016 Woolmarket Community Center focusing on Woolmarket
- ▶ August 30, 2016 Westside Community Center focusing on NCBC Gulfport

Mid-Term Workshops

The mid-term workshops served as a midpoint check-up for the project. In order to reach the most citizens, in the month of December, the JLUS team attend each participating municipality regular meetings of the Boards and Councils. The team created a display outside of the chamber and made an announcement during the meeting. Citizens were able to stop by the display before, during, or after the meeting to discuss the JLUS with team members.



Figure 8 Kick-off meeting at the Woolmarket Community Center



Figure 9 Mid-Term workshop at Harrison County BOCC



Figure 10 Mid-Term workshop at the City of Long Beach Board of Aldermen



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- ▶ December 5, 2016 Hancock County Board of Supervisors
- ▶ December 5, 2016 Harrison County Board of Supervisors
- ▶ December 6, 2016 City of Gulfport City Council
- ▶ December 6, 2016 City of Long Beach Board of Aldermen

Final Workshops

The final workshops provided an opportunity to wrap-up the study within each Special Area and offer an overview of the results. Due to the success of the mid-term meetings in the month of December, the JLUS team decided to attend each participating municipality regular meetings of the Boards and Councils. The team created a display outside of the chamber and made an announcement during the meeting. Citizens were able to stop by the display before, during, or after the meeting to discuss the JLUS with team members.

- ▶ August 7, 2017 Hancock County Board of Supervisors
- ▶ August 7, 2017 Harrison County Board of Supervisors
- ▶ August 8, 2017 City of Gulfport City Council
- ▶ August 8, 2017 City of Long Beach Board of Aldermen

Stakeholder Interviews

Stakeholder interviews occurred throughout the data and analysis portion of the study. Recommendations were made from the Policy Committee and Technical Committee to ensure that as many stakeholders as necessary were contacted to fully understand the opportunities available to the community, NCBC Gulfport and the Special Areas. Stakeholders offered data, forecasts, and opinions to solidify the study. Stakeholders included representatives of the following:

- | | |
|---|--|
| ▶ Center for Security Forces | ▶ Mississippi Gulf Coast Community College |
| ▶ City of Gulfport | ▶ Naval Construction Battalion Center |
| ▶ City of Long Beach | ▶ Naval Construction Group TWO |
| ▶ Hancock County | ▶ Naval Construction Training Center |
| ▶ Hancock County Chamber of Commerce | ▶ Naval Meteorology and Oceanography Command |
| ▶ Hancock County Port and Harbor Commission | ▶ Partners for Stennis |
| ▶ Harrison County | ▶ Port of Gulfport |
| ▶ Memorial Hospital at Gulfport Foundation | ▶ Stennis International Airport |

1.3.3 PUBLIC INFORMATION TOOLS

Reiterated throughout the process, the study could not be successful without the public – the individuals who are affected daily. In an effort to stay in contact with the community and provide



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information to those that may not have been able to attend meetings, an interactive website and Facebook page were created.

The website and Facebook page were utilized for sharing information with the general public as well as receiving important feedback on the findings and results of the overall plan recommendations. The webpage included maps, draft reports, handout materials, photos, and contact information. The webpage was created at the inception of the project and will be utilized through the implementation.



Figure 10 Social media websites were used to share information. They included the NCBC website www.seabeesjlus.com and NCBC Facebook page @jlusncbc.



THE COMMUNITY 2.0



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2.0 | THE COMMUNITY

The Mississippi Gulf Coast region, particularly Harrison and Hancock Counties and Long Beach and Gulfport, has a special relationship with the military. As was evident throughout the JLUS process, the community loves the Seabees and welcomes them with open arms.

“Gulfport loves us!”

- **Bernie Walker**
NCBC Gulfport Planner

The Seabees have been an established part of the community since the first Seabees arrived in 1942. They not only live in the community but also integrate themselves into the fabric of society through base events and volunteer activities.

- ▶ Seabee Day: An annual event inviting the community into the gates at NCBC Gulfport for carnival rides, music, military displays, and more.
- ▶ Mud Run: A 5-mile run at NCBC Gulfport attended by more than 1,150 runners in September 2016.
- ▶ School Improvements: Each battalion that participates adopts a school. Using their own resources, they complete needed infrastructure projects.
- ▶ School Tutoring: Military personnel volunteer at local schools to tutor students.



Figure 11 Rides at the annual Seabee Day at NCBC Gulfport
Source: NCBC Gulfport Facebook page



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2.1 COMMUNITY PROFILES

Each community involved in the JLUS provides a unique history and a variety of assets to the region.

2.1.1 CITY OF GULFPORT



The City of Gulfport is a thriving residential community with a strong mercantile center. There are historic neighborhoods and home sites as well as diverse shopping opportunities and several hotels scattered throughout to accommodate golfing, gambling, and water-sport tourism.

Gulfport is an important transportation and business hub for the Mississippi Gulf Coast and the entire state. The City of Gulfport is located in Harrison County along the Mississippi Gulf Coast. It is bordered by the City of Long Beach and Harrison County to the west, the Gulf of Mexico to the south, Biloxi to the east, and Harrison County to the north. It is the second largest city in the state of Mississippi with a population of 67,793.

With the Mississippi State Port Authority at Gulfport, the Gulfport-Biloxi International Airport, the Bernard Bayou Industrial District and nationally recognized banking, Gulfport has become a strategic center for business and commercial activity. In addition, Gulfport is home to several community colleges, numerous retail centers, and a casino resort. Three military facilities are located in Gulfport – the Naval Construction Battalion Center, the Trent Lott Training Complex at the Gulfport-Biloxi International Airport, and the U.S. Coast Guard Station.

2.1.2 CITY OF LONG BEACH



The City of Long Beach is the third largest city within Harrison County, with a population of 15,626 residents. The city is located east of Pass Christian, west of Gulfport, Harrison County to the north and bordered to the south by the Gulf of Mexico and.

It is a small but vibrant city with a beautiful view of the Gulf. The beauty of its beach, combined with strong neighborhoods and an excellent school system, makes Long Beach a popular residential community. It provides a home to many working in nearby Gulfport and Biloxi, and serves as a retirement destination for many. The nearby Long Beach Industrial Park (LBIP) is a mainstay in the local economy since the 1960s and attracts high-tech manufacturers. The city's downtown area is being revitalized, preparing the foundation for new businesses, shops and restaurants. It houses the Gulf Coast campus of the University of Southern Mississippi.



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2.1.3 HARRISON COUNTY



Harrison County has the largest population of the municipalities within the study area, 187,105 people. It is bordered on the east by Jackson County, on the west by Hancock County and the John C. Stennis Space Center, to the north by Stone County and to the south by the Gulf of Mexico. It is made up of five cities: Pass Christian, Long Beach, Gulfport, Biloxi, and D'Iberville.

The strategic central position – due to north-south connectivity via Highway 49 and the KCS Rail line and east-west connectivity via Interstate-10 and the CSX Rail line – has been largely responsible for Harrison County's diversity. The county has a wide mix of businesses, from retail and manufacturing to pharmaceuticals and healthcare research to composite technology and shipbuilding.

2.1.4 HANCOCK COUNTY



Hancock County is the southernmost county in Mississippi – with the Gulf of Mexico to the south, Louisiana to the west, and Harrison County to the east. The population was estimated to be 43,929, as of the 2010 Census. It is home to John C. Stennis Space Center, NASA's largest rocket engine test facility. Approximately 50% of county land and water is dedicated to NASA and Department of Defense operations – one of the largest, most valuable, joint military centers in the United States. It is made up of three cities: Bay St. Louis, Diamondhead, and Waveland.

2.2 COMMUNITY UTILITIES

Harrison and Hancock Counties are among the more populous counties in Mississippi and are therefore serviced by a variety of utilities which enables the communities to thrive and grow. In general, water and sewer utilities are provided by municipalities or county utility authorities; however, many small private utility companies exist. Power is provided by Mississippi Power Company, and Coast Electric Power Association (CEPA). Natural gas service is provided by CenterPoint Energy in Harrison County and some of Hancock County, and also by the City of Bay St. Louis. Communications and cable television are provided by a number of private service companies.

In general, utility services are provided in developed areas with most utilities having capacity for expansion. This is particularly true with water and sewer capacity.

2.2.1 HARRISON COUNTY

The following utilities providers have been identified in proximity to Woolmarket Range in Harrison County:



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Table 2.2.1: Harrison County / Woolmarket Area Utility Providers

UTILITY	OWNER
Water	Harrison County Utility Authority
Sewer	Harrison County Utility Authority
Power	Coast Electric Power Association

There are no plans for expansions of utilities for the Woolmarket study area.

2.2.2 HANCOCK COUNTY

The following utility providers were identified within the JLUS study areas for the WMA and Stennis International Airport in Hancock County:

Table 2.2.2a: Hancock County / WMA Utility Providers

UTILITY	OWNER
Water	NASA/Stennis Space Center
Sewer	NASA/Stennis Space Center
Power	Coast Electric Power Association

Table 2.2.2b: Hancock County / Stennis International Airport Area Utility Providers

UTILITY	OWNER
Water	Kiln Water and Fire District Hancock County Utility Authority
Sewer	Hancock County Utility Authority
Power	Coast Electric Power Association

There are no planned expansions of utilities within either Hancock County JLUS study areas.

2.2.3 CITIES OF GULFPORT AND LONG BEACH

The following utility providers were identified in Gulfport and Long Beach and within the NCBC Gulfport JLUS study area:



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Table 2.2.3: Cities of Gulfport and Long Beach / NCBC Gulfport Area Utility Providers

UTILITY	OWNER
Water	City of Gulfport City of Long Beach NCBC Gulfport
Sewer	City of Gulfport City of Long Beach Harrison County Utility Authority
Power	Mississippi Power Company

There are no planned expansions of utilities within the City of Gulfport or Long Beach within the JLUS study area.

2.3 ENVIRONMENTAL FEATURES

The environmental features of the region influence how the communities are shaped. Hancock and Harrison counties are coastal, with direct access to fresh and salt water bodies. The development pattern is decidedly linear, with small-medium size cities abutting the MS Sound.

2.3.1 AIR QUALITY

Mississippi has always been designated as attaining all U.S. Environmental Protection Agency (EPA) ambient air quality standards. However, in 2008 the area came close to non-compliance with the National Ambient Air Quality Standards (NAAQS). The EPA has recently revised standards for ground-level ozone and fine particulate matter that are designed to be more protective of human health and welfare. The increased standards present additional challenges for the counties to continue to be designated as attainment.

At the conclusion of the 2016 ozone monitoring season, the three-year average of the 4th highest reading was within the NAAQS, but the cities and counties are on guard from year to year. This is because the weather conditions, called the Sea Breeze Effect, can create and capture ozone along the coast. Also, while Hancock and Harrison counties may report safe levels, if Jackson county were to become nonattainment, EPA may classify one, two or three of the counties as nonattainment.

The Mississippi Department of Environmental Quality (MDEQ), seeking to avert the EPA regulations and economic impacts associated with nonattainment, received a federal CIAP grant to launch a voluntary ozone reduction awareness program. Many of the major industries and businesses developed voluntary action plans to execute on days that MDEQ reports the weather conditions as favorable to ozone accumulation.



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Figure 12 The Pearl River in Hancock County

GRPC in its role as the metropolitan planning organization, has been equally concerned that the coastal counties may become nonattainment, and worked with MDEQ and taken the lead as coordinator of the Clean Air Action Group. GRPC has developed materials to educate the public, businesses and elected officials on the status of the NAAQS. GRPC has hosted meetings and provided a forum for discussion and awareness of the causes and problems associated with high levels of ozone.

2.3.2 SURFACE WATERS

Water is a defining feature of the region. On the Mississippi Gulf Coast, there are diverse fresh and saltwater habitats that include:

- ▶ Approximately 500,000 acres of the Mississippi Sound.
- ▶ Eight tidally-influenced rivers that extend over 85 miles.
- ▶ More than 300 tidal creeks and riverine bayous.
- ▶ 100 coastal estuarine ponds and lakes.

Overall the water quality in the coastal waters is good. The MDEQ monitors water quality on the Coast and its 2010 report illustrates that most Mississippi coastal waters are in attainment with state and federal water quality standards. Notes are posted at times when the bacteria count is too high to permit swimming in the Mississippi Sound. Efforts are underway to mitigate stormwater runoff which causes the problem.

2.3.3 WETLANDS

The Mississippi State Legislature recognized the value of the coastal wetlands and in 1973 passed the Coastal Wetlands Protection Law stating, “It is declared to be the public policy of this state to favor the preservation of the natural state of the coastal wetlands and their ecosystems and to prevent the despoliation and destruction of them, except where a specific alteration of specific



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coastal wetlands would serve a higher public interest in compliance with the public purposes of the public trust in which coastal wetlands are held.”

Vegetated coastal wetlands include salt and brackish marshes, tidal freshwater marshes and swamps, and submerged aquatic vegetation beds. Non-vegetated coastal wetlands include tidal, open water habitats such as bayous and river channels, oyster beds, the Mississippi Sound, and the Gulf of Mexico.

One-third of the lands within Harrison County are made up of wetlands and four percent are within the 100-year floodplain. The Hancock County Comprehensive Plan identifies an estimated 88,575 acres of land being identified as exhibiting wetland potential.

2.3.4 CLIMATE CHANGE AND SEA LEVEL RISE

Earth’s climate is changing with evidence appearing through changes in water, oceans, and ecosystems.

The National Oceanic and Atmospheric Administration (NOAA) Coastal Flood Mapper predicts that the Mississippi Gulf Coast could see the sea rise between one and six feet in this century. Sea level rise will cause higher storm surges and thus a greater risk of flooding. Governing bodies are aware that climate change presents a serious challenge to the region. Extraordinary measures have been taken to educate the public and require stronger, higher, more resilient construction across the coast. All jurisdictions across the coast have adopted the International Building Code - within the Base, similar requirements are in place.

2.4 GROWTH AND DEVELOPMENT

The study area is located within the Gulfport-Biloxi Metropolitan Statistical Area (MSA) and part of the larger Gulfport-Biloxi-Pascagoula Combined Statistical Area (CSA). The Gulfport-Biloxi MSA covers three counties: Harrison, Hancock, and Stone. The CSA includes the Pascagoula MSA which covers George and Jackson Counties. Adjacent to the MSA on the west is the New Orleans-Metairie LA MSA; the Mobile AL MSA lies adjacent on the east. The Gulfport-Biloxi-Pascagoula MSA had a population of 370,702 in 2010, according to the decennial census. The U. S. Census Bureau estimate for 2014 showed an increase of more than four percent to 386,144. The combined population of the three adjacent Gulf Coast MSAs was 1,973,560 in 2010 but now exceeds two million: (2,053,116) according to the Census Bureau’s most recent estimates.

2.4.1 REGIONAL GROWTH TRENDS

The combined population of Hancock, Harrison, and Jackson Counties was only 82,728 in 1940, according to the decennial census taken that year. However, the number of people living in the three coastal counties increased by more than half in the next 10 years, by nearly half in the period following that (1950 to 1960), and by more than one-quarter in each of the next two decades,



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pushing the population of the area to 300,000. The 1980s were a period of relative stagnation with the population only growing by four percent. However, the in-migration associated with the arrival of casino gambling in the 1990s literally brought new life to the Mississippi Gulf Coast. More than 50,000 new residents were counted in the 2000 census. Then disaster struck. On August 29, 2005, Hurricane Katrina came ashore pushing the Mississippi Sound up onto the land. Suddenly thousands of people had no homes and had no choice but to move away in order to find shelter elsewhere. Some never came back. Nevertheless, by the time of the 2010 Census—less than five years after the storm—the recovery had advanced far enough that the area was able to register a slight gain in population (topping 370,000) compared to the 2000 Census count.

Table 2.4.1: Mississippi Gulf Coast Population by County: 1940-2010

County	Population							
	1940	1950	1960	1970	1980	1990	2000	2010
Hancock	11,328	11,891	14,039	17,387	24,496	31,760	42,967	43,929
Harrison	50,799	84,073	119,489	134,582	157,665	165,365	189,601	187,105
Jackson	20,601	31,401	55,522	87,975	118,015	115,243	131,420	139,668
Total	82,728	127,365	189,050	239,944	300,176	312,368	363,988	370,702

Source: Mississippi Gulf Coast Area Transportation Study. Long Range Transportation Plan. Gulf Regional Planning Commission. October 2015.



Figure 13 Recently constructed houses off of Highway 90 in Gulfport

Over the 70 years, from 1940 to 2010, the population of the Mississippi Gulf Coast grew at an annual rate in excess of two percent. The 2014 estimates published by the Census Bureau indicate renewed growth continued unabated since 2010. If the long-term rate of more than two percent per annum were to continue for another decade there would be half a million people living on the Mississippi Gulf Coast by 2024. Harrison remains the most populous county in the study area,

and has led the way in growth, but the population of Jackson County has increased at a rate close to three percent. The population in the other two counties grew at an annual rate just under two percent over the 70 years leading up to the 2010 Census.



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Figure 14 Island View Casino in Gulfport
Source: www.tripadvisor.com

While population in the area more than quadrupled from 1940 to 2010, housing increased sevenfold. This resulted in a rather dramatic decrease in the ratio of persons to dwelling units (not to be confused with average household size which is based on occupied units, not total housing). This ratio has always been lowest in Hancock County where there are a significant number of summer or weekend residences owned by people whose full-time residency is located in the New Orleans area or elsewhere. The ratio of people counted in Hancock County to housing units in the county actually fell below two-to-one in the 1980 and 1990 censuses and, even after the great destruction that occurred in 2005, was barely above that level in the 2010 Census.

The region has about 160,000 dwelling units, approximately 81 percent of which are single-family dwellings. This rural orientation is reflected in the fact that 88 percent of all dwellings are within one mile of a park, recreation facility, or open space. The region's multi-family dwellings are arranged with a stronger urban/suburban orientation.

While Hurricane Katrina caused considerable damage to coastal areas, Southern Mississippi looked at it as an opportunity. Casinos and high-rise condos have returned, and areas along the coastline are building to higher standards and using some of the latest thinking in urban planning including sustainability and smart growth. Along Interstate 10, several projects are under way to create science-oriented communities with multi-disciplinary research, schools, university offices, and residential housing built around walkable town centers.

After Hurricane Katrina in 2005, the growth in the region was expected to shift north, away from the coastline and high velocity zones. Ten years later this shift did not occur as dramatically as anticipated; redevelopment and new development has taken place along the coast where the jobs and tourist activities are located.



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A significant obstacle for redevelopment after Hurricane Katrina is related directly to the Flood Insurance Rate Map (FIRM). Shortly after Hurricane Katrina, FEMA remapped and reclassified the coastal counties, and many areas that were not considered a high-risk flood zone became classified as Flood Zone A or V. Consequently, the cost of insurance skyrocketed and many areas remain vacant ten years after the storm.

2.4.2 REGIONAL ECONOMIC TRENDS

The primary industries in the Mississippi Gulf Coast consist of the military, health care, and tourism.

The top 10 businesses in Harrison and Hancock Counties, as determined by the number of employees, are identified in Table 2.4.2.



Figure 15 New construction in Gulfport (above) and Long Beach (below) depicting the additional construction standards after Hurricane Katrina



Table 2.4.2: Top 10 Businesses in Harrison and Hancock Counties

RANK	BUSINESS NAME	COUNTY	ESTIMATED NO. OF EMPLOYEES	BUSINESS TYPE
1	Keesler Air Force Base	Harrison	11,276	Military
2	Memorial Hospital at Gulfport	Harrison	3,331	Health Care
3	Naval Construction Battalion Center	Harrison	3,304	Military
4	Beau Rivage Resort & Casino	Harrison	2,923	Gaming
5	Harrison County School District	Harrison	1,802	Education
6	VA Gulf Coast Veterans Health Care System	Harrison	1,605	Health Care



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RANK	BUSINESS NAME	COUNTY	ESTIMATED NO. OF EMPLOYEES	BUSINESS TYPE
7	IP Casino Resort Spa	Harrison	1,499	Gaming
8	Island View Casino Resort	Harrison	1,293	Gaming
9	Hancock Bank	Gulf Coast	1,174	Financial
10	Golden Nugget	Harrison	1,148	Gaming

Source: HCDC. Updated May 2015

The region is continuing to see steady growth after a series of devastating events including Hurricane Katrina (2005), the Great Recession (2007-2009), and the Deepwater Horizon British Petroleum (BP) oil spill (2010).

Consumer confidence is improving and sales tax revenue began slowly increasing in 2012 and continuing through the present year. Sales tax diversions for the first ten months of 2015 show that the combined sales tax base for the Mississippi Gulf Coast has grown 6% versus 2014. The region has now expanded its sales tax base in 14 consecutive months during 2015. At the county level, Hancock has increased its year-to-date sales tax diversions by 7.3% and Harrison has reported a 6.0% increase. Increases in economic activity have undoubtedly led to gains in the region's key job sectors, with the combined Manufacturing, Healthcare, Retail Trade and Leisure sectors growing by over 1,600 jobs since last year.

Visitor spending and gaming revenues are found to be increasing, almost back to the pre-Katrina levels. Special tourism taxes (hotel taxes and restaurant taxes) are up roughly 5% over the first ten months of 2015 compared to 2014. The region's gaming industry is on pace for its best year since 2008 and has grown its year-to-date gaming revenues by \$49 million.

The Mississippi Gulf Coast's tourism economy has also retrenched itself in the non-gaming side. In 2015, Biloxi debuted its new minor league baseball team, and the new stadium is also being used to hold concerts and other events, including hosting the 2016 Conference USA Baseball tournament and an exhibition game with the MLB Milwaukee Brewers. New restaurants and hotels are also in progress along Highway 90.



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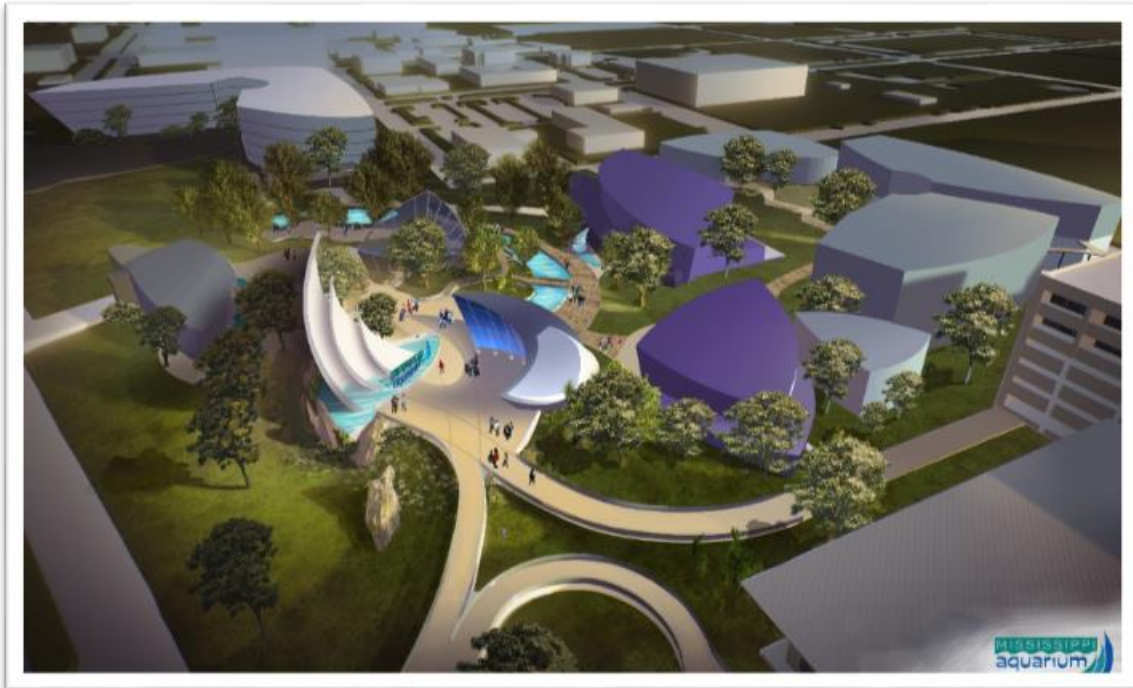


Figure 16 The Mississippi Aquarium will be an iconic landmark symbolizing the resilience of the people of the Mississippi Gulf Coast and the commitment of Gulfport's city leaders to its continued growth and development. Anticipated opening is 2019

Future growth includes the state-of-the-art Mississippi Aquarium to be completed by Spring 2019 in the City of Gulfport. The aquarium will not only attract visitors and spur economic development and jobs, city leaders believe, but also create educational awareness of the Coast's diverse marine life and enhance marine research. A hotel along with a walking bridge across U.S. 90 is also planned to be completed to enhance the experience. The Mississippi Aquarium is expected to transform Gulfport and the entire Mississippi Coast. Additionally, revitalization is occurring within the city's downtown.

2.5 COMMUNITY FEATURES

The military plays such an important role along the Mississippi Gulf Coast. Unique partnerships and agreements are integrated throughout the community to ensure both local businesses and the military are able to thrive.

Gulfport-Biloxi International Airport

The Gulfport-Biloxi International Airport is a joint, civil-military, public-use airport located northeast of downtown Gulfport. It was originally constructed in 1942 by the United States Air Force as a training base. In 1949, when it was no longer needed for military training, it was conveyed to the City of Gulfport for use as a civil airport. However, it didn't remain as a civil airport for long. The expansion of the Air Force due to the Cold War required the joint military and civilian



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Figure 17 Gulfport-Biloxi International Airport
Source: <http://www.wgyates.com/commercial/>

use of the airport yet again. The airport is still used as a civil-military facility although no military aircraft are assigned to the airport terminal facilities.

The Trent Lott Readiness Training Complex is co-located at the Gulfport-Biloxi International Airport. The Complex takes up 220 acres on the eastern edge of the airport and approximately 75 acres on the south-western edge of the airport. Certified as a Joint National Training Center (JNTC), the complex hosts multiple JNTC exercises and provides a unique cross-domain training venue for Air National Guard Battlefield Airmen. Finally, the complex is home to the Gulfport CRTC - Battlefield Airmen Center, 255th Air Control Squadron, 209th Special Operations Civil Engineering Squadron, the Army National Guard's 1108th Theater Aviation Support Maintenance Group, 890th Engineer Battalion, and the 2-20th (A) Special Forces Group.

John C. Stennis Space Center

The John C. Stennis Space Center (SSC) is a NASA rocket testing facility located in Hancock County, Mississippi, on the banks of the Pearl River on the Mississippi–Louisiana border. It is America's largest rocket engine test complex. There are over 30 local, state, national, international, private,



Figure 18 NASA Welcome Center



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

and public companies and agencies using the facilities – with the largest tenant being the Navy. The center’s staff includes oceanographers, scientists, and support staff with the capability to study the Gulf Coast from space and in the field.

Mississippi Gulf Coast Community College (MGCCC)

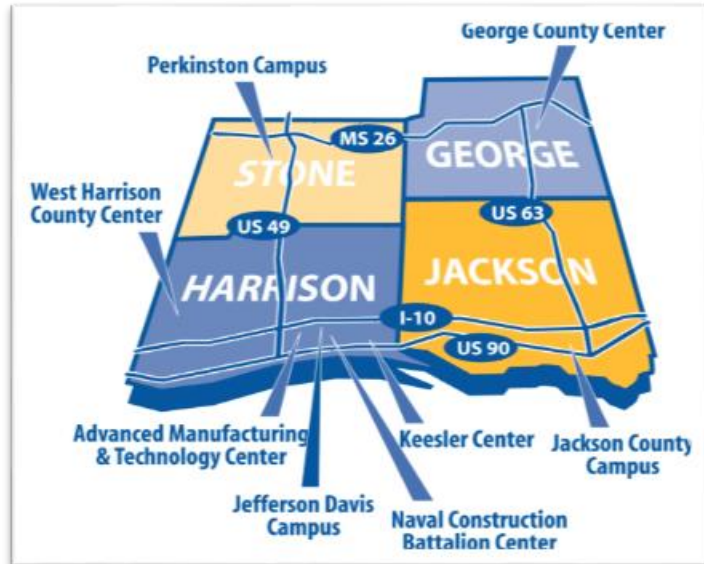
MGCCC is a fully accredited, comprehensive community college, with eight locations throughout coastal Mississippi. In 2010-11, more than 36,000 individuals were served with credit, workforce, and special interest programs and classes on the campuses and centers or through eLearning.

A partnership is in place between NCBC Gulfport and MGCCC to provide classes on the Seabee

Base. An estimated 200 students attend classes on the base – half of which are civilian. MGCCC is sensitive to the needs of their students, and particularly the needs of military students. If necessary, students are able to convert to online classes mid-semester if deployed or relocated.

Port Bienville

Port Bienville, located on the Intercoastal Waterway within Hancock County, is home to the Port Bienville Industrial Park (PBIP), and includes a shortline rail connection to CSX. Port Bienville, managed by the HCPHC, is a superbly equipped shallow draft port with a 12-foot channel that spreads out 600 feet of dock space, three primary berths, and an additional 300-foot berth and turning basin. Port



*Figure 19 MGCCC has eight locations along the Mississippi Gulf Coast
Source: MGCCC*



*Figure 20 Overview of Port Bienville
Source: <http://www.geospectra.net/kite/gulf/gulf.htm>*



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Bienville connects tenant operations to ports along the Gulf Coast Intercoastal Waterway, including the Port of New Orleans, which opens the Mississippi River routes and deep-water global access.

The PBIP is a 3,600 acre industrial park, housing 13 leading companies and a workforce of more than 600 employees. The industrial park's larger companies include plastics material and resin manufacturing, industrial goods, commercial and institutional building construction, inorganic chemical manufacturing, and warehousing and distribution.

The park's shortline rail connects to CSX which offers access to virtually the entire Eastern U.S., while heavy-haul trucking roads move goods to multiple connections including I-10, I-12, I-59, and U.S. Highways 49 and 90 for nationwide coverage. The rail line provides storage for up to 429 rail cars and has a 286,000 pound gross-weight-on-rail rating. A second north-south rail line is in the planning stages to connect to the Kansas City Southern (KCS) rail line.

Utilizing the connection from the Pearl River, Port Bienville plays an important role in exercises and trainings in conjunction with the WMA. The Port facility has been used by U.S. Marine Special Operation Command (MARSOC) and NSW for trainings and certifications and has potential for UAS training as well.

Port of Gulfport

The Port of Gulfport, managed by the Mississippi State Port Authority (MSPA), is a bustling port strategically located on the Gulf of Mexico in Gulfport, Mississippi with easy access to open ocean waters via a short 18-mile ship channel that is maintained at 11 meters of depth. The Port of Gulfport is ideal for ocean freight carriers serving Mexico, the Caribbean, and especially Central and South America. The port is also within close proximity of the major east / west corridor of Interstate 10 and has direct on-dock rail service provided by the Kansas City Southern Railway.



Figure 21 View of the Port of Gulfport from Highway 90



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

It is classified as a Strategic Seaport for national defense and serves as a critical mobilization port for the Navy. The MSPA has an agreement in place with NCBC Gulfport to provide a lay berthing facility to accommodate Navy vessels. The facility can accommodate medium to large Navy vessels and has a roll-on/roll-off capability that also extends the port's capacity for handling containerized cargo which allows for direct transfer of cargo from ship to barge. NCBC Gulfport is permitted to conduct cargo handling, customs inspections, fuel distribution, warehouse operations, and ordnance reporting and handling under the use agreement with the port. Additionally, the port provides worldwide mobilization and logistical support to the Navy and other DOD personnel.



MILITARY PROFILE

3.0



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

3.0 MILITARY PROFILE

The United States Construction Battalion's motto is simple, but descriptive: "We build, we fight." Their nickname, Seabees, comes from "C.B." the first initials in Construction Battalion. Their story began in World War II and since that time they have grown to build entire bases, bulldoze and pave thousands of miles of roadway and airstrips, and completed innumerable other projects.

There are only two Seabee bases in the United States – on the west coast is Port Hueneme, California and on the east coast is Gulfport, Mississippi.

NCBC Gulfport is integral to Navy force mobilization requirements and the missions of other significant military commands that are vital to national defenses. To fulfill its mission requirements, NCBC Gulfport maintains mission-critical facilities, infrastructure, and properties identified as Special Areas. The Special Areas focused on within this JLUS include Woolmarket Range, the WMA, and Stennis International Airport. These facilities combine to support readiness training exercises and operations to ensure that all components and activities are prepared to mobilize.

NCBC Gulfport's mission is to maintain and operate facilities and provide services and material in support of naval construction force units, including amphibious construction fleet units, the maritime prepositioning force (enhanced), and other fleet and assigned organizational units deployed from or home ported at NCBC Gulfport, and to perform such other functions and tasks as may be assigned by a higher authority.

3.1 REGIONAL INFLUENCE

As a civilian, it can be difficult to comprehend the integration that military installations have with one another and with other branches of the military. It is important to understand that NCBC Gulfport, Woolmarket Range, the WMA, and Stennis International Airport play an important role to other military, federal, state, and local law enforcement agencies and organizations in Mississippi, Louisiana, and throughout the United States.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY



Figure 22 Regional location of military facilities

For example, the Naval Special Warfare (NSW) Training Complex as part of the WMA is an asset to military, federal, state, and local law enforcement in the region. Other U.S. Special Operations Command (USSOCOM) units train on the NSW Training Complex when there is availability or as part of joint exercises with Naval Special Warfare Group 4 (NSWG-4) components. Other federal agencies such as the Federal Bureau of Investigation and Department of Homeland Security seek training opportunities at Stennis and particularly the range complex. At Woolmarket Range, state and federal law enforcement personnel, primarily Mississippi and Louisiana, also use opportunities to train as do local law enforcement including personnel from Hancock County, St. Tammany Parish, City of Gulfport, and Slidell among others.

Camp Shelby's Joint Forces Training Center is primarily located in Perry and Forrest counties with a small portion in Greene County. Camp Shelby serves as a regional flight center for the Army National Guard's Tactical Unmanned Aerial Systems (UAS) offering training and testing operations to the Army's UAS Program. Camp Shelby uses the airspace above SSC for unmanned aircraft operations and those operations are sometimes integrated with ongoing NSWG-4 operations.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

As these few examples have noted, training spaces are utilized across the region and throughout the law enforcement and military fields. It takes massive amounts of coordination and efficient use of resources to ensure that each mission is accomplished.

In today's dynamic geopolitical world, new or changing military missions and increased joint training opportunities often require additional training range capabilities and capacity. The unique location and integration of military training capabilities offered in south Mississippi combined with a climate conducive to training year-round and easy access to the area by road, rail, air and sea makes NCBC Gulfport and its training ranges an attractive location for new and emerging military missions and training requirements. Although specific future missions are not identified, it is imperative that local and regional planning departments consider military growth and increased training needs in their future planning documents. By keeping the door open for these valuable opportunities and balancing the future needs of residents, business and the military, communities and counties can often reap the rewards of well-planned growth and development.



Figure 23 Rollover simulator

3.2 NCBC GULFPORT

NCBC Gulfport is a 1,100-acre military installation located within the City of Gulfport. NCBC Gulfport's primary mission is to support up to five active naval mobile construction battalions (NMCBs), Naval Construction Group TWO (NCG TWO), and the Naval Construction Training Center (NCTC). NCBC Gulfport maintains mission critical facilities, infrastructure, and property at NCBC Gulfport, Woolmarket Range, and the WMA, as well as provides support to other Naval commands located at NASA's Stennis Space Center.



Figure 24 Seabees "A" school training



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

NCBC Gulfport serves as the Navy’s landowner for all outlying Special Areas including Woolmarket Range and the WMA. The Commanding Officer (CO) is responsible for managing and maintaining all Special Area real estate and facilities used by the tenant commands for their training and operational activities. The Special Areas are managed through a regional area coordination authority and are granted to NCBC Gulfport through various Memorandum of Understanding (MOUs) or Special Use Permits (SUP).



Figure 25 Construction training exercises

3.2.1 NCBC GULFPORT PRIMARY USERS

It is important to understand the mission on the installation and its tenant commands in order to fully assess all the compatibility factors. An abbreviated list of the primary users of NCBC Gulfport is identified in Table 3.1.

Table 3.2.1: NCBC Gulfport Primary Users

TENANT	DESCRIPTION
Naval Construction Group TWO (NCG TWO)	The mission of the NCG TWO is to train all NCB units in providing responsive engineering support for the Navy, Marine Corps, and other forces in military operations in construction and maintaining base facilities, repairing battle-damaged facilities, conducting defensive operations as required, and meeting disaster preparedness and recovery missions.
Naval Mobile Construction Battalions (NMCB)	Seabee Battalions provide a wide range of responsive military construction duties including roads, bridges, bunkers, airfields, and logistics in support of operating forces.
Naval Construction Training Center (NCTC)	Provide apprentice/advanced construction training for enlisted engineers of the Navy, Army, and Air Force and Chemical/Biological/Radiological-Defense (CBR-D) training for Naval Construction Force (Seabees) personnel to accomplish contingency construction, CBR-D operations, humanitarian assistance, and peacetime construction missions worldwide.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

TENANT	DESCRIPTION
Navy and Marine Corps Reserve Units (NMCRC)	NMCRC uses NCBC Gulfport for training, recruiting, manpower management, facilities administration, supplies, and equipment and medical services.
Center for Security Forces (CENSECFOR)	The mission of CENSECFOR is to produce disciplined, motivated, physically fit, and tactically proficient sailors who embody Navy Core Values and who are fully prepared to augment combat security forces around the world.
Naval Meteorology and Oceanography Professional Development Center (PDC)	The PDC provides unprecedented knowledge of the operational environment, to include environmental effects across the full range of military operations, through relevant meteorology and oceanography, hydrography, GIS training, education, and professional development.
Navy Mobilization Processing Site (NMPS)	Gulfport serves as the mobilization site for active duty and reserve service members.
Naval Facilities Engineering and Expeditionary Warfare Center (EXWC)	Enables the expeditionary warfighters to accomplish their mission through Table of Allowance generation, fulfillment delivery, and sustainment, and through emergent logistics support.
Naval Criminal Investigation Service (NCIS)	NCIS prevents and solves crimes that threaten the war fighting capability of the U.S. Navy and Marine Corps.
Department of Homeland Security (DHS)	DHS leads the unified national effort to secure the country and preserve our freedom.
Naval Operational Support Center (NOSC)	NOSC maintains assigned personnel and equipment in a state of readiness and availability which will provide peacetime support and permit rapid deployment in the event of partial or full mobilization.
Human Resources Service Center, Southeast (HRSC SE)	Provides human resources support to Naval, Marine Corps, and Army activities in the Southeast Region.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

3.2.2 CURRENT MISSION OPERATIONS

NCBC Gulfport provides a strategic training venue for naval construction, combined, expeditionary combat, maintenance support, logistics, and supply. The current mission training activities taking place at NCBC Gulfport are summarized in Table 3.2.2.

Table 3.2.2: NCBC Gulfport Current Mission Operations

EXERCISE	DESCRIPTION
Field Training Exercise (FTX)	Basic combat skills with controlled, tactical training scenarios, demonstrating real-time situations in hostile environments.
Command Post Exercises (CPXs) and Communication Exercises	Exercises entail setting up smaller camps for battalions to exercise command and control.
Disaster Recovery Training (DRT)	Includes various activities simulating disaster recovery and humanitarian support, including building roads and repairing public utilities.
Counter-Improvised Explosive Devices (C-IED)	Trains units in the clearance and disposal of bombs, projectiles, missiles, and mortars.
MOUT Training	Ground combat maneuver and military operations in urban terrain.
Contingency Construction Crew Training (CCCT)	Training in the construction of expedited bridge building.
Chemical, Biological, and Radiological (CBR) Training	Training on procedures, techniques, systems, and equipment to survive CBR attacks and continue to fight.
Judgment-Based Engagement Training (JET)	CENSECFOR trains military members in the lawful and tactically sound application of the use of deadly force.
CONEX Training	Mobilization exercises with mobile steel shipping containers.
Blank Fire Training	Realistic tactical training using non-lethal blank ammunitions.
Utility Operations Training	Trains military members to operate, maintain, and repair public utilities systems.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

EXERCISE	DESCRIPTION
Rapid Runway Repair (RRR)	Training in expedited repair of damaged runways.
Vehicle Maintenance Training	Comprehensive training in automotive and diesel engine maintenance.
Amphibious Vehicle Operations	NCBC Gulfport Units perform Amphibious Assault Vehicle (AAV) and Landing Amphibious Recovery Craft (LARC) testing and training that involve maneuvers off station.

3.2.3 PROPOSED EXPANSIONS AND OPERATIONAL CHANGES

NCBC Gulfport is not anticipated to alter their base footprint within the foreseeable future. The mission of the installation is also not predicted to change however future increases in personnel will likely result in increased training activities on the installation which may affect the surrounding communities.

3.3 WOOLMARKET RANGE

Woolmarket Range is a 2,483-acre facility located along U.S. Highway 67 in the unincorporated area of Woolmarket, Harrison County within the DeSoto National Forest. A Special Use Permit (SUP) between the United States Forestry Service (USFS) and NCBC Gulfport allows the Navy to utilize the facility as a Small Arms Range (SAR) and training facility.

The Range includes five bays used for various training exercise. Bays 1 -3 are used for small arms training using 25 to 200-yard ranges. Bay 4 is used for convoy and Counter-Improvised Explosive



Figure 27 Shooting Bay 2A/2B for small arms training



Figure 27 Mock villages set-up as part of the JIEDDO course



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Device (C-IED) training. Bay 5 is used to conduct basic combat skills using tactical training scenarios.

NCBC Gulfport is responsible for the support and maintenance of Woolmarket Range to include buildings, infrastructure, and real estate management. Daily range operations and scheduling is managed by NCG TWO's Range Officer-in-Charge (OIC). The Range OIC ensures each of the range's five Bays, used for small arms training, C-IED, and FTX, are safely used by SEABEES and other naval expeditionary forces.

Coast Rifle and Pistol Club, a private gun range open 365 days per year from daylight to dark, is adjacent to Woolmarket Range. The weapon's safety fan from this private club extends into Woolmarket Range's Surface Danger Zones (SDZ). The gun club authorizes the use of larger caliber weapons than those used for training at the Navy's range. Use of higher caliber rounds can result in higher decibel noise being generated from the civilian range.

3.3.1 CURRENT MISSION OPERATIONS

The current mission training activities taking place at Woolmarket Range are summarized in Table 3.3.1. Weapons discharged during SAR training includes pistols, rifles and shotguns. On Bay 4, IED detonations are simulated using Carbon Dioxide and/or Oxygen/Propane based training devices. However, it is important to note that the training taking place at Woolmarket is not limited to Navy exercises, particularly within the small arms range. The range is used Monday – Friday and includes other organizations such as the Police Department, Harrison County Sherriff's Office, Mississippi Department of Transportation, and other emergency personnel. An estimated 4.5 million rounds are shot per year with the peak day usually occurring on Thursday.

In the event of emergency unexploded ordnance (UXO) situations, Woolmarket Range is sometimes used to safely detonate old, WWII era ordnance found on the range or in the surrounding area.

Recently the property was used by Marine Corps Special Operations Command (MARSOC), for a special night training mission utilizing pyrotechnics and helicopters. This training activity created noise not normally experienced by Woolmarket residents. Due to the capabilities offered by Woolmarket Range, it is anticipated that military training activities at each of the five Bays will continue to increase as capacity allows.

Table 3.3.1: Woolmarket Range Current Mission Operations

EXERCISE	DESCRIPTION
Field Training Exercise (FTX) (Located at Bay 5)	NCG TWO Units conduct basic combat skills with controlled, tactical training scenarios, demonstrating real-time situations.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

EXERCISE	DESCRIPTION
Joint Improvised Explosive Device Defeat Organization (JIEDDO) Training (Located at Bay 4)	Clearance and disposal of IEDs, projectiles, missiles, and mortars within the JIEDDO course. Remote-detonated, carbon-dioxide and/or oxygen-propane based training devices.
Convoy Training (Located at Bay 4)	NCG TWO Units practice convoy training in combat patrol tactics, techniques and procedures to guard against ambushes and IED attacks. Training can occur throughout the IED course.
Small Arms Weapons Training (Located at Bays 1-3)	Sustainment and proficiency training in small arms weapons handling and shooting skills using 25 to 200-yard ranges within three bays.

3.3.2 PROPOSED EXPANSIONS AND OPERATIONAL CHANGES

Similar to NCBC Gulfport, the footprint of Woolmarket is not anticipated to be altered in the foreseeable future. Training is anticipated to increase and additional facilities could be added within the existing footprint of the range.

3.4 WESTERN MANEUVER AREA

The WMA is a 3,200 acre facility located within the Stennis Acoustic Buffer Zone of Hancock County. The WMA is Navy-owned land adjacent to Stennis Range Complex (SRC). The SRC also includes the Stennis Space Center (SSC), Stennis International Airport, several Navy tenant commands and other federal agencies, private companies as well as testing and evaluation, training, and operational facilities. The JLUS' focus is on the Special Areas of the WMA and Stennis International Airport.



Figure 28 Facilities used for training within the WMA

SSC is a federal city comprised of a fee area (denoting total NASA ownership) of 13,817 acres and an acoustic buffer zone of 124,984 acres radiating out approximately six miles from the fee area. Together, these 138,801 acres account for about 36% of Hancock County's land base and small portions of Pearl River County, MS and Tammany Parish, LA. The buffer zone provides the surrounding communities protection from the potential effects of rocket engine testing that takes place within NASA-owned land and other noise created by riverine and live fire training, and



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

further allows for testing and training exercises to be scheduled on an unrestricted basis. Restrictive easements have been placed on all properties within the buffer zone, which prohibit permanent dwellings as well as limit use to passive recreation only. This provides the unique advantage of long-term encroachment protection and provides advantages for flexibility in scheduling and fewer environmental constraints than other USSOCOM training ranges.



Figure 29 Training taking place along the Pearl River within the WMA

The WMA was acquired by the Navy in 2004 to establish the Naval Riverine and Jungle Training Complex. It is located between the Pearl River State Wildlife Management Areas in Louisiana and the western boundary of the SSC fee area. The original WMA was the first part of a land acquisition plan envisioned to purchase up to 5,200 acres of contiguous land.

Mike's River and McCarty Bayou within the WMA and a portion of the East Pearl River abutting the WMA are used for riverine training, including live-fire from river-to-land for Special Warfare Combatant-Craft Crewmen (SWCC). The WMA supports numerous other types of training such as insertion and extraction, small unit tactics, convoy training and other types of field training.

3.4.1 WMA AND SSC PRIMARY USERS

Ten primary tenants utilize the WMA, SSC, and the associated training areas.

Table 3.4.1: WMA Tenants

TENANT	DESCRIPTION
Naval Special Warfare Group 4 (NSWG-4)	NSW groups command, train, equip, and deploy components of NSW squadrons that are built around deployed SEAL teams to meet exercise contingency and wartime requirements around the world.
Naval Small Craft Instructional and Technical Training School (NAVSCIATTS)	Provides partner nation security forces with the highest level of riverine and coastal craft operation and maintenance technical training.
SEAL Teams – Special Warfare Operators (SOs)	Visits the SSC and WMA to conduct training and operations. An estimated 200 – 300 Navy SEALs



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

TENANT	DESCRIPTION
	from various teams are trained at the riverine and jungle training range within WMA each year.
Special Boat Team 22 (SBT-22)	An operational element of NSWG-4 with a mission for riverine special operations.
Special Boat Team 20 (SBT-20)	Homeported at Naval Amphibious Base (NAB) Little Creek in Virginia Beach, Virginia and assigned to NSWG-4 to conduct maritime special operations in coastal environments.
Special Boat Team 12 (SBT-12)	Homeported at NAB Coronado in San Diego, California is assigned to NSWG-1 to conduct maritime special operations in coastal environments.
Naval Meteorology and Oceanography Command (NMOC)	Located in the SSC fee area, NMOC provides global meteorological, oceanographic, and maritime geospatial environmental information and services to the operating forces of the Navy, Marine Corps, and DOD as a whole.
Naval Oceanographic Office (NAVOCEANO)	Acquires and analyzes global ocean and littoral data to provide specialized, operationally significant products and services for military and civilian, national and international customers.
Fleet Survey Team (FST)	A rapid response military team with capabilities to conduct quick turnaround hydrographic surveys anywhere in the world. A subordinate command of NMOC/NAVOCEANO.
Naval Research Laboratory (NRL)	The Navy's full spectrum laboratory conducting broadly based multidisciplinary program of scientific research and advanced technological development directed towards marine applications.
National Data Buoy Center (NDBC)	Part of the National Oceanic and Atmospheric Administrations (NOAA) and National Weather Service (NWS) that develops, operates, and



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

TENANT	DESCRIPTION
	maintains a network of data collecting buoys and coastal stations.

3.4.2 CURRENT MISSION OPERATIONS

NSW forces conduct jungle, maritime, and riverine training and operations within the WMA, which offers a reasonable amount of land for maneuver and convoy operations, hard target sites, and direct access to the Gulf of Mexico. The native vegetation and varied terrain of the lower Pearl River Basin provides a realistic environment for combination riverine and jungle training exercises. Training opportunities are also utilized in conjunction with Port Bienville utilizing the Pearl River connection.

Table 3.4.2: WMA Current Mission Operations

EXERCISE	DESCRIPTION
Command and Control (C2) Field Exercises (FEX)	Basic combat skills with controlled tactical training scenarios simulating real-world hostile environments.
Riverine Training	SBTs and SEAL Team personnel execute multi-disciplinary combat training operation in maritime and riverine environments.
Special Operations Urban Combat (SOUC)/MOUT Training	NSW Units practice ground combat maneuver and military operations in urban terrain.
Simulated Close Air Support (CAS)	NSW Units practice electronic and visual communication techniques between fixed- and rotary-wing strike crews to simulate delivery of weapons in support of ground forces.
Convoy Training	NSW Units conduct convoy training in combat, patrol tactics, techniques, and procedures to react against ambushes and IEDs.
Tactical Ground Mobility / Combat Driving Training	NSW Units practice vehicle navigation and tactical maneuvers along pre-planned routes.
Insertion / Extraction	Training for personnel and equipment insertion and extraction via boat, aircraft, and helicopter.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

EXERCISE	DESCRIPTION
Reconnaissance and Surveillance	NSW forces conduct reconnaissance and surveillance, target acquisition, and combat assessment training operations.
Small Arms Weapons Training	Sustainment and proficiency training in small arms weapons handling and shooting skills.
Combat Search and Rescue (CSAR)	Rotary-wing aircraft employ tactics to rescue military personnel within a hostile area of operation.
Equipment Testing and Evaluation (T&E)	Testing and evaluation of prototype riverine combatant craft and specialized weapons and equipment.
Unmanned System Training	NSW Teams and other SOF train for deployment of unmanned vehicles for counter IED, reconnaissance, surveillance, and strike warfare.
External Air Support / Sling Training	SBTs and SEAL Teams train in the low-level helicopter insertion/extraction of PBLs and personnel within the riverine environment.
Simunition Training	NSW Units perform realistic tactical training using non-lethal, short-range training ammunition.

3.4.3 PROPOSED EXPANSIONS AND OPERATIONAL CHANGES

Training and NSW activities are constantly evolving and responding to changing or new requirements. Riverine and littoral forces are expected to increase, along with the inventory of small combatant craft and unmanned platforms for intelligence, surveillance, and reconnaissance. As training requirements change and capabilities are added, new aircraft, weapons platforms, and increased training opportunities will be required. *The Area Development Plan for Naval Special Warfare Jungle and Riverine Warfare Training Complex* anticipates that man-day use of the WMA and Stennis Range Complex will increase approximately 26%.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

WMA expansion area

Since the WMA was first acquired, the Navy has planned to purchase an additional 2,000 acres. The additional land would allow increased training capabilities on the range while containing the resulting larger safety zones within the expanded perimeter.

In addition to the proposed expansion areas on land, the Navy has recently acquired restricted airspace up to 10,000 feet around the WMA. The airspace will be used for special air operations utilizing AC-130 gunships and below. The integration of the restricted airspace will allow for full 3D battle space and realistic military training exercises.

Additional training opportunities also include coastal training activities from the Gulf of Mexico. Units sometimes use the Pearl River to transit to/from the WMA to the Gulf.

Unmanned vehicles

Training on unmanned vehicles and other systems for reconnaissance, surveillance, and/or strike warfare is expected to increase. The

vehicles to be used will likely include unmanned aerial vehicles (UAVs), unmanned underwater vehicles (UUVs), and unmanned surface vehicles (USVs). These unmanned systems will increase the demand for air-, land-, and sea-based ranges.

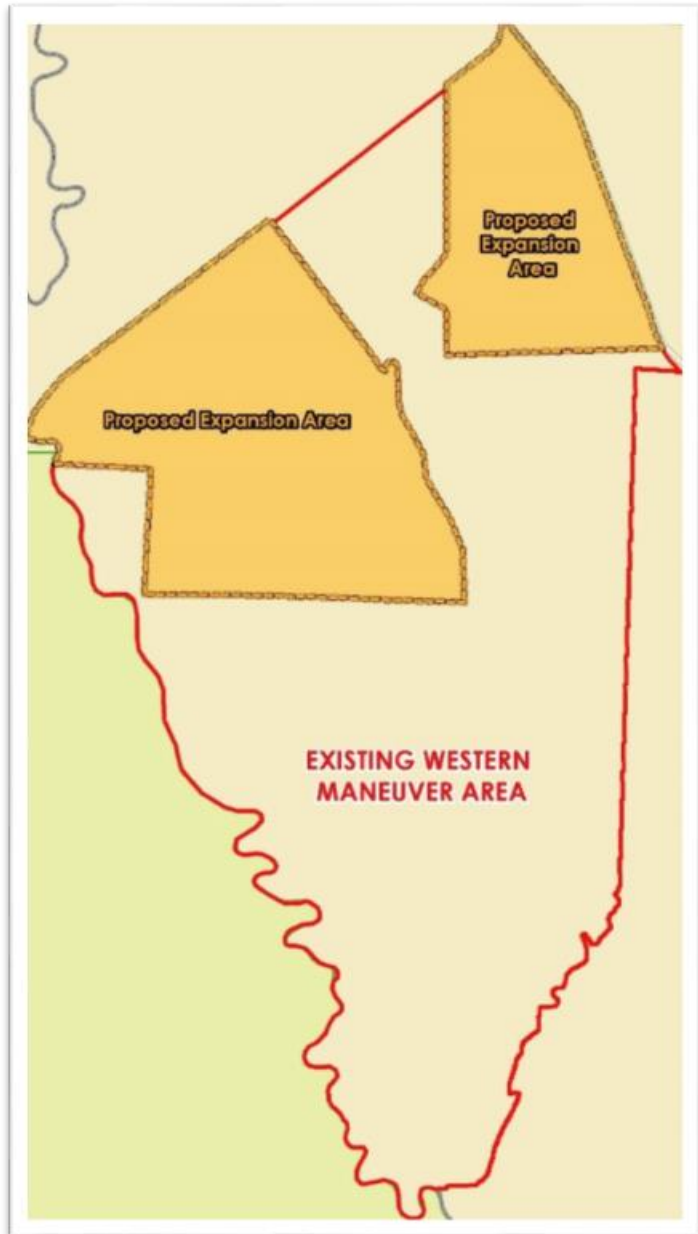


Figure 30 The existing WMA land and the areas slated for expansion



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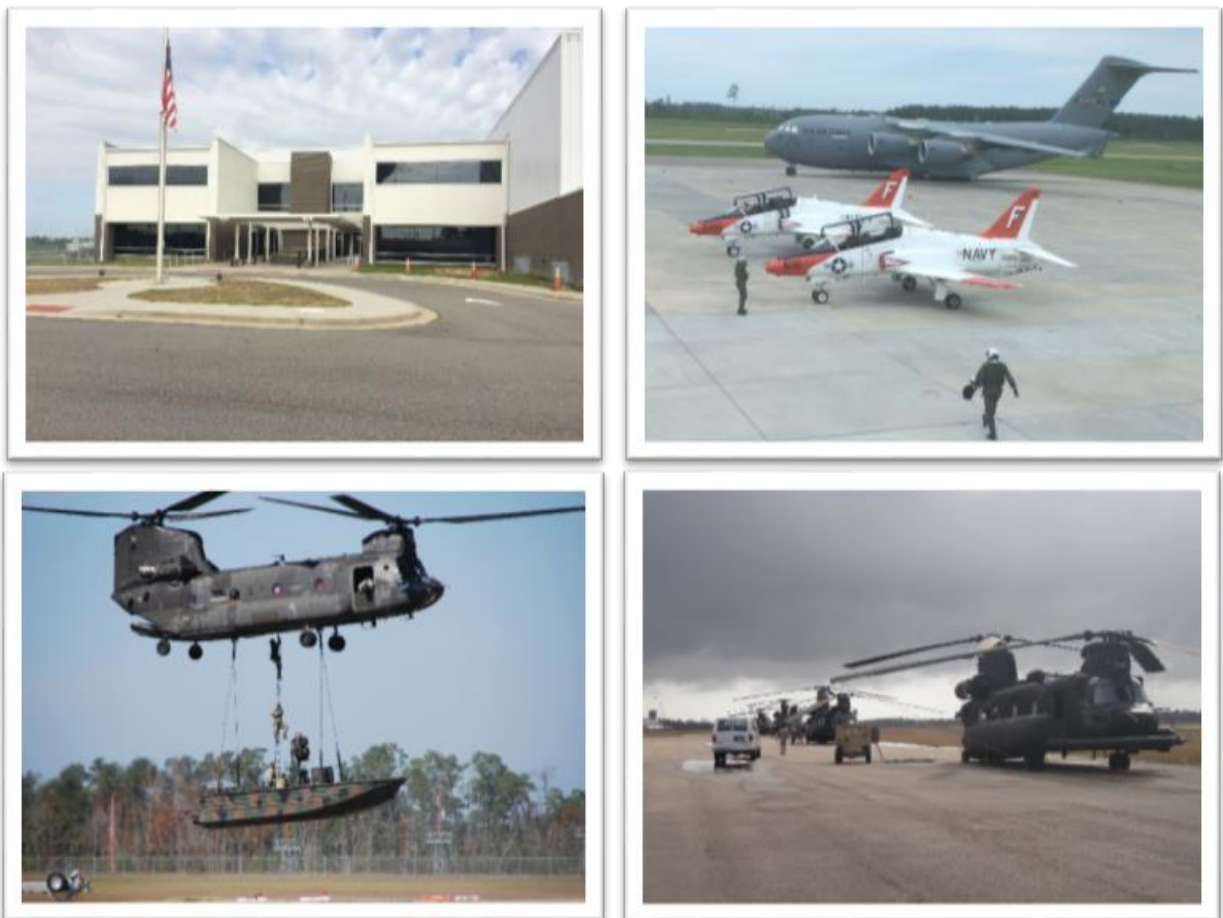
Facility Expansions

A variety of facility expansions are proposed to address training space deficiencies. The majority of the improvements will benefit multiple WMA users, will support additional NSW training in the future, and will be contained within the existing or proposed WMA.

3.5 STENNIS INTERNATIONAL AIRPORT

Stennis International Airport is a 585-acre general aviation airport, owned and operated by the HCPHC. Stennis International Airport is located on the eastern edge of the Buffer Zone, approximately 10 miles from the SSC. The facility includes an 8,497-foot long, 150-foot wide, main runway with sufficient pavement strength to support passenger and cargo aircraft.

The airport supports Naval Special Warfare (NSW) training and operations such as aircraft loading and equipment staging, military free fall and static line jumping, helicopter fast rope and rappelling, drop zone and convoy training. The training is conducted under an airport use agreement between HCPHC, Hancock County Board of Supervisors, and the U.S. Government.



*Figure 31 Above: Stennis International Airport Terminal, Navy and Air Force planes on the tarmac
Below: Training exercises taking place at Stennis International Airport*



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

3.5.1 CURRENT MISSION OPERATIONS

Training from all branches of the military takes place at Stennis International Airport on a regular basis. For the Navy, the following training and mission operations utilize the Stennis International Airport facilities.

Table 3.5.1: Stennis International Airport Current Naval Mission Operations

EXERCISE	DESCRIPTION
Insertion / Extraction	Training for troop and equipment insertion and extraction.
Tactical Ground Mobility / Combat Driving Training	NSW Units practice vehicle navigation and tactical maneuvers.
Convoy Training	NSW Units conduct convoy training in combat patrol tactics, techniques, and procedures (TTP) to react against ambushes and IEDs.
Logistics / Mobilization	Transport and support of personnel, cargo, equipment, and other logistical operations.
Simunition Training	NSW Units perform realistic tactical training on the runway using non-lethal, short-range training ammunition.
NMOC/NAVO Charts System Operations	Home-base for compact hydrographic airborne rapid total survey aircraft that deploy worldwide conducting shallow water hydrographic surveys utilizing airborne laser and imagery systems.

3.5.2 PROPOSED EXPANSIONS AND OPERATIONAL CHANGES

Negotiations have been completed to expand the Stennis Airport to include a 125-acre site used exclusively as a military joint use heavy lift drop zone. The additional space would be used by NSW, Air Force, and the Coast Guard. A 3,500 linear foot military joint use assault landing strip is also in the design stages and additional funding sources are being sought.

Future runway improvements include the modification of the runway to allow for a full 8,500 feet. The airport would like to add an additional 1,000 feet of runway to accommodate larger planes, but it is not anticipated for the immediate future.

A photograph of a construction site inside a large industrial building. Several workers wearing hard hats and safety gear are working with long wooden beams. One worker in the foreground is kneeling and measuring a beam. Other workers are visible in the background, also working with the beams. The building has a high ceiling with exposed pipes and structural elements.

**COMPATIBILITY
TOOLS**

4.0



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

4.0 COMPATIBILITY TOOLS

There are a variety of tools in place to assist local governments and the military with the identification of compatibility and encroachment issues. The tools include studies, regulations, organizations, programs, and reports which can be conducted anywhere from the federal down to the local level.

A summary of some of the applicable tools are identified below. Not all of the programs identified are currently in use or they may not be utilized to their full extent, but it is important to have an idea of the options that are available. The list is not intended to be exhaustive but does provide a general idea of the tools that exist.

4.1 FEDERAL PROGRAMS AND PLANS

Air Installations Compatible Use Zones (AICUZ) Program

The purpose of the AICUZ Program is to protect the health, safety, and welfare of the community from noise and hazards through compatible development in the airport environment. The program was instituted by the DOD to address the problem of land development surrounding military air installations. It assists local governments by providing for the development and implementation of a plan to determine the land areas which are incompatible for development due to the presence of the airfield. The program provides recommendations of compatible land uses as well as identifying accident potential zones, obstruction clearance criteria, and locations of elevated sound.

An AICUZ Study has not been completed for the JLUS subject areas. Although used by multiple branches of the military, Stennis International Airport is not classified as a military airport and would therefore not be eligible.

Encroachment Management Program

The Encroachment Management Program for the Navy was established by a directorate from the Asset Management line of NAVFAC. An Encroachment Action Plan (EAP) is the tool used to identify and prevent potential encroachment issues to a military installation.

An EAP was completed for NCBC Gulfport and Associated Special Areas and for Stennis Space Center and Associated Special Areas in May 2013.

Federal Aviation Act, Title 14, Part 77

Federal Regulation Title 14 Part 77 establishes standards and notification requirements for objects affecting navigable airspace. This notification serves as the basis for:

- ▶ Evaluating the effect of the construction or alteration on operating procedures.



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- ▶ Determining the potential hazardous effect of the proposed construction on air navigation.
- ▶ Identifying mitigating measures to enhance safe air navigation.
- ▶ Charting of new objects.

Notification allows the FAA to identify potential aeronautical hazards in advance thus preventing or minimizing the adverse impacts to the safe and efficient use of navigable airspace.

Range Compatible Use Zones (RCUZ) Program

The RCUZ Program is a DOD program that is intended to protect the health, safety, and welfare of the community and to prevent encroachment from degrading the operational capabilities of air-to-ground ranges. The RCUZ program includes range safety and noise analyses and provides land use recommendations that can then be implemented by local governments.

A RCUZ is currently being conducted for NCBC Gulfport, the WMA, and Woolmarket Range. It is anticipated to be completed in October 2017. Once approved, copies will be provided to county, city, and other planning departments in the affected areas.

Readiness and Environmental Protection Initiative (REPI) Program

The pattern of development has changed over the years and where installations were once isolated, urban and suburban development is now abutting military facilities. DOD created the REPI Program in 2003 in response to this type of incompatible development and loss of habitat around its installations. The program offers a way to not only conserve land, but to also prevent any restrictions imposed by local jurisdictions that might diminish the goals of the military mission or lead to inadequate training and testing. The program utilizes buffer projects, landscape partnerships, and stakeholder engagement to provide problem solving and decision-support tools for the community. According to the REPI website, as of September 30, 2015, over 437,000 acres of buffer land at 88 locations in 30 states across the country have been protected.

NCBC Gulfport has partnered with Wildlife Mississippi to acquire lands using REPI funds as funding and appropriate lands become available.

4.2 STATE PROGRAMS AND PLANS

Building Codes

Building codes are sets of regulations governing the design, construction, alteration, and maintenance of structures. They specify the minimum requirements to adequately safeguard the health, safety, and welfare of building occupants.

Mississippi enacted its first statewide building code in 2014. The law requires cities and counties to adopt, as a minimum standard, any of the last three editions of the International Building Code and any additional codes as adopted by the Mississippi Building Code Council.



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As a tool to ensure compatibility with adjacent installations, the Building Code can assist with regulations particularly relevant to height and noise inconsistencies.

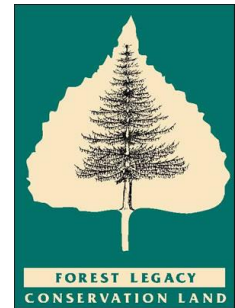
Clean Water Management Trust Fund



Specifically authorized (and mandated in recent budgets) to provide buffers around military bases or for state matching funds for REPI, the Clean Water Management Trust Fund is a federal funding initiative that provides funds for military buffers.

Forest Legacy Program

The Forest Legacy Program (FLP) was authorized by the Food, Agriculture, Conservation, and Trade Act of 1990 to identify and protect environmentally important, private forestlands threatened with conversion to non-forest uses. The FLP is a USDA Forest Service Program, in partnership with Mississippi, that will help support local efforts to protect environmentally sensitive, privately owned forestlands threatened by conversion to non-forest use through land acquisition and conservation easements.



Land and Water Conservation Fund



Created by Congress in 1965, the Land and Water Conservation Fund (LWCF) was a bipartisan commitment to safeguard natural areas, water resources and our cultural heritage, and to provide recreation opportunities to all Americans. National parks like the Rocky Mountains, the Grand Canyon, and the Great Smoky Mountains, as well as national wildlife refuges, national forests, rivers and lakes, community parks, trails, and ball fields in every one of our 50 states were set aside for Americans to enjoy thanks to federal funds from the LWCF.

The LWCF State Assistance Program provides matching grants to help states and local communities protect parks and recreation resources. Running the gamut from wilderness to trails and neighborhood playgrounds, LWCF funding has benefited nearly every county in America, supporting over 41,000 projects. This 50:50 matching program is the primary federal investment tool to ensure that families have easy access to parks and open space, hiking and riding trails, and neighborhood recreation facilities.

Mississippi Code, Title 17, Chapter 1, Zoning Planning and Subdivision Regulation

Title 17, Chapter 1 of the Mississippi Code offers one of the most effective ways to manage growth in the community. The chapter authorizes the establishment of the Comprehensive Plan, Zoning, and Subdivision Regulations.

The state statute requires each municipality to have a Long-Range Comprehensive Plan adopted by the local governing body. Plans establish goals over a 20- to 25-year period of development



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and are required to address residential, commercial, and industrial development; parks, open space, and recreation; street and road improvements; and public schools and community facilities. Essentially, the plan is a local government's guide to assist with community decisions relating to physical, social, and economic development. The Comprehensive Plan is intended to be an evolving document that is revised as policies and economic conditions change. The Comprehensive Plans serves as a stepping stone to the development of other policy documents such as Zoning Ordinances, Subdivision Regulations, Capital Improvement Plans, as well as supplemental regulations such as Sign, Landscaping, and Parking Ordinances.

The Zoning Ordinance is used to attain the objectives of the Comprehensive Plans. It regulates land based on location, height, number of stories, size of buildings and other structures; the density and distribution of population, size of yards and other open spaces; and the use of buildings, structures, and land for commercial, industrial, residential, and other purposes.

While zoning defines the land uses permitted within the municipality, Subdivision Regulations guide the pattern of development (i.e., the division of a parcel of land for sale, development, or long-term lease). Traditionally, Subdivision Regulations have been used to ensure the efficient development of a community's built environment, focusing on the configuration of building lots to be served by municipal or private roads and infrastructure.

These tools used in conjunction with one another provide a valuable way to influence growth in a way that decreases encroachment and incompatibility issues with installations. When innovative planning tools are used as part of the state authorized tools – such as overlay districts, special zoning or future land use districts, Transfer of Development Rights, or other similar programs – the growth pattern can be substantially altered.

Mississippi Code Title 61, Chapter 7, Airport Zoning Law

The importance of airports was recognized at the legislative level and the Airport Zoning Law was enacted. The law establishes the ability to create airport zoning regulations for the areas likely to be impacted by hazards in an effort to prevent and mitigate dangers to the facility. Similar to zoning regulations the law allows the area to be divided into zones, and specify the land uses and heights of structures permitted within the zones.

Mississippi Military Communities Council (MMCC)

The Mississippi Military Communities Council was officially formed by Gov. Kirk Fordice in 1997 when he signed into law Executive Order 776. The initial purpose of the organization was to serve as an advisory council to state executive and legislative officials to defend against potential base realignment and closure. They are also responsible for advising officials regarding opportunities to enhance, expand, add, or otherwise improve programs affecting the military within the state.



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Open Space / Conservation Programs

The State Legislature offers multiple opportunities for open space and conservation management. These programs provide the opportunity to decrease encroachment adjacent to the installation by removing the development rights. The programs currently authorized by the Legislature include:

- ▶ *Conservation Easement Act of 1986 (Mississippi Code §89-19-1)*

Authorizes the creation of permanent easements on real property for conservation and historic preservation purposes.

- ▶ *Conservation Easement Act Credit (Mississippi Code §27-7-22.21)*

The code provides for a conservation easement tax credit. The credit is 50% of allowable transaction costs associated with donating an easement. The credit may not exceed \$10,000 during the lifetime of the landowner, and it may be carried forward for 10 years. The credit is non-transferable.

- ▶ *Forest Legacy Program (Mississippi Code §27-7-22.22)*

The Code provides for a tax credit for allowing land owned by the taxpayer to be used as a natural area preserve, a wildlife refuge or habitat area, a wildlife management area, or for the purpose of providing public outdoor recreational opportunities. The credit is \$5.50 per acre of land in each taxable year.



Figure 32 Example of open space area

The North American Wetlands Conservation Act (NAWCA) was passed, in part, to support activities under the North American Waterfowl Management Plan, an international agreement that provides a strategy for the long-term protection of wetlands and associated uplands habitats needed by waterfowl and other migratory birds in North America. Program funding comes from appropriations, fines, penalties, forfeitures, and from interest accrued on the fund. Funds from U.S. federal sources may contribute towards a project, but are not eligible as match.

The NAWCA Program operates in two cycles per year. Each cycle, eligible proposals are reviewed and ranked by the North American Wetlands Conservation Council, a nine-member council established by the Act. The Council may directly approve Small Grants. The Council recommends Standard Grants projects to the Migratory Bird Conservation Commission, a seven-member commission authorized by the Act to give final funding approval.



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Real Estate Disclosures

Real Estate Disclosures are used to notify home buyers of any issues that could affect the property's value or desirability. Mississippi Statutes Sections 89-1-501 through 89-1-527 of the Mississippi Real Estate Brokers Act of 1954, as amended, requires that the sale of property of 1 – 4 dwelling units shall require a Property Condition Disclosure Statement.

The current form used by the Mississippi Real Estate Commission, effective July 1, 2008 requires that the following be disclosed:

- ▶ Structural Items;
- ▶ Mechanical Items;
- ▶ Water, Sewer, and Septic Items; and
- ▶ Other Matters / Items.

Real Estate disclosures are not currently required to reveal proximity to military installations or ranges.

4.3 REGIONAL PROGRAMS AND PLANS

Harrison County Military Team (HCMT)

The Harrison County Military Team was formed to advocate for military installations in South Mississippi. The Team is comprised of volunteers that include retired military, business, and civic leaders. They are dedicated to defending and supporting the military.

Partners for Stennis



Partners for Stennis is a coalition of Mississippi and Louisiana citizens who advocate for space, earth, and ocean exploration. The members are volunteer representatives from chambers of commerce, economic development

foundations, businesses, educational institutions, local governments, community groups, and individual citizens.

Their mission is to act as a regional catalyst to develop and promote the Stennis Space Center Region for the enhancement of education, quality of life, and economic opportunities. Partners for Stennis supports various programs which ensure that government decision makers, business interests, and interested citizens know of the value and importance of the Center.

Plan for Opportunity Regional Sustainability Plan for the Mississippi Gulf Coast

The Plan for Opportunity is a comprehensive regional plan completed in December 2013. The Plan is a compilation of many individual, inter-related elements that are intended to guide the



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economic growth and development of the Mississippi Gulf Coast and to improve housing, employment, and transportation opportunities throughout the region. It analyzes the current conditions, issues and challenges faced by the residents of Hancock, Harrison, and Jackson counties, and results in a series of strategies to address any barriers to the future prosperity of the region.

Southeast Regional Partnership for Planning and Sustainability (SERPPAS)



Figure 33 SERPPAS focuses on interdependent resource sustainability and protection of ecosystems across boundaries.

In 2005, state environmental and natural resource officials from across the Southeast partnered with the Department of Defense and other federal agencies to form the Southeast Regional Partnership for Planning and Sustainability (SERPPAS). The region covered by SERPPAS includes the states of North Carolina, South Carolina, Georgia, Alabama, Florida, and Mississippi. The mission of SERPPAS is to seize opportunities and solve problems in ways that provide mutual and multiple benefits to the partners, sustain the individual and collective mission of partner organizations, and secure the future for all the partners, the region, and the nation. SERPPAS works hand in hand with the REPI program.

4.4 LOCAL PROGRAMS AND PLANS

Individual municipalities maintain Comprehensive Plans and Zoning Regulations allowing them to formulate the regulations that work best for them. The following provides a brief overview of the regulatory document and the implication it has for development around the military installations.

4.4.1 CITY OF GULFPORT COMPREHENSIVE PLAN (2000)

The Comprehensive Plan provides information about the City's vision, demographics, housing, community facilities, and land use. The purpose of the Comprehensive Plan is to provide the framework that will guide and direct the future growth and development of the City of Gulfport. The City's Comprehensive Plan was adopted in 2004 with a 25-year planning horizon and contains four main sections that consist of a Land Use Element, a Transportation Element, a Community Facilities Element, and Goals and Objectives.

Application to NCBC Gulfport + Special Areas Joint Land Use Study

The majority of the NCBC Gulfport installation is located within the incorporated limits of the City of Gulfport. NCBC Gulfport is the largest employer within the City and occupies more than 1,000 acres of land. The Introduction Section of the Comprehensive Plan describes the history of the City and discusses the establishment of NCBC Gulfport in 1942. The four main sections of the City's Comprehensive Plan do not contain any specific goals and/or objectives that directly apply



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to NCBC Gulfport. However, the Comprehensive Plan does contain several generic and broad based goals and objectives that would indirectly provide for land use compatibility measures for any new development or redevelopment around NCBC Gulfport. The goals and objectives that were identified during the analysis consist of the following:

► **LU-2:**

- To strive for an orderly development pattern and land use compatibility.
- To the extent possible, exert control over the location, density, use, and timing of new real estate developments.
- To separate presently existing incompatible land uses as opportunities arise.
- To require separation between incompatible land uses as new development occurs.
- To prevent future adjacency of incompatible land uses.
- To prevent future development of incompatible land uses.
- To identify and require effective buffering between incompatible land uses, where they must develop.
- To identify, consider, and articulate the land use impact of each proposal for future development, request for rezoning or subdivision before a final decision is made.

► **LU-4:**

- To encourage maintenance and expansion of compatible land use concentrations and future development of new compatible land use areas.
- To encourage preservation of existing and developing residential neighborhoods and foster development of new neighborhoods.

► **LU-5:**

- To recognize that a balance between the highest and best use and the most appropriate use of land is in the overall best interest of both property owners and residents of the City.
- To identify acceptable and unacceptable land use relationships in advance of development.
- To articulate and consider the land use impact of each future development proposal and request before decisions are reached regarding its approval.

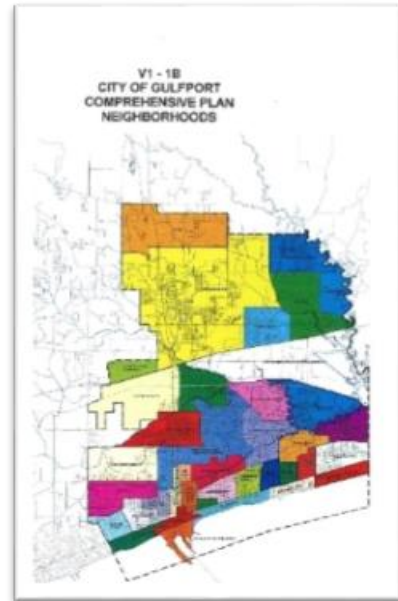


Figure 34 City of Gulfport neighborhoods map from the Comprehensive Plan



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

- To control the location and minimize the impact of communication towers on existing development.

The City of Gulfport has indicated that the Comprehensive Plan adopted in 2000 is in the process of being updated. Portions of the City's Comprehensive Plan could be updated to strengthen the goals and objectives associated with providing existing and long-term compatibility measures for the areas located in close proximity of NCBC Gulfport. Section 7, Recommendations contain specific recommendations and implementation strategies for suggested amendments to the City of Gulfport's Comprehensive Plan.

4.4.2 CITY OF GULFPORT ZONING ORDINANCE (ORDINANCE NO. 1501)

The intent of the City of Gulfport Zoning Ordinance is to implement the Comprehensive Plan through a series of regulations. The Zoning Ordinance divides the City into districts, known as zoning districts, and regulates the location, type, use, density, and intensity of development. The purpose of the zoning ordinance is to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Application to NCBC Gulfport + Special Areas Joint Land Use Study

NCBC Gulfport has a Gulfport Zoning Designation of Light Industrial (I-1). The Light Industrial District (I-1) is defined as land and structures occupied by or suitable for light manufacturing, wholesaling and similar uses. Located for convenient access from existing and future arterial thoroughfares, highways and railway lines, these districts are usually separated from residential areas by business districts or by natural barriers. The district regulations are designed to permit a range of light industrial activities subject to limitations intended to protect nearby residential and business districts.

The areas surrounding and adjacent to NCBC Gulfport have mainly low density and intensity zoning designations consisting of the following: Single Family Residence District (Medium Density - R-2), Single Family Residence District (Low Density - R-1-7.5), T4+ (SmartCode Zoning), Neighborhood Business District (B-1), and General Business District (B-2). None of the aforementioned zoning districts provide any measures to specifically address redevelopment or future development adjacent to or within close proximity to NCBC Gulfport. The Zoning Ordinance could be amended to create a Military Influence Area Overlay District that applies directly to NCBC Gulfport and the surrounding areas. The intent of the overlay district would be to protect the mission footprint of the base and to reduce potential encroachment issues related to existing development, new development, or potential redevelopment surrounding the installation.



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Section 7, Recommendations, contains specific recommendations and implementation strategies for amendments to the City of Gulfport Zoning Ordinance.

4.4.3 CITY OF GULFPORT SMARTCODE ORDINANCE (2007)

The City of Gulfport adopted a SmartCode Ordinance in 2007 as an addition to the Zoning Ordinance to further implement the Comprehensive Plan. The SmartCode incorporates basic zoning, subdivision regulations, urban design, and basic architectural standards into one document and applies the requirements through six transects. A transect can cut across several demographic and social lines and requires higher density, mixed-use development in the downtown (core of the City) and decreases density moving incrementally outward.

Application to NCBC Gulfport + Special Areas Joint Land Use Study

NCBC Gulfport along with all government, state, and county-owned properties are exempt from the requirements of the SmartCode Ordinance. Certain areas (Broad Avenue area) in close proximity to NCBC Gulfport are subject to the SmartCode requirements. The SmartCode does not specifically address or acknowledge the areas surrounding NCBC Gulfport with any special districts or transects. A Military Influence Area Overlay District adopted within the City's Zoning Ordinance could provide for additional measures to ensure and maintain compatibility with the installation and the surrounding communities. Section 7, Recommendations, contains specific recommendations and implementation strategies for amendments to the City of Gulfport Zoning Ordinance.

4.4.4 CITY OF LONG BEACH COMPREHENSIVE PLAN (2013)

The City of Long Beach Comprehensive Plan recommends patterns of new development and redevelopment based upon the values gleaned from the community during numerous interviews, public forums, and outreach efforts. The result is a plan that recommends how and where development should occur, where public investment for road and utility improvements should be made, and where new schools, parks, and other public facilities should be placed. The plan sets policy, and provides direction and context for public and private investment within Long Beach over the next 20 years.

The Comprehensive Plan for Long Beach consist of the following six chapters: What is a Comprehensive Plan, Guiding Framework, Recommendations and Strategies, Implementation Priorities, Physical Setting, and Special Analyses. The Comprehensive Plan geographically divides the City into six wards and contains planning goals and strategies for each of the wards.



Figure 35 The City of Long Beach Comprehensive Plan was adopted in February of 2013



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Application to NCBC Gulfport + Special Areas Joint Land Use Study

The City of Long Beach Comprehensive Plan identifies NCBC Gulfport as one of the major regional employers. The Comprehensive Plan anticipates that employment and population growth within the City will continue to grow over the next 20 years. The NCBC Gulfport installation is located adjacent to the northeastern City of Long Beach incorporated limits. The northeastern portion of the City that is located along the western property line of NCBC Gulfport is identified in the Comprehensive Plan as being located primarily adjacent to Ward 6.

The Strategies for Ward 6 are described in the Recommendations and Strategies Chapter of the Comprehensive Plan as:

- ▶ Encourage higher density housing close to the new school to encourage children to walk to school.
- ▶ Plan and build trails and pathways within the City as needed to connect to the larger trail network within Harrison County.
- ▶ Designate commercial nodes at strategic locations such as the intersections of Klondyke and 28th, Beatline and 28th, Daugherty and the west end of Commission, or across from Quarles school on Commission.

The Special Analysis Chapter of the Comprehensive Plan discusses the long-term need for the City to expand the corporate limits and lists several areas that are potentially appropriate for annexation adjacent to the City. One of the areas listed consists of the area located to the north and northwest of the main NCBC Gulfport installation, north of 28th Street and west of Canal Road.

The City of Long Beach Comprehensive Plan also does not contain any specific goals or strategies that would provide for existing or long-term compatibility measures for the areas adjacent to or within close proximity of NCBC Gulfport. Section 7, Recommendations, contain specific recommendations and implementation strategies for amendments to the Comprehensive Plan.

4.4.5 CITY OF LONG BEACH COMPREHENSIVE UNIFIED LAND USE ORDINANCE

The City of Long Beach Comprehensive Unified Land Use Ordinance is organized into 19 articles describing general information, zoning districts, and the administration of land use regulations by the City within the incorporated limits. The Long Beach Comprehensive Unified Land Use Ordinance establishes 13 zoning districts whereby permitted uses, densities, setbacks, lot areas, lighting, and heights are established and regulated.

Application to NCBC Gulfport + Special Areas Joint Land Use Study

The northeastern portion of the City that is located along the western property line of the main NCBC Gulfport installation is comprised of the following zoning districts: R-1 - Single-Family



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Residential, R-2 – Low Density Multi-Family Residential, R-4 – Residential/Farm, C-2 – General Commercial and Civic.

None of the aforementioned zoning districts provide any measures to specifically address redevelopment or future development adjacent to or within close proximity to NCBC Gulfport. The Comprehensive Unified Land Use Ordinance could be amended to create a Military Influence Area Overlay District that applies directly to the area surrounding NCBC Gulfport. The intent of the overlay district would be to protect the mission footprint of the base and to reduce potential encroachment issues related to existing development, new development, or potential redevelopment surrounding the installation. Section 7, Recommendations, contains specific recommendations and implementation strategies for amendments to the City of Long Beach Comprehensive Unified Land Use Ordinance.

4.4.6 HARRISON COUNTY 2030 COMPREHENSIVE PLAN (2009)

The Harrison County Comprehensive Plan was adopted in 2008 and is the County's guiding document to enable the management of growth and the delivery of public services in a timely and efficient manner. The County is divided into six Community Planning areas consisting of DeLisle, eastern Harrison County, Henderson Point-Pass Christian Isles, Pineville, Saucier, and western Harrison County. The Comprehensive Plan contains Community Plans for each of the six areas. Each Community Plan is designed to guide

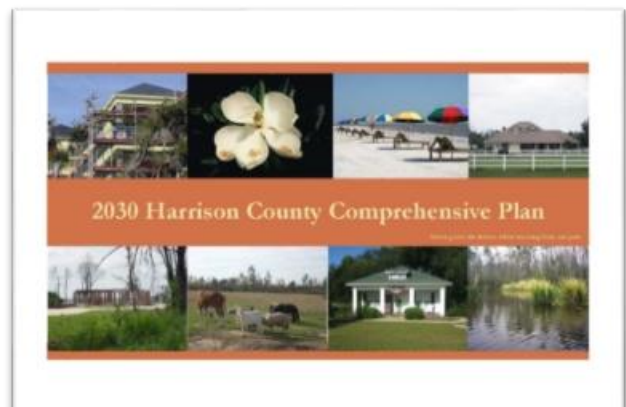


Figure 36 Harrison County Comprehensive Plan was adopted in 2008

growth and development in each planning area over a period of 20 years. The Community Plans all reflect the desire for a sustainable, rural environment and effective growth management. Community Plans serve as documents that establish long-term goals and objectives that will assist the County in carrying out the visions of its citizens.

The Comprehensive Plan contains 14 chapters including goals, objectives and policies that were based on public input and developed to guide future development. The Comprehensive Plan Future Land Use Map identifies the future land use pattern for the County and consists of seven different sectors: (O-1) Preserved Open Sector, (O-2) Reserved Open Sector, (G-1) Restricted Growth Sector, (G-2) Controlled Growth Sector, (G-3) Intended Growth Sector, (G-4) Infill and Redevelopment Growth Sector, and (SD) Special District. The seven sectors provide for a range of development patterns from the preservation of open space and rural areas deemed unsuitable for development to the encouragement of growth in more appropriate areas.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Application to NCBC Gulfport + Special Areas Joint Land Use Study

The northwestern portion of NCBC Gulfport is located within the unincorporated area of Harrison County. In addition, the area located to the north of 28th Street and west of Canal Road also falls within unincorporated Harrison County and is in close proximity to the main NCBC Gulfport installation. The unincorporated area that is in close proximity to NCBC Gulfport consists of the following three Comprehensive Plan Future Land Use Map Sectors:

- ▶ ***G-1 - Restricted Growth Sector:*** Sector consists of low-density, rural development, such as is typical in Harrison County. This sector includes hamlets and clustered residences with parcel sizes ranging from small lots within the hamlet to lots of up to 20 acres surrounding the hamlet. Hamlets may also have a small amount of retail and some community facilities located at main intersections. Areas within the G-1 may have value as open space, but they are subject to development based on the existing zoning that enables such development. This sector also includes conservation development, where 50 percent or more of a development is reserved as open space. These areas may be outside the sewer service areas.
- ▶ ***G-2 - Controlled Growth Sector:*** Sector consists of locations where development is encouraged, as it can support mixed-use by virtue of proximity to a thoroughfare.
- ▶ ***O-2 - Reserved Open Sector:*** Sector is composed of undeveloped parcels larger than 20 acres outside of incorporated cities and wastewater service areas that are either vacant or in agricultural/forestry use. It includes open space that should be but is not yet protected from development.

The unincorporated area located to the north of 28th Street and west of Canal Road is also located within the Pineville Community Planning Area. The Community Plan for Pineville contains the following goals:

- ▶ Ensure that Pineville prepares for growth.
- ▶ Maintain the rural character of the community.
- ▶ Restore the impacted areas of the community.
- ▶ Protect and preserve the environment.
- ▶ Develop and expand recreational opportunities.
- ▶ Improve and maintain the health and welfare of the Pineville Community.
- ▶ Promote the principles of New Urbanism.

The Community Plan along with the Concept Plan for Pineville does encourage and promote a mix of residential and neighborhood commercial uses around the end of the 28th Street area near NCBC Gulfport.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

The Woolmarket Range Special Area is located along the north side of Highway 67, west of Lamey Bridge Road and south of Blackwell Farms Road and entirely within the unincorporated area of Harrison County. Woolmarket Range consists of following two Comprehensive Plan Future Land Use Map Sectors:

- ▶ ***0-1 - Preserved Open Sector:*** Sector consists of open space already protected from development in perpetuity. The Preserved Open Sector includes undeveloped areas under environmental protection by law or standard, as well as land acquired for conservation through purchase or land protected from development by easement.
- ▶ ***G-2 - Controlled Growth Sector:*** Sector consists of locations where development is encouraged, as it can support mixed-use by virtue of proximity to a thoroughfare.

Woolmarket Range is located within the Saucier and Eastern Community Planning Areas. However, the portion of Woolmarket Range within the Saucier Community Planning Area is contained completely within the Desoto National Forest. The community plans for Saucier and Eastern Community Planning Areas contain the following goals:

- ▶ ***Saucier Community***
 - Ensure that Saucier prepares for growth.
 - Create diverse housing options in Saucier.
 - Preserve the rural character of Saucier.
 - Improve and maintain the health and welfare of the Saucier Community.
 - Develop and enhance the Town Center.
 - Support a variety of economic activity.
- ▶ ***Eastern Community***
 - Ensure that eastern Harrison County prepares for growth.
 - Foster a sense of community through residential and economic development.
 - Improve mobility and roadway connectivity.
 - Preserve natural resources.
 - Improve and create additional recreational opportunities.
 - Provide quality housing choices for all residents.
 - Promote principles of New Urbanism and green development.

Neither the Eastern Community Plan nor the Saucier Community Plan specifically addresses or acknowledges Woolmarket Range. The Saucier Plan does mention that 38 percent of the area within the Community Plan is located within the Desoto National Forest and that this area provides for various recreational opportunities. The Eastern Community Concept Plan depicts additional low density residential areas around the Woolmarket area.

The Harrison County Comprehensive Plan also does not contain any specific goals or strategies that would provide for existing or long-term compatibility measures for the areas adjacent to or



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

within close proximity of NCBC Gulfport or Woolmarket Range. Section 7, Recommendations, contains specific recommendations and implementation strategies for amendments to the Harrison County Comprehensive Plan.

4.4.7 HARRISON COUNTY UNIFIED DEVELOPMENT CODE

The intent of the Harrison County Unified Development Code is to implement the Comprehensive Plan through a series of regulations. The Unified Development Code divides the County into Zoning Districts which regulate the size of yards and open spaces, density and distribution of population, and the uses of buildings, structures and lands. Procedures are prescribed for the administration, enforcement, and appeal of these regulations.

Application to NCBC Gulfport + Special Areas Joint Land Use Study

The area located to the north of NCBC Gulfport, north of 28th Street and west of Canal Road, within unincorporated Harrison County, consists of the following Zoning Districts: R-3 High Density Residential District, C-1 Neighborhood Commercial District, E-1 Very Low Density Residential District, and A-1 General Agricultural District. Woolmarket Range has a zoning designation of A-1 General Agricultural District. The area surrounding Woolmarket Range consists of the following Zoning Districts: R-1 Low Density Residential District, C-1 Neighborhood Commercial District, E-1 Very Low Density Residential District, A-1 General Agricultural District, and I-1 Light Industry District.

None of the aforementioned zoning districts provide any measures to specifically address redevelopment or future development adjacent to or within close proximity to the NCBC Gulfport installation. The Unified Development Code could be amended to create a Military Influence Area Overlay District that applies directly to the area surrounding the main NCBC Gulfport installation and Woolmarket Range. The intent of the overlay district would be to protect the mission footprint of the base and to reduce potential encroachment issues related to existing development, new development, or potential redevelopment surrounding the installation. Section 7, Recommendations, contains specific recommendations and implementation strategies for amendments to the Harrison County Unified Development Code.

4.4.8 HARRISON COUNTY SMARTCODE

The SmartCode in Harrison County is not mandatory and is an optional land use tool for the development of neighborhoods and communities. The SmartCode incorporates basic zoning, subdivision regulations, urban design, and basic architectural standards into one document and applies the requirements through seven transects. The SmartCode implements the six Community Plans and the Future Land Use Map Sectors contained within the Comprehensive Plan.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Application to NCBC Gulfport + Special Areas Joint Land Use Study

The SmartCode does not specifically address or acknowledge the areas surrounding NCBC Gulfport with any special districts or transects. A Military Influence Area Overlay District adopted within the County's Unified Development Code could provide for additional measures to ensure and maintain compatibility with NCBC Gulfport, Woolmarket Range and the surrounding communities. Section 7, Recommendations, contain specific recommendations and implementation strategies for amendments to the Unified Development Code.

4.4.9 HANCOCK COUNTY COMPREHENSIVE PLAN (2010)

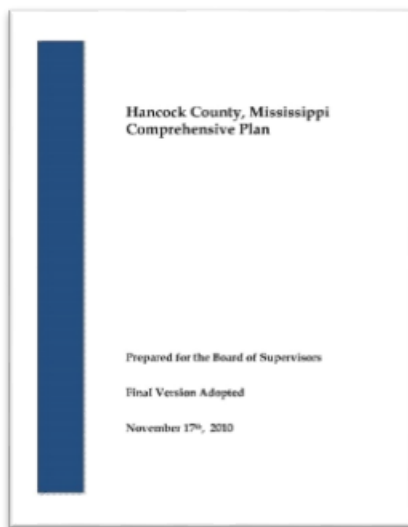


Figure 37 The Hancock County Comprehensive Plan was adopted in 2010

The Hancock County Comprehensive Plan was adopted in 2010 with a 20-year planning horizon and implements the County's vision and guiding principles for the future of Hancock County. The Comprehensive Plan contains nine sections consisting of the Vision, Goals and Policies, Community Facilities, Housing Plan, Natural Resources, Transportation, Land Use Plan, Economic Development Plan, and Plan Administration and Implementation.

The Comprehensive Plan Future Land Use Map identifies the future land use pattern for the County and consists of 11 Future Land Use Categories. The 2030 Urbanized Area Map separates the County into urban and rural areas to assist the County in making zoning and development decisions. The 2030 Urbanized Area includes Pearlington, Lakeshore, Clermont Harbor, Bayside Park, City of Waveland, City of Bay St. Louis, Diamondhead, Kiln, and Fenton.

Application to NCBC Gulfport + Special Areas Joint Land Use Study

Two of the Special Areas, the WMA and Stennis International Airport, are located within Hancock County and are being analyzed as part of the JLUS. The WMA is owned by the Navy and is located along the Pearl River in the western most portion of Hancock County. The WMA is totally located within the Stennis Space Center Acoustic Buffer Zone. Stennis International Airport is a county-owned and operated facility. Stennis International Airport is included within the JLUS due to the military's substantial use of the facility and its partial location within the Stennis Space Center Acoustic Buffer Zone.

Hancock County acknowledges the importance of the Stennis Space Center within Section 1, Vision, Goals and Policies, of the Comprehensive Plan. The fifth guiding principle to implement the County's vision states: *We will promote the growth of a diverse economy that: Supports ongoing activities at Stennis Space Center.* Furthermore, Goal 7 of Economic Goals and Policies,



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indicates the significance of retaining existing business as a vibrant part of the County's economy by coordinating with Stennis Space Center to identify and address short- and long-term operational needs.

The Comprehensive Plan does contain several goals and policies that would provide for land use compatibility measures for any new development or redevelopment around Stennis Space Center and Stennis International Airport. The goals and policies that were identified during the analysis consist of the following:

- ▶ **Policy 10.5:** The Future Land Use Map establishes a land use pattern that will accommodate anticipated commercial and residential growth in the community. Prior to amending the Future Land Use Map, make findings that the proposed amendment:
 - Would be consistent with the Plan goals.
 - Would be compatible with future land uses for surrounding areas of the community.
- ▶ **Policy 10.6:** Protect neighborhoods from encroachment of incompatible land uses by ensuring that zoning is consistent with the Future Land Use Map, by developing and implementing area plans and by enforcing compatibility standards that address noise, traffic and aesthetics.
- ▶ **Policy 10.13:** Ensure that development in the vicinity of the airport does not constrain future growth and operations of the airport.
- ▶ **Goal 11:** To promote the concept of land use compatibility with Airport operations on lands surrounding Stennis International Airport.
- ▶ **Policy 11.1:** Prevent or discourage residential uses around Stennis International Airport.
- ▶ **Policy 11.2** The County should work with Airport Management to develop appropriate land use controls that can be used to manage proposed land use changes to ensure continued compatibility.

The Comprehensive Plan could be amended to strengthen the goals and objectives associated with providing existing and long term compatibility measures and to establish an airport overlay district for the areas located in close proximity of Stennis International Airport. Section 7, Recommendations, contain specific recommendations and implementation strategies for amendments to the Hancock County Comprehensive Plan.

4.4.10 HANCOCK COUNTY ZONING ORDINANCE

Hancock County's Zoning Ordinance was originally adopted in 1992, and has been updated regularly to address changing land use concerns and opportunities within the County. The ordinance was prepared to control nuisance land uses and to ensure that neighboring land uses were compatible with existing land uses. The County's official Zoning Map designated large areas of the County as an agricultural zone to support low-density housing, resource production and agricultural preferences of county residents. In recent years, the County modified its ordinance to



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address new land uses not originally addressed in the Zoning Ordinance. The proposed new land uses included resort type development (including both vacation condominiums and casino gaming) and large big-box commercial development.

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The WMA is located along the Pearl River in the western most portion of Hancock County. The WMA is completely surrounded by and located wholly within Stennis Space Center's Acoustic Buffer Zone and therefore is not directly impacted by adjacent land uses. Stennis International Airport and the surrounding area is currently zoned Industrial. There are areas directly to the north and south of Stennis International Airport that are currently zoned Residential. Article V, Special and Overlay Districts, establishes an Airport Overlay District for the area around Stennis Airport and consists of the following:

- ▶ ***Airport District:*** To include such compatible and related activities air fields, air strips, and other related uses, provided however, that any and all uses, improvements to facilities and buildings shall be erected and constructed in accordance with current regulations of the Federal Aviation Administration of the United States Government.

The Zoning Ordinance and the Airport Overlay District could be amended to better address coordination and compatibility issues surrounding Stennis International Airport. Section 7, Recommendations, contain specific recommendations and implementation strategies for amendments to the City of Long Beach Comprehensive Unified Land Use Ordinance.

**DEVELOPMENT
SUITABILITY ANALYSIS**

5.0



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

5.0 | DEVELOPMENT SUITABILITY ANALYSIS

The Development Suitability Analysis is an important component of the compatibility analysis that effectively evaluates the study area's potential for new development. The magnitude of this information and the interdependencies demonstrated between military and civilian interests reinforces the needs for safeguarding NCBC Gulfport, Woolmarket Range, the WMA, and Stennis International Airport as assets to the U.S. Military and an engine for continued economic growth and development in the surrounding region.

Current plans, policies, and ordinances for local governments; expanding utility service areas; the military mission footprint for NCBC Gulfport + Special Areas; and steady growth throughout the Mississippi Coast will keep land use compatibility and the balance between competing interests important for future years. Identifying potential conflict areas and enumerating their impacts, should inform recommendations for the joint land use study and help stakeholders prioritize their implementation.

Future growth and development surrounding NCBC Gulfport, Woolmarket Range, and Stennis International Airport were studied to determine if, when, or where conditions might occur that create (or make worse) conflicts between military operations and nearby development types, locations, patterns, or intensities. The WMA was not included in the analysis due to the existing Stennis Acoustic Buffer Zone and the limit it imposes on any future development. Louisiana abuts the WMA on the western side and consists of a Wildlife Management Area, further limiting the possibility of development.

The magnitude, timing, and location of future growth in the region were measured and evaluated using CommunityViz.™ The GIS-based software provides a framework for studying the impacts of physical development or policy decisions using localized data and a series of user-defined parameters. The parameters used included the following:

- ▶ **Existing Regulations.** Regulations in place including density, intensity, height, and land use type (i.e. residential, commercial, industrial, conservation) were incorporated into the analysis.
- ▶ **Existing Buildings.** Although there is a potential for redevelopment, lands with existing buildings were not considered highly suitable for development.
- ▶ **Roads.** Proximity to existing roads and the potential for future roads was weighted as an important factor for future development.
- ▶ **Potable Water.** Existing potable water service or the possibility of potable water service extension was viewed as an important factor for future development.



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- ▶ **Sanitary Sewer.** Existing sanitary sewer service or the possibility of sanitary sewer service extension was viewed as an important factor for future development.
- ▶ **Wetlands.** Wetlands were considered a deterrent for future development potential.
- ▶ **Floodways.** Development was prohibited from occurring within floodways.
- ▶ **Noise Contours.** Lands within identified noise contours were considered a deterrent for future development potential.
- ▶ **Schools.** Proximity to schools was identified as a positive factor for development.

5.1 NCBC GULFPORT

The lands north of NCBC Gulfport contain wetlands that will limit development and many of the areas to the east and south contain existing, platted development. When looking at areas for potential development or redevelopment around NCBC Gulfport, the land to the west of the facility within the City of Long Beach is the most likely area. When incorporating any impacts from NCBC Gulfport, such as the noise contours, this area becomes less suitable for development.

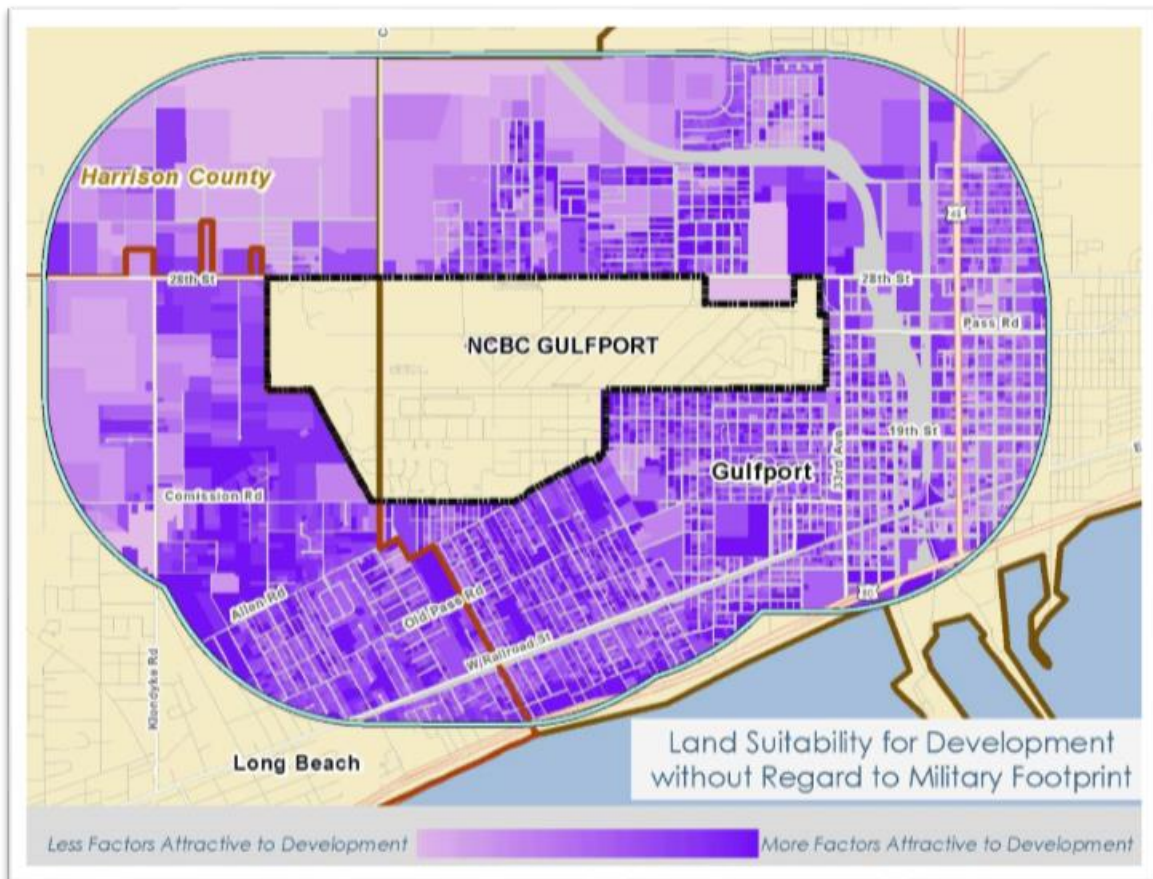


Figure 38 NCBC Gulfport Land Suitability for Development without Regard to Military Footprint



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

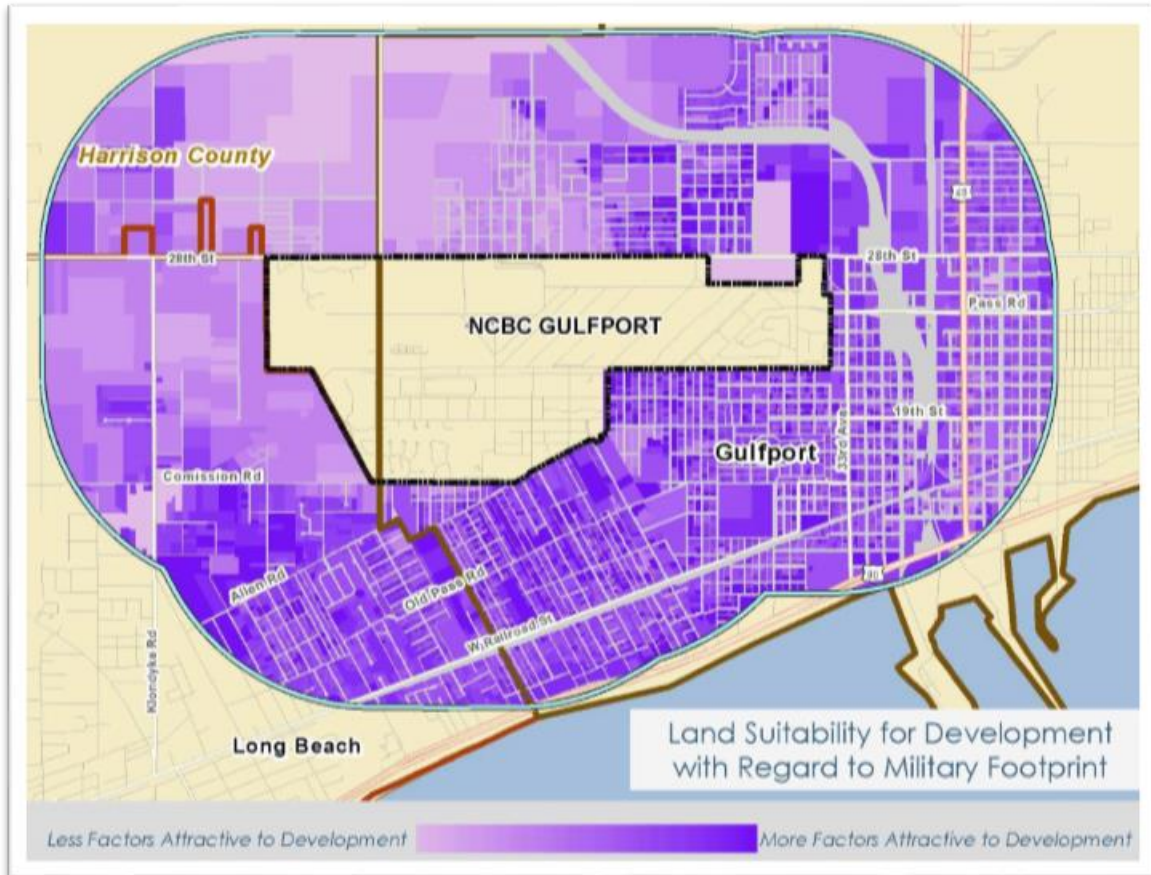


Figure 39 NCBC Gulfport Land Suitability for Development with Regard to Military Footprint

5.2 WOOLMARKET RANGE

Development around Woolmarket is limited due to the existence of the DeSoto National Forest. For development to take place, it will likely be south or southwest of Woolmarket. When not taking into consideration impacts from the Range, such as the increased noise levels, the prime areas for development are directly adjacent to the range. However, as can be seen on the graphic, when incorporating the noise contours these same areas are less suitable for development. Instead, new development is pushed south of Highway 67 and farther west of the range.



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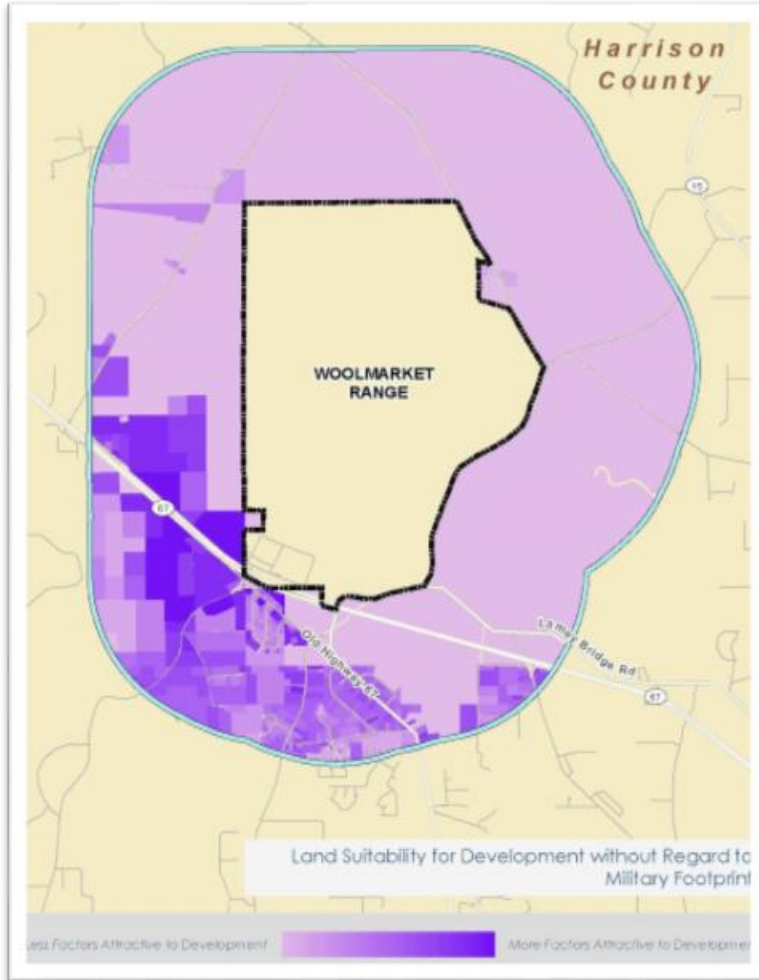


Figure 40 Woolmarket Land Suitability for Development without Regard to Military Footprint

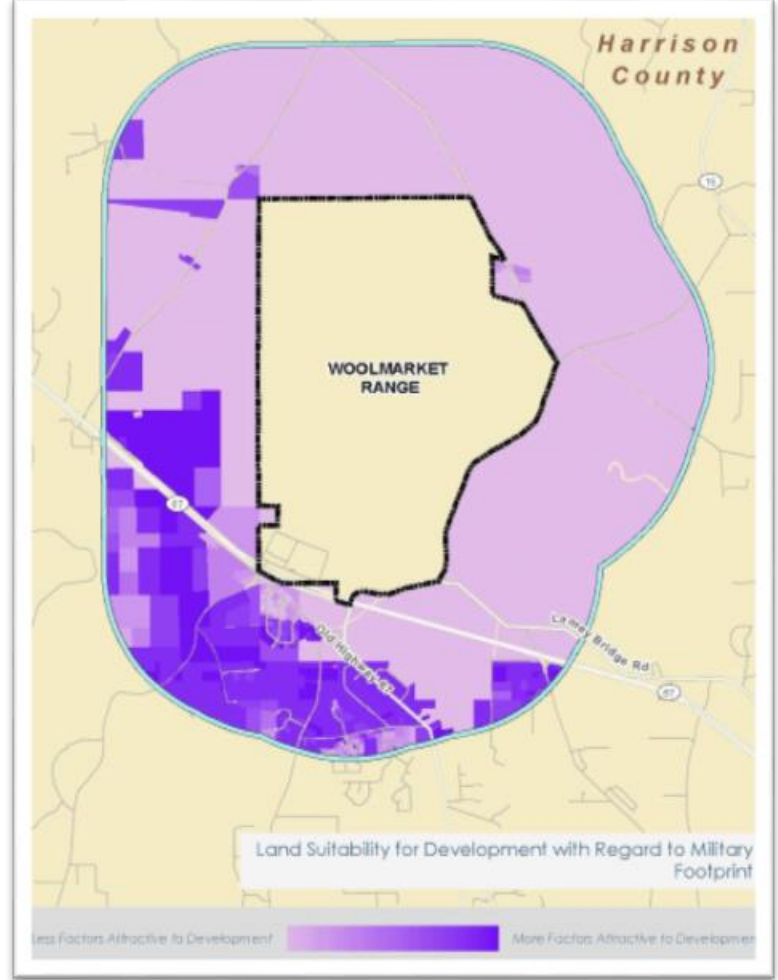


Figure 41 Woolmarket Land Suitability for Development with Regard to Military Footprint

5.3 STENNIS INTERNATIONAL AIRPORT

Development on the west side of Stennis International Airport, and a portion to the north and south, is prohibited due to the Stennis Acoustic Buffer zone. Development surrounding Stennis International Airport may be hindered by the wetlands and floodplains within the area. The prime locations for future development or redevelopment would be to the north and northeast of Stennis International Airport.

Because Stennis International Airport is not a military facility, the ability to analyze the potential changes based on the military footprint were limited. Noise zones have not been determined for the area and could therefore not be incorporated into the analysis. However, the Clear Zone, and Approach Zones I and II were drafted and incorporated into the analysis to determine how they



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would potentially impact the development pattern around Stennis International Airport. Development would not be significantly impacted by their presence, but it would be shifted more towards the central, eastern side of Stennis International Airport. In this location, future development would be sheltered from flight paths and would have minimal natural impediments such as wetlands and floodplains.

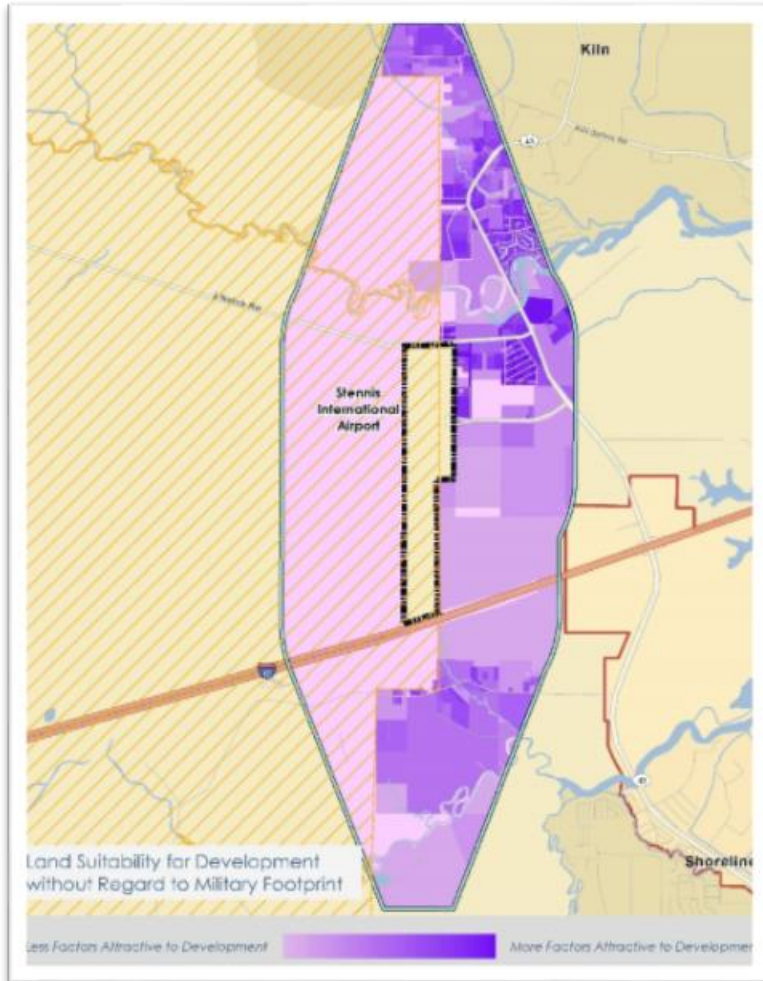


Figure 42 Stennis International Airport Land Suitability for Development without Regard to Military Footprint

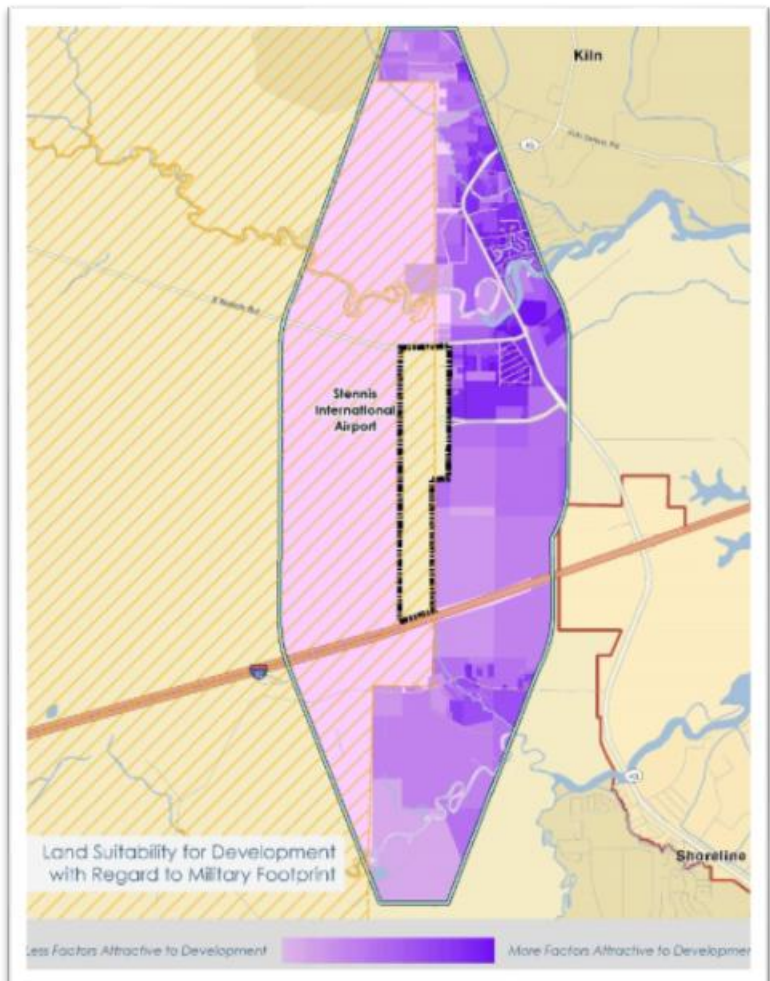


Figure 43 Stennis International Airport Land Suitability for Development with Regard to Military Footprint

A photograph of a construction site inside a large warehouse. Four workers wearing hard hats are building a wooden structure with a gabled roof. The structure is made of light-colored wood and has a set of stairs leading to an entrance. A red dumpster and a green air tank are visible in the background. The warehouse has a high ceiling with exposed steel beams and several large, white, rectangular light fixtures hanging from the ceiling. The floor is a smooth, grey concrete.

**COMPATIBILITY
ANALYSIS**

6.0



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

6.0 | COMPATIBILITY ANALYSIS

Compatibility, with respect to military readiness, can be defined as the balance between the goals and needs of the community and the mission requirements of the military. Twenty-four compatibility factors were identified and analyzed in order to assess NCBC Gulfport + Special Areas impact on the local community as well as the community's impact on NCBC Gulfport + Special Areas operations. Each Special Area was analyzed individually to allow the analysis to be separate from one another and truly identify the issues irrelevant of the other areas.

Encroachment “runs both ways” and it takes many forms. Encroachment, as defined by the U.S. Department of Defense, referring to incompatible uses of land, air, water, and other resource is “the cumulative impact of urban and rural development that can hamper the military’s ability to carry out its testing and training mission.” For the civilian community, encroachment can affect quality of life from noise and smoke to traffic and housing. Land use controls that can help sustain mission capability can also be seen as encroaching on the rights of property owners, affecting property values, and leading to a potential loss of income from development.

Table 6.0.1: Compatibility Factors

Development Factors			
		Land Use	Comprehensive growth policy plans and zoning ordinances
		Land Suitability Analysis	A comprehensive inventory and assessment of development conditions and features
		Safety Zones	Restricted areas due to higher risks to public safety
		Vertical Obstructions	Features such as buildings and trees that can lead to frequency interference
		Housing Availability	Adequate supply of and access to housing
		Infrastructure Extensions and Capacity	The extension or provision of infrastructure including transportation, solid waste, water, etc.



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	Anti-Terrorism / Force Protection	Safety of personnel, facilities, and information from outside threats
	Noise and Vibration	Unwanted levels of noise and vibrations
	Dust / Smoke / Steam	Dust, smoke, or steam in sufficient quantity to disrupt flight operations or quality of life
	Light and Glare	Manmade lighting or excessive glare
	Energy Development	Alternative energy sources can cause glare, vertical obstructions, or water quality / quantity impacts
	Frequency Spectrum	Frequency Spectrum capacity is a limited resource that is critical for military and civilian communications
	UXO and Munitions	Potential for unexploded ordnances and munitions
People Factors		
	Coordination / Communication	Collaboration and communication between military installations, jurisdictions, land and resource agencies, conservation authorities, and other regulatory agencies
	Public and Military Safety	Issues such as public trespassing could compromise the safety of the military and the civilians
	Legislative Initiatives	Federal, state, or local regulations that may impact the military mission or civilian interaction
	Cultural Resources	Cultural resources in the community or on the military installation may require development constraints or prevent development from occurring



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Natural Resource Factors		
	Land / Air / Sea Spaces	Land, air, and sea spaces must be available and of sufficient size to meet the needs of both the military and the community
	Air Quality	Pollutants that may limit visibility and non-attainment of air quality standards that may restrict future operations
	Scarce Natural Resources	The location of valuable natural resources can impact land utilization
	Climate Adaption	The effect of climate change may result in fluctuations of sea level, storm and tidal surges, and flooding
	Threatened and Endangered Species	Sensitive biological resources may require special development considerations
	Marine Environment	Regulatory or permit requirements protecting marine and ocean resources
	Water Quality / Quantity	The availability of quality water with an adequate supply

Each of the compatibility factors were informed by available data and pertinent documents, reports, and studies; input from Technical Committee and Policy Committee members and key stakeholders, including local government staff; and input received during public meetings. These factors represent the primary land use compatibility challenges used to assess impacts from the perspective of both the surrounding community and NCBC Gulfport + Special Areas. All of the factors were reviewed; however, not all of the factors were applicable to each of the Special Areas. If a factor was deemed unnecessary, it was removed from the following discussion. Several of the factors were grouped together under “Areas of Interest” in order to streamline the analysis and reduce duplication.

Each Area of Interest was presented to the Technical Committee and Policy Committee in meetings held November 9th and 10th, 2016. The Technical Committee reviewed each Area of Interest and provided revisions to the language, removed those unnecessary, and then ranked them based on priority. A discussion of the Areas of Interest, their impact on the community and



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the military, their priority ranking, and the compatibility factors considered can be found in the following section.

6.1 GENERAL AREAS OF INTEREST

Although the JLUS provides specific details for each of the identified Special Areas, there are some Areas of Interest that generally apply to all of the facilities. The following discussion applies to all of the facilities within the JLUS – NCBC Gulfport, Woolmarket Range, WMA, and Stennis International Airport.

6.1.1 FREQUENCY INTERFERENCE

Area of Interest

Public telecommunication and infrastructure may cause frequency interference with military communication equipment and the community.

Background

The electromagnetic (EM) spectrum is the range of all types of EM radiation. Radiation is energy that travels and spreads out as it goes. An example is the visible light that comes from a lamp in your house and the radio waves that come from a radio station. The other types of EM radiation that make up the electromagnetic spectrum are microwaves, infrared light, ultraviolet light, X-rays and gamma-rays.



Figure 44 Example of telecommunication facility that could cause frequency interference

Table 6.1.1.a: Electromagnetic Spectrum

Electromagnetic Spectrum	Description	Examples
Radio	Clock radios capture radio waves emitted by radio stations.	AM Radio Amateur Radio Aircraft Communication
Microwave	Microwave radiation is used to heat items in the microwave and also used by astronomers to study the galaxy.	Microwave Oven
Infrared	Night vision goggles pick up the infrared light emitted by our skin and objects with	Television Remote



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Electromagnetic Spectrum	Description	Examples
	heat. In space, infrared light helps us map the dust between stars.	Night Vision Goggles
Visible	Our eyes detect visible light.	Fireflies Light Bulb Star
Ultraviolet	Ultraviolet radiation is emitted by the Sun and are the reason skin tans and burns.	Sun
X-Ray	A dentist uses X-rays to image your teeth, and airport security uses them to see through your bag.	Airport Security Scanner
Gamma-Ray	Doctors use gamma-ray imaging to see inside your body. The biggest gamma-ray generator of all is the Universe.	PET Scan

Source: <http://imagine.gsfc.nasa.gov/science/toolbox/emspectrum1.html>

Two federal agencies regulate the use of the EM: the Federal Communications Commission (FCC) and the National Telecommunications and Information Administration (NTIA). The NTIA manages the federal government's use of spectrum, ensuring that America's domestic and international spectrum needs are met while making efficient use of this limited resource. The Federal Communications Commission regulates interstate and international communications by radio, television, wire, satellite, and cable in all 50 states, the District of Columbia, and U.S. territories.

Compatibility Review

The Navy relies on a range of frequency spectrum for effective and safe command and control of units. The Navy uses the frequency spectrum for military radios, radar, and navigations. These are in direct competition with civilian uses leading to incompatible sources of electromagnetic interference, frequency interference, and competition for available frequencies. Concerns include the placement of a telecommunication tower or microwave site near the base or increased competition for frequency spectrum. Although not currently an issue at NCBC Gulfport or the Special Areas, the potential for increased development leads to increased competition and the possibility for frequency interference in the future.



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Applicable Compatibility Factors

The following compatibility factors apply to the Frequency Interference Area of Interest.

Table 6.1.1.b: Frequency Interference Compatibility Factors

Development Factors	
	Land Use
	Frequency Spectrum

Priority Ranking

HIGH

The Frequency Interference Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.1.2 COORDINATION AND COMMUNICATION

Area of Interest

The community has a great working relationship with the military. A more formalized communication process will only aid in solidifying the relationship.

Compatibility Review

NCBC Gulfport + Special Areas has an outstanding relationship with the communities in which they are located. It is evident that each is dependent on the other, but appreciative of the role that they play. It is important to solidify that relationship and maintain the current standard for the future.



Figure 45 Coordination between the community and the Navy during the JLUS site tour



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Applicable Compatibility Factors

The following compatibility factors apply to the Coordination and Communication Area of Interest.

**Table 6.1.2: Coordination and Communication
Compatibility Factors**

People Factors	
	Coordination / Communication

Priority Ranking

HIGH

The Coordination and Communication Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.1.3 IMPLEMENTATION

Area of Interest

Through a team approach, the JLUS can be successfully implemented to promote compatibility and defend against encroachment for NCBC Gulfport + Special Areas, Harrison County, Hancock County, Gulfport, and Long Beach.



Figure 46 The TAC meeting to discuss opportunities from the JLUS



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Compatibility Review

Without implementation, a JLUS is just a document on a shelf. The implementation is the key to the process and the only way to promote compatibility and defend against encroachment. The formation of a JLUS Implementation Committee continues the momentum that was established throughout the JLUS process. They are then able to be the driving force to carry the process through the implementation phase and ultimately complete the goal the JLUS set out to accomplish.

In addition to the establishment of an Implementation Committee, the Navy, Gulfport, Long Beach, Harrison and Hancock counties would benefit from a regional database to share relevant GIS-based data throughout the implementation process. The establishment of a data repository, in particular for GIS data, can save time and money when moving forward with the implementation of the study.

Applicable Compatibility Factors

The following compatibility factors apply to the Implementation Area of Interest.

**Table 6.1.3: Implementation
Compatibility Factors**

People Factors	
	Coordination / Communication

Priority Ranking

HIGH

The Implementation Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.1.4 AIR ATTAINMENT

Area of Interest

Mississippi has always been designated as attaining all U.S. Environmental Protection Agency (EPA) ambient air quality standards. However, EPA has recently revised standards for ground-level ozone and fine particulate matter that are designed to be more protective of human health and welfare. These standards present new challenges for the state to continue to be designated as attainment.

Background

Under the Clean Air Act, the EPA established primary air quality standards to protect public health, including the health of “sensitive populations such as people with asthma, children, and older adults.” The EPA also sets secondary standards to protect public welfare. This includes protecting



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ecosystems, including plants and animals from harm, as well as protecting against decreased visibility and damage to crops, vegetation, and buildings.

The Ambient Air Quality Standards for Mississippi are specified in 11 Miss. Admin. Code, Pt. 2, Ch. 4. Except for odor, the ambient air quality standards for Mississippi are the Primary and Secondary National Ambient Air Quality Standards (NAAQS) as also stated by the EPA. The EPA has set national air quality standards for six principal air pollutants: Nitrogen Dioxide (NO₂), Ozone (O₃), Sulfur Dioxide (SO₂), Particulate Matter (PM), Carbon Monoxide (CO), and Lead (Pb).

In October 2015, EPA lowered the primary and secondary ozone standards from 75 ppb to 70 ppb. Although Mississippi is meeting this standard for the 2013-2015 period, the EPA will designate attainment/nonattainment areas based on 2014-2016 ozone data.

Collection and analysis of air quality data is a basic need of any effective air pollution control program. The criteria pollutants, particulate matter, sulfur dioxide, ozone, carbon monoxide, lead and nitrogen dioxide are currently measured at locations in Mississippi. The ambient air quality data is used to verify compliance with or progress being made toward compliance with standards for ambient air quality, to support development of strategies to reduce air contaminants, and to assess the subsequent effectiveness of reduction strategies in attaining and maintaining air quality standards. The air quality standards within Harrison and Hancock Counties are identified in Table 6.1.4.a. As of the 2015 data, the State of Mississippi is meeting the standards to remain in attainment state.

Table 6.1.4.a: Harrison and Hancock County 2015 Air Quality Data

	HANCOCK COUNTY	HARRISON COUNTY	EPA STANDARDS
Ozone	64	67	70ppb
PM _{2.5}	8.6	8.8	12.0 µg/m ³ (primary) 15.0 µg/m ³ (secondary)
Primary and Secondary 24-Hour Average Standard (98 th Percentile)	18	19	36 µg/m ³

Source: MDEQ 2015 Air Quality Data Summary



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Compatibility Review

Harrison and Hancock counties meet the current requirement but have been close to being designated as non-attainment areas in the past. Designation would prohibit federal agencies from engaging in, supporting, providing financial assistance for licensing, permitting, or approving any activity that doesn't conform to the Mississippi State Implementation Plan.

The Mississippi Department of Environmental Quality (MDEQ), together with a Clean Air Advisory Group, formed as a result of a Federal Coastal Impact Assistance Program (CIAP) Grant, has launched a voluntary ozone reduction awareness program. Leading businesses and industries have already signed on and have identified additional voluntary actions to be taken on days MDEQ reports that weather conditions are favorable to ozone accumulation

Applicable Compatibility Factors

The following compatibility factors apply to the Air Attainment Area of Interest.

**Table 6.1.4.b: Air Attainment
Compatibility Factors**

Natural Resource Factors



Air Quality

Priority Ranking

HIGH

The Air Attainment Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.1.5 EMERGENCY PREPAREDNESS

Area of Interest

Coastal storms, flooding, tornadoes, and other natural disasters have had a substantial impact on the Mississippi Gulf Coast and have the potential to occur in the future.

Background

According to the EPA, the global temperature has increased by more than 1.5°F since the late 1800's and some regions have warmed by more than twice that amount. The buildup of greenhouse gases in our atmosphere and the warming of the planet are responsible for other changes, including:



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- ▶ Changing temperature and precipitation patterns;
- ▶ Increases in ocean temperatures, sea level, and acidity;
- ▶ Melting of glaciers and sea ice;
- ▶ Changes in the frequency, intensity, and duration of extreme weather events;
- ▶ Shifts in ecosystem characteristics (i.e. timing of flower blooms, migration of birds); and
- ▶ Increasing effects on human health and well-being.

Compatibility Review

The Mississippi Gulf Coast is no stranger to major weather events, and of particular note is Hurricane Katrina in 2005. The Gulf Coast of Mississippi suffered near total devastation from Hurricane Katrina, with hurricane winds, 28-foot storm surge, and 55-foot sea waves pushing casino barges, boats and debris into towns, and billions of dollars

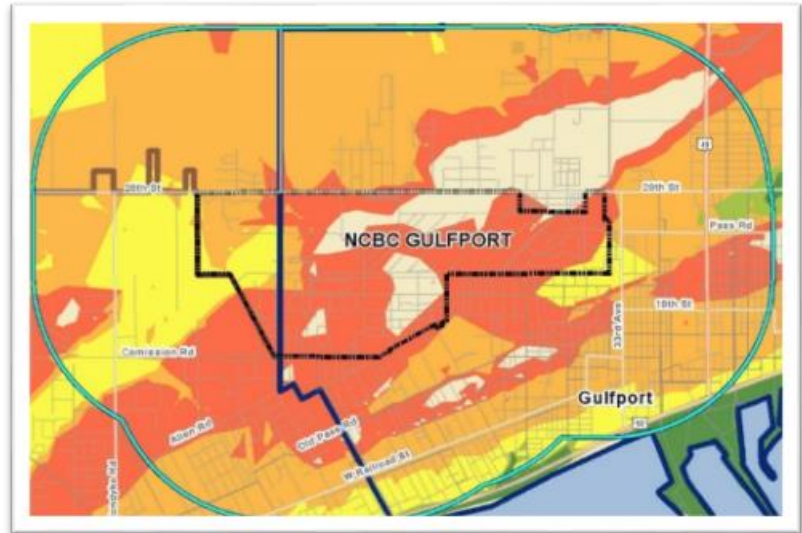
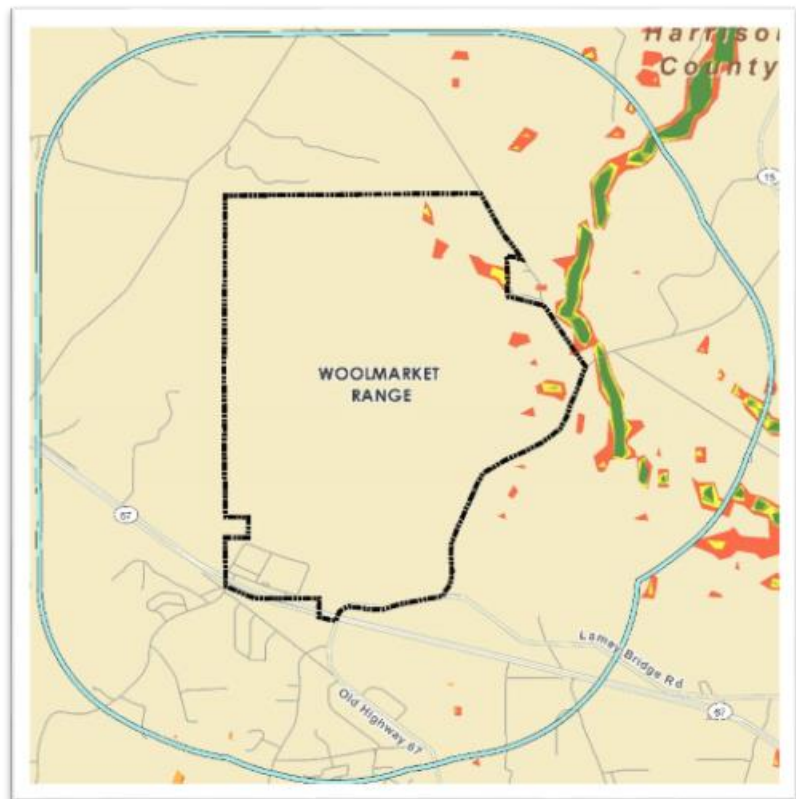


Figure 47 Category 1 - 5 storm surge in the NCBC Gulfport and Woolmarket study areas





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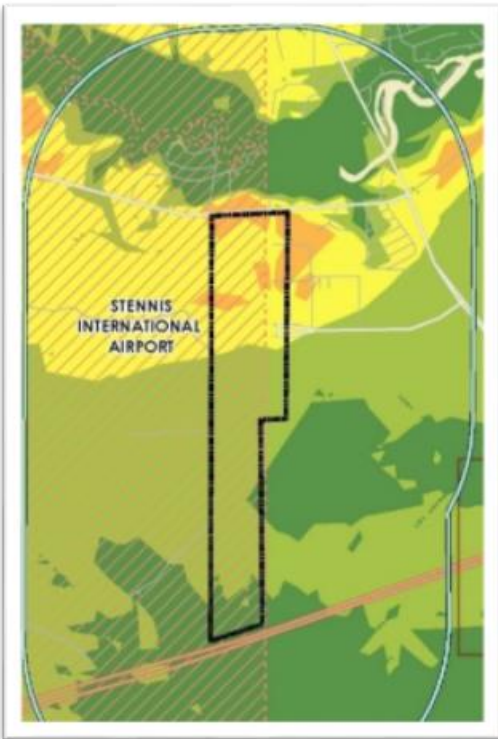


Figure 48 Category 1 - 5 storm surge in the Stennis International Airport and WMA study areas



in damages. Katrina’s storm surge was the most extensive, as well as the highest, in the documented history of the United States; large portions of Hancock County, Harrison County, and Jackson County were inundated by the storm surge, affecting most of the populated areas.

The Community has learned from this event and put Hazard Mitigation Plans in place. The Navy and local governments have mutual aid agreements in place as well to assist with fires and other emergencies that may occur. However, these relationships can be strengthened to share resources and assist one another should the need arise.

Applicable Compatibility Factors

The following compatibility factors apply to the Emergency Preparedness Area of Interest.

Table 6.1.5: Emergency Preparedness Compatibility Factors

Natural Resource Factors



Climate Adaptation

Priority Ranking

Medium

The Emergency Preparedness Area of Interest received a medium priority ranking meaning the recommendations should be implemented between four and six years upon completion of the JLUS.



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6.1.6 UNMANNED AIRCRAFT SYSTEMS

Area of Interest

Private unmanned aircraft systems (UAS), commonly referred to as drones, flying over the installation, special areas, and Stennis International Airport create concerns for military activities.

Background

Due to the relatively new, but prolific presence of UAS, the rules are still evolving. The UAS are subject to regulation by the FAA to ensure safety of flight and safety of people and property on the ground. Many states and local jurisdictions are also beginning to incorporate policies into their regulations. State and local restrictions affecting UAS operations must be consistent with federal statutory and regulatory framework pertaining to the following:

- ▶ control of the airspace,
- ▶ flight management and efficiency,
- ▶ air traffic control,
- ▶ aviation safety,
- ▶ navigational facilities, and
- ▶ the regulation of aircraft noise at its source.

According to the “FAA’s State and Local Regulation of Unmanned Aircraft Systems Fact Sheet,” on February 15, 2015, the FAA proposed a framework of regulations that would allow routine commercial use of certain small UAS within the aviation system, while maintaining flexibility to accommodate future technological innovations. The FAA’s Notice of Proposed Rulemaking offered safety rules for small UAS (under 55 pounds) conducting non-recreational or non-hobby operations. The proposed rule defines permissible hours of flight, line-of-sight observation, altitude, operator certification, optional use of visual observers, aircraft registration and marking, and operational limits.

Consistent with its statutory authority, the FAA is requiring Federal registration of UAS in order to operate a UAS. Registering UAS will help protect public safety in the air and on the ground, aid the FAA in the enforcement of safety-related requirements for the operation of UAS, and build a culture of accountability and responsibility among users operating in U.S. airspace. No state or local UAS registration law may relieve a UAS owner or operator from complying with the Federal UAS registration requirements. Because Federal registration is the exclusive means for registering UAS for purposes of operating an aircraft in navigable airspace, no state or local government may impose an additional registration requirement on the operation of UAS in navigable airspace without first obtaining FAA approval.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Compatibility Review

The frequency of UAS has increased throughout the United States, and the occurrence within Mississippi is no different. According to reports filed with the armed forces or FAA, there have been at least 35 cases of small drones interfering with military aircraft or operating too close to military airfields. In a July 31, 2015 intelligence bulletin, the Department of Homeland Security said it had recorded more than 500 incidents since 2012 in which rogue drones hovered over “sensitive sites and critical installations,” such as military bases and nuclear plants.



Figure 49 Drones flying over the base are a concern for the military

<http://geekongadgets.com/2016/09/23/the-rise-of-the-drone-craze/>

The FAA has imposed guidelines requiring height and location of the UAS, but the regulations are hard to enforce and wouldn’t protect NCBC as it does not contain an airport or restricted air space.

Although NCBC Gulfport + Special Areas has not yet had an incident caused by UAS flying over the base, advisors and technical experts are concerned of the potential impacts. Conflicts may arise including competing airspace, decreased training abilities as well as concern over anti-terrorism / force protection.

Applicable Compatibility Factors

The following compatibility factors apply to the Unmanned Aircraft Systems Area of Interest.

Table 6.2.6: Unmanned Aircraft Systems Compatibility Factors

Development Factors	
	Public and Military Base Safety
	Anti-Terrorism / Force Protection
Natural Resource Factors	
	Land / Air / Sea Spaces



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Priority Ranking

Medium

The Unmanned Aircraft Systems Area of Interest received a medium priority ranking meaning the recommendations should be implemented between four and six years upon completion of the JLUS.

6.1.7 THREATENED AND ENDANGERED SPECIES

Area of Interest

Threatened and endangered species are likely present within the JLUS study area as well as NCBC Gulfport + Special Areas. The Navy is required to meet National Environmental Policy Act (NEPA) regulations and any private development must comply with state and federal regulations.

Background

The Endangered Species Act (ESA) defines an endangered species as “any species which is in danger of extinction throughout all or a significant portion of its range.” Endangered species are automatically protected *from* harming, harassing, collecting, or killing, under Section 9 of the ESA.

The ESA defines a threatened species as “any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” Threatened species receive protections through separate regulations issued under Section 4(d) of the ESA. These regulations occur separately from the listing and detail what prohibitions are in effect.

National Oceanic and Atmospheric Administration (NOAA) scientists use the best scientific and commercial information available as the basis for their listing decisions. Scientists may not consider the economic impact of listing a particular species. A species is listed as threatened or endangered if any of the following factors are met:

- ▶ Present or threatened destruction, modification, or curtailment of its habitat or range.
- ▶ Overutilization for commercial, recreational, scientific, or educational purposes.
- ▶ Disease or predation.
- ▶ Inadequacy of existing regulatory mechanisms.
- ▶ Other natural or human-made factors affecting its continued existence.

The following species are identified as Threatened or Endangered by the USFWS within Hancock and/or Harrison counties. It is important to note that just because they are located within the county, it does not mean they are within the study area or on the installation.



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Figure 50 Top Row: Black Pine Snake, Dusky Gopher Frog; Bottom Row: Gopher Tortoise, Piping Plover
Sources: www.thirdeyeherp.com/blackpine.htm, www.allaboutbirds.org/guide/Piping_Plover/id
www.nature.org/ourinitiatives/regions/northamerica/unitedstates/mississippi/explore/dusky-gopher-frog-profile.xml, www.animalspot.net/gopher-tortoise.html

**Table 6.1.6.a: USFWS Threatened and Endangered Species in
Harrison and Hancock Counties**

GROUP	COMMON NAME	SCIENTIFIC NAME	STATUS	LOCATION
Amphibians	Dusky Gopher Frog	<i>Rana sevosa</i>	Endangered	Harrison County
Birds	Red-Cockaded Woodpecker	<i>Picoides borealis</i>	Endangered	Harrison County
Birds	Wood Stork	<i>Mycteria americana</i>	Threatened	Harrison and Hancock counties
Birds	Piping Plover	<i>Charadrius melodus</i>	Endangered	Harrison and Hancock counties
Birds	Red Knot	<i>Calidris canutus rufa</i>	Threatened	Harrison and Hancock counties



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GROUP	COMMON NAME	SCIENTIFIC NAME	STATUS	LOCATION
Clams	Alabama Heelsplitter	Potamilus inflatus	Threatened	Hancock County
Ferns and Allies	Louisiana Quillwort	Isoetes louisianensis	Endangered	Harrison and Hancock counties
Fishes	Atlantic Sturgeon (Gulf Subspecies)	Acipenser oxyrinchus desotoi	Threatened	Harrison and Hancock counties
Mammals	West Indian Manatee	Trichechus manatus	Endangered	Harrison and Hancock counties
Mammals	Louisiana Black Bear	Ursus americanus luteolus	Recovery	Harrison and Hancock counties
Reptiles	Hawksbill Sea Turtle	Eretmochelys imbricata	Endangered	Harrison and Hancock counties
Reptiles	Leatherback Sea Turtle	Dermochelys coriacea	Endangered	Harrison and Hancock counties
Reptiles	Kemp's Ridley Sea Turtle	Lepidochelys kempii	Endangered	Harrison and Hancock counties
Reptiles	Loggerhead Sea Turtle	Caretta caretta	Threatened	Harrison and Hancock counties
Reptiles	Ringed Map Turtle	Graptemys oculifera	Threatened	Hancock County
Reptiles	Alabama Red-Belly Turtle	Pseudemys alabamensis	Endangered	Harrison County
Reptiles	Black Pine Snake	Pituophis melanoleucus lodingi	Threatened	Harrison County
Reptiles	Gopher Tortoise	Gopherus polyphemus	Threatened	Harrison and Hancock counties

Source: USFWS, Species by County Report, retrieved November 18, 2016

Compatibility Review

Threatened and Endangered Species are primarily managed through National Environmental Policy Act (NEPA) regulations and the U.S. Fish and Wildlife Service (USFWS). It is important to be cognizant of the species that exist within the region and the potential impact they could have on both the mission of NCBC Gulfport + Special Areas and future development within the community.



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However, they do not represent a significant challenge regarding future development or the mission of the base.

Applicable Compatibility Factors

The following compatibility factors apply to the Threatened and Endangered Species Area of Interest.

**Table 6.1.6.b: Threatened and Endangered Species
Compatibility Factors**

Natural Resource Factors	
	Threatened and Endangered Species
	Marine Environment

Priority Ranking

Low

The Threatened and Endangered Species Area of Interest received a low priority ranking meaning the recommendations should be implemented within 10 years upon completion of the JLUS.

6.2 NCBC GULFPORT AREAS OF INTEREST

NCBC Gulfport is a 1,100 acre facility located within the City of Gulfport adjacent to the City of Long Beach and Harrison County. Functions at NCBC Gulfport include logistics, training, training ranges, and medical/dental.

6.2.1 LAND USE

Area of Interest

The regulations currently in place guiding development around the base are consistent with the mission of NCBC Gulfport; however, safeguards should be strengthened to maintain these standards.

Background

Military installations were traditionally established in rural areas with little development outside the gates. However, as cities and counties have grown, development surrounding the installation has blossomed. Communities found that siting residential and non-residential uses in proximity to installations provided an economic boom for the community and fulfilled a need for the military personnel and their dependents. Without the proper tools in place, growth surrounding the



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installation can actually harm the mission of the military by encroaching on the facility leading to reduced or restricted trainings, altered base missions, and / or base closure.

Due to the dynamic nature of the military operations and training exercises, many different types of development can qualify as encroachment (tall structures, such as residential and/or office high-rise buildings, cell towers or wind turbines, or a manufacturing plant) if not appropriately regulated. Incompatible uses adjacent to the military installations, particularly when located within noise contours or safety zones, include the following:

- ▶ Uses that concentrate people in small areas;
- ▶ Sensitive land uses such as hospitals, schools, or day cares;
- ▶ Uses that attract birds;
- ▶ Uses that emit electrical emissions;
- ▶ Uses that produce excessive lighting; and
- ▶ Uses that release smoke, dust, or steam.

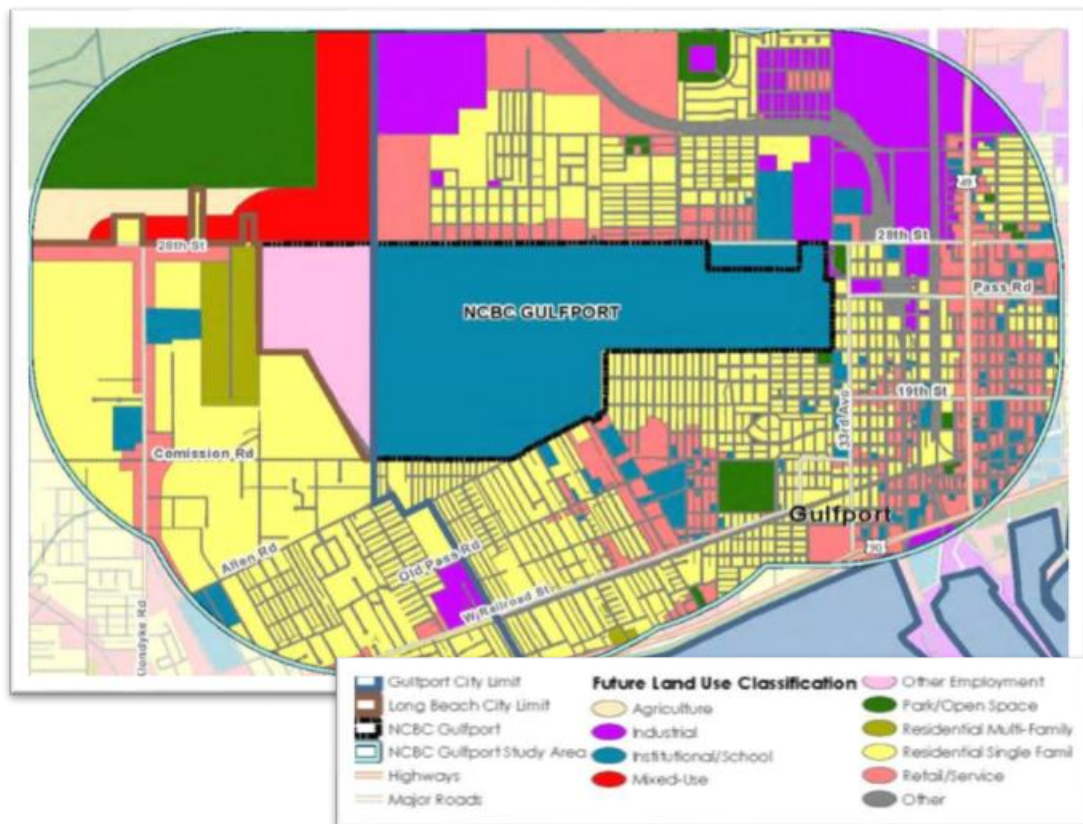


Figure 51 Harrison County, Long Beach and Gulfport's Future Land Use map provides guidance for future development



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Compatibility Review

The majority of the land surrounding NCBC Gulfport is developed. The current use patterns of low density residential, commercial, and industrial are predominately compatible with the training exercises and activities taking place on the base.

Although there are no specific land uses that could be identified that would be considered detrimental to the base, there are compatibility concerns that should be considered when planning for future growth. For example, large groupings of residential housing could be negatively impacted by the heavy equipment and simunitions training conducted on base.

Applicable Compatibility Factors

The following compatibility factors apply to the Land Use Area of Interest.

Table 6.2.1: Land Use Compatibility Factors

Development Factors	
	Land Use
	Land Suitability

Priority Ranking

HIGH

The Land Use Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.2.2 BASE INGRESS AND EGRESS

Area of Interest

Base ingress and egress can have impacts on the community’s infrastructure and economy.

Background

NCBC Gulfport is centrally located within the City of Gulfport. The base has direct access to the Port of Gulfport and Interstate-10 through important local connector roads.

The Department of Transportation (DOT), Federal Highway Administration (FHWA), designates roads as part of the Strategic Highway Network (STRAHNET) that provide “defense access, continuity, and emergency capabilities for movements of personnel and equipment in both peace and war.” The STRAHNET includes long distance travel routes and connector roads to link individual installations to the highway routes. Individual states are encouraged to focus federal funds on improving the efficiency and safety of this network. Canal Road is classified as a Major



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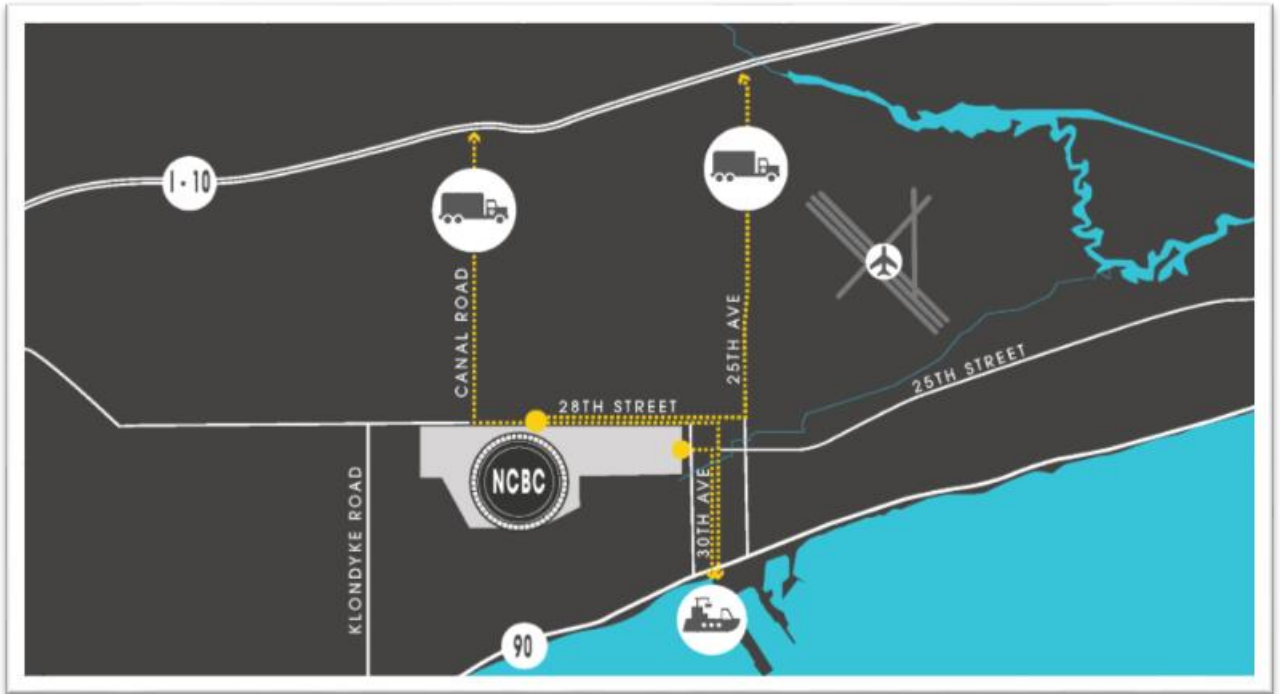


Figure 52 Convoy Ingress and Egress for NCBC Gulfport to Interstate-10 and the Port of Gulfport

Strategic Highway Network Connector utilized as a connector route from NCBC Gulfport to Interstate-10.

In addition to the STRAHNET, the FHWA utilizes the Defense Access Road (DAR) program as a means for the military to pay their share of the cost of public highway improvements necessary to mitigate an unusual impact of a defense activity. The legal authority for the DAR program originates in Title 23, United States Code, "Highways," section 210 (23 USC 210). State and local highway agencies are expected to develop and maintain adequate highways accessible to defense installations in the same way they do for nondefense-related traffic generators, such as new commercial developments or residential subdivisions. Officials with DOD installations coordinate closely with local authorities to ensure that transportation improvement programs include upgrades and maintenance projects to support ongoing, long-term defense transportation needs. However, when local transportation authorities are unable to provide solutions through their regular programs, DOD installation commanders can initiate a DAR needs report, which describes the current deficiencies of the access road and the defense-generated impacts. The report also outlines the project proposed to mitigate the condition and provides supporting traffic data. In the past, DAR funding was utilized for improvements to 28th Street.

In addition to military funded roadway improvements, the Mississippi Department of Transportation (MDOT) was tasked with overseeing a Port Connector Road to connect Interstate-10 to the Port of Gulfport. Preliminary engineering, rights-of-way purchases from private property



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owners, utility relocation, and land clearing initially began more than 20 years ago. However, legal issues have halted the progression of the road as well as inadequate funding. Should the Port Connector Road move forward, the alternative transportation routes could have an impact on ingress / egress of NCBC Gulfport.

Another important component of the ingress / egress of the base are the base gates. In recent years, the number of access points have been reduced primarily due to lack of manpower funding. The community has felt a significant impact from the closings, particularly from the closing of the Commission Road gate and the reduced hours of the Broad Avenue gate. Long Beach and Gulfport have each lost several restaurants because of decreased military patronage as a result of the gate closure.

Compatibility Review

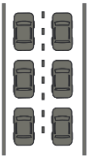
The strategic location provides an easily accessible route to the Port of Gulfport or to the Interstate in times of emergency or for general training. Leaving the 28th Street Gate, trucks are able to access the Interstate via Canal Road or 25th Avenue. The 28th Street or the Pass Road Gate to 30th Avenue provides direct access to the Port of Gulfport where staging can take place. These routes provide important access and must be preserved for future emergency and/or training needs.

Additionally, the ingress and egress points of the base should be carefully considered to minimize economic impacts from closings or changes to gate hours. The community, the Navy, and elected officials need to work together to ensure adequate communication is maintained to keep abreast of any potential changes.

Applicable Compatibility Factors

The following compatibility factors apply to the Base Ingress and Egress Area of Interest.

Table 6.2.2: Base Ingress and Egress Compatibility Factors

Development Factors	
	Infrastructure Extensions and Capacity
	Anti-Terrorism / Force Protection



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Priority Ranking

HIGH

The Base Ingress and Egress Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.2.3 FLOODING AND DRAINAGE

Area of Interest

The lack of adequate drainage has caused and may continue to cause drainage problems, including flooding at NCBC Gulfport.

Background

NCBC Gulfport is located within two major drainage basins. Brickyard Bayou drains the southern and eastern portions of the base by draining east to Bernard Bayou, then the Back Bay of Biloxi and ultimately the Mississippi Sound.

Canal No. 1, which is man-made, drains the western portion of NCBC Gulfport to Johnson Bayou, then Bayou Portage, then Bay St. Louis and ultimately the Mississippi Sound.

Brickyard Bayou

A small portion of the extreme southeastern portion of NCBC Gulfport lies within the 100-year flood plain of Brickyard Bayou. The community to the south of NCBC Gulfport, particularly those west of U.S. Highway 49 upstream to Stewart Avenue, experience at least street

flooding on an annual, or even more frequent basis. Often times a number of residential and commercial structures are flooded by heavy rainfall and the limited drainage capacity of Brickyard Bayou.

The City of Gulfport has studied the drainage problems and has developed a conceptual plan for improvements from 8th Avenue to Stewart Avenue along Brickyard Bayou. Given the overall cost to make improvements along with the number of easements and/or property acquisitions necessary, improvements will likely occur in phases over several years, if not decades. The City of Gulfport does, however, have firm plans and funding available for improvements and



Figure 53 Drainage canal located within NCBC Gulfport



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easements/acquisitions for Brickyard Bayou improvements from 8th Avenue to 30th Avenue, which are anticipated to be completed by the end of 2018. Additional improvements will be necessary upstream of 30th Avenue to significantly reduce frequent structure and street flooding and to reduce the base flood elevation such that the 100-year flood plain can be removed from the southeastern portion of NCBC Gulfport.

Canal No. 1 and Turkey Creek

During typical rain events, runoff from the western portion of NCBC Gulfport drains to Canal No. 1, which traverses the base. Canal No. 1 carries runoff west through the cities of Long Beach and Pass Christian to Johnson Bayou and ultimately the Mississippi Sound.

During extreme rainfalls, which seem to occur annually to every five years, flood waters from Turkey Creek (which lies north of NCBC Gulfport) overflow its banks. This overflow from Turkey Creek flows overland south across 28th Street and into the Canal No. 1 watershed. When these extreme rainfall events occur, flooding within the Canal No. 1 watershed lasts from several hours and in some areas, exceeds 24 hours. This overflow from Turkey Creek is the primary reason that approximately 140 acres of the western portion of NCBC Gulfport lie within the 100-year flood plain.

Canal No. 1 is in generally good condition and is maintained by the Long Beach Water Management District.

There have been several analyses and studies that have considered drainage improvements of Turkey Creek and its watershed. The Mississippi Department of Environmental Quality (MDEQ) is currently considering further studies and funding that may lead to drainage and other improvements to Turkey Creek. However, there are a number of issues to be considered along with drainage improvements to Turkey Creek, including environmental, historical, land use and ownership, cost, and others.

Compatibility Review

The western portions of NCBC Gulfport that are within the 100-year flood plain, and more importantly, subject to frequent street flooding include an area formerly used as a golf course, residential and wooded areas. It is anticipated that drainage and flooding conditions will remain the same for the next five years with the potential for improvements to the western portion of the base as MDEQ, or others, are able to make improvements to Turkey Creek. Continued flooding on the western side of NCBC Gulfport may negatively affect the Navy's use of the area, possibly preventing the future expansion of facilities within the base.

The community lying west and north of NCBC Gulfport and part of the Turkey Creek Basin will likely continue to have similar flooding over the next five years. The area located north and west



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of NCBC Gulfport experiences more severe flooding than on the installation due to the depth of flood waters and duration of flooding that affect the streets and structures.

The areas east and south of NCBC Gulfport may see drainage improvements over the next five years. The City of Gulfport has plans for improvements to the channel from 8th Avenue upstream to 30th Avenue in the next two years. Beyond the planned improvements, additional funding and property acquisition will be necessary for Brickyard Bayou improvements west (upstream) of 30th Avenue, which is where future improvements will have the most benefit to streets and structure flooding.

Applicable Compatibility Factors

The following compatibility factors apply to the Flooding and Drainage Area of Interest.

Table 6.2.3: Flooding and Drainage Compatibility Factors

Natural Resource Factors



Water Quality / Quantity

Priority Ranking

HIGH

The Flooding and Drainage Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.2.4 NOISE, VIBRATION, AND DUST

Area of Interest

Heavy Equipment Training can sometimes create noise, vibrations, and dust which has the potential to impact adjacent neighbors. The noise contours associated with these activities and the dust resulting from them can extend out of the boundary of the Installation.



Figure 54 Heavy equipment training at NCBC Gulfport



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Background

Noise is generally described as unwanted sound. Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air or water, and are sensed by the human ear. Unwanted sound can be based on objective effects (such as hearing loss and speech interruptions) or subjective judgments (such as noise complaints and annoyance).

Noise is measured using several metrics that reflect different noise characteristics. There are differences in continuous (e.g., aircraft flying) versus impulsive (e.g., weapons firing) types of noise, variations in frequency, and duration of noise exposure. Duration of noise exposure also dictates how a person perceives noise; a relatively long steady noise, like a train, aircraft passing or traffic, “feels” different than a rapid loud gunshot type noise. Noise metrics for this analysis are used for the day-night average sound level. The day-night average sound level (Ldn or DNL) is the average noise level over a 24-hour period. Because noise is considered more intrusive at night, a 10-decibel penalty is applied for operations occurring during nighttime hours, between 10:00 p.m. and 7:00 a.m. Noise contours are depicted on maps identifying the level of noise exposure based on the DNL.

Compatibility Review

Opportunities for potential noise complaints could come from the heavy equipment – which includes dump trucks and bulldozers – used for training along the southwestern edge or the force-on-force training that takes place in the northwestern portion of the Installation. Training is primarily conducted Monday through Friday from 8:00 am to 5:00 pm.



Figure 55 Noise Level Chart



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The heavy equipment training has taken place on this portions of the property for years, possibly creating noise and dust. Although a noise contour study has not been conducted for this type of training, it is speculated that heavy equipment noise could be heard off Base and that dust could drift into the adjacent areas. No noise or dust complaints have been documented.

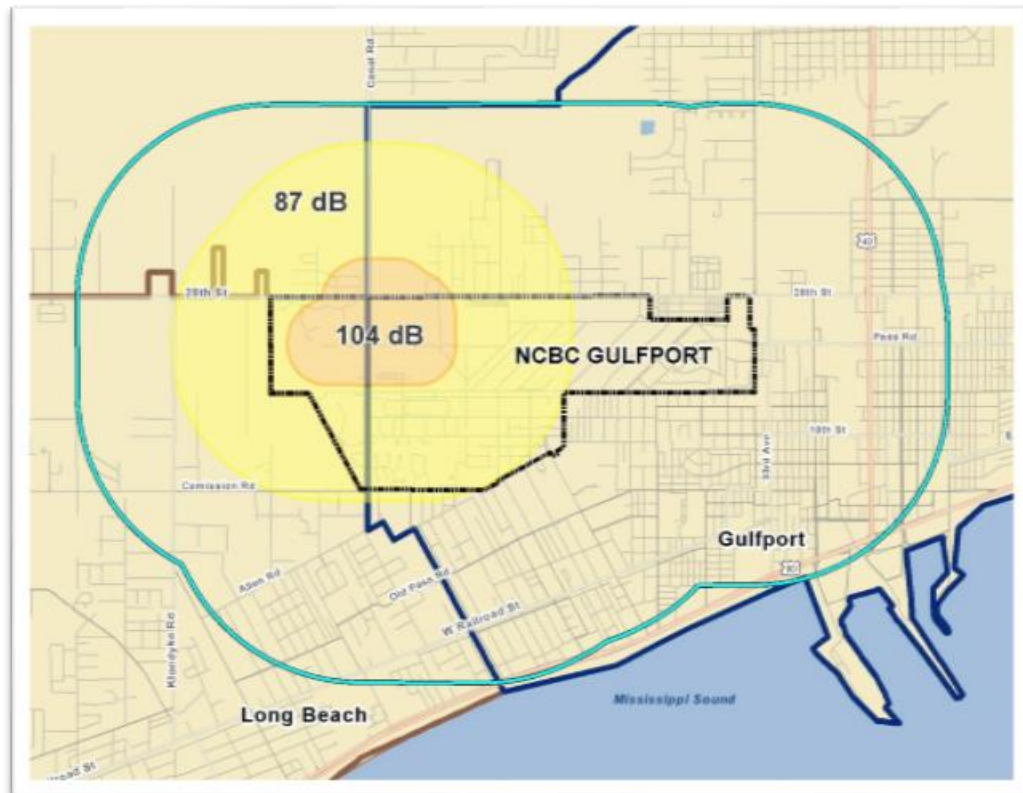


Figure 56 Noise Contours from the force-on-force training area at NCBC Gulfport

The force-on-force training began in 2012 and is continually evolving. Training includes fixed firing, target lanes, and munitions including small arms blanks and Special Effects Small Arms Marking System (SEASAMS). The noise study conducted for this training depicts the 104 dB noise contour extending outside of the NCBC Gulfport boundary into residential and commercial areas. The 87 dB noise contour extends even farther into Harrison County, the City of Long Beach, and the City of Gulfport. However, training activities creating 87 dB noise levels (small arms blank fire) have not been conducted since 2012. New training ammunition will be tested in 2017 and will become in effect beginning in 2019 but will fall within the same noise contours.

It is important to note that no formal noise complaints have been reported. In an effort to maintain the compatibility, the type of development within the noise contours should be carefully considered as well as the possibility for buffering, and the addition of sound attenuation procedures.



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Applicable Compatibility Factors

The following compatibility factors apply to the Noise, Vibration, and Dust Area of Interest.

Table 6.2.4: Noise, Vibration, and Dust Compatibility Factors

Development Factors	
	Noise and Vibration
	Dust / Smoke Steam

Priority Ranking

Medium

The Noise, Vibration, and Dust Area of Interest received a medium priority ranking meaning the recommendations should be implemented between four and six years upon completion of the JLUS.

6.2.5 FENCELINE PROTECTION

Area of Interest

The community is continuing to grow around the Installation leading to decreased fenceline buffers and an increase in accident potential from the heavily travelled roadways bordering the Installation.

Compatibility Review

The perimeter of NCBC Gulfport is enclosed by a chain-link fence with portions topped by barbed wire. The fenceline is directly on the edge of the property line. The location of the fence provides



Figure 57 Trees overhanging the NCBC Gulfport fenceline



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no buffers from adjacent development and requires each landowner be contacted for regular maintenance of the tree line or fence repairs. Periodically vehicle accidents have occurred leaving the fences vulnerable to intrusion or putting personnel at risk.

Applicable Compatibility Factors

The following compatibility factors apply to the Fenceline Protection Area of Interest.

Table 6.2.5: Fenceline Protection Compatibility Factors

Development Factors	
	Anti-Terrorism / Force Protection
People Factors	
	Public and Military Base Safety

Priority Ranking

Medium

The Fenceline Protection Area of Interest received a medium priority ranking meaning the recommendations should be implemented between four and six years upon completion of the JLUS.

6.3 WOOLMARKET AREAS OF INTEREST

Woolmarket Range is a 2,483 acre facility located along U.S. Highway 67 in the unincorporated area of Woolmarket, Harrison County within the DeSoto National Forest. The facility includes a small arms range with three bays, a Joint Improvised Explosive Devices Defeat Organization (JIEDDO) training course, convoy training, and a field training exercise area.

6.3.1 LAND USE

Area of Interest

Local regulations are not currently in place to minimize incompatibilities between Woolmarket Range and future growth.

Background

Military installations were traditionally established in rural areas with little development outside of the gates. However, as cities and counties have grown, development surrounding the installation has blossomed. Communities found that siting residential and non-residential uses in proximity to installations provided an economic boom for the community and fulfilled a need for the military personnel and their dependents. Without the proper tools in place, growth



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surrounding the installation can actually harm the mission of the military by encroaching on the facility leading to reduced or restricted trainings, altered base missions, and / or base closure.

Due to the dynamic nature of the military operations and training exercises, many different types of development can qualify as encroachment. For example, tall structures, such as residential and/or office high-rise buildings, cell towers or wind turbines, or a manufacturing plant – if not appropriately regulated. Incompatible uses adjacent to the military installations, particularly when located within noise contours or safety zones include the following:

- ▶ Uses that concentrate people in small areas;
- ▶ Sensitive land uses such as hospitals, schools, or day cares;
- ▶ Uses that attract birds;
- ▶ Uses that emit electrical emissions;
- ▶ Uses that produce excessive lighting; and
- ▶ Uses that release smoke, dust, or steam.

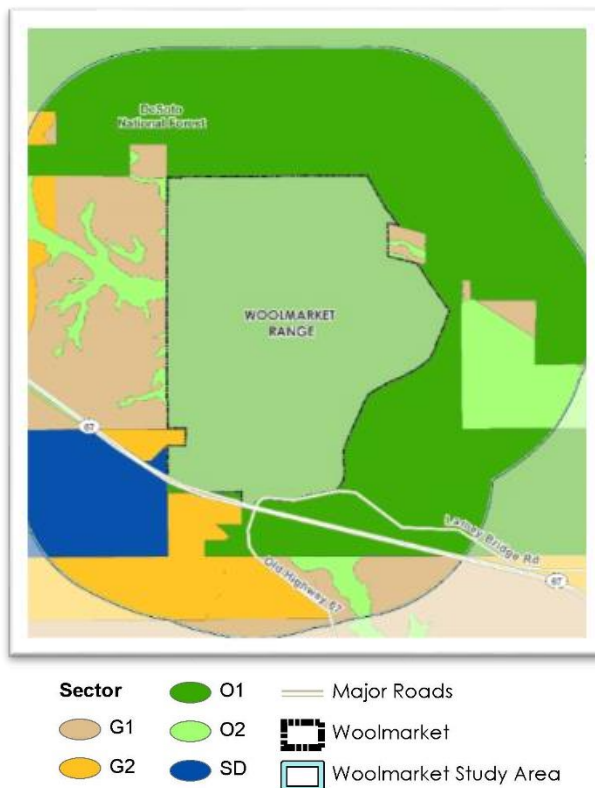


Figure 58 Future Land Use designations surrounding Woolmarket Range

Compatibility Review

Woolmarket Range is located within the DeSoto National Forest providing a significant buffer from development to the north, east, and portions of the south. Residential and commercial development are located south and southwest of Woolmarket Range in the Woolmarket Community. Residential clusters also exist northeast and northwest of Woolmarket Range.

The area is experiencing steady growth due to the availability of land, a good education system, and adequate infrastructure including roadways and water and sewer. It is anticipated that this trend in development will continue with steady growth in the Woolmarket and surrounding community.

A review of the Harrison County Comprehensive Plan and Zoning Ordinances did not identify adequate tools to address compatibility surrounding Woolmarket Range. The inclusion of military compatibility



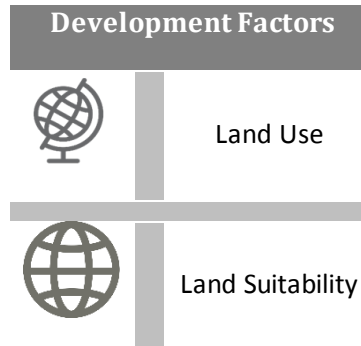
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tools within the regulatory documents of Harrison County could mitigate potential safety concerns while maintaining the growth in the area.

Applicable Compatibility Factors

The following compatibility factors apply to the Land Use Area of Interest.

Table 6.3.1: Land Use Compatibility Factors



Priority Ranking

HIGH

The Land Use Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.3.2 NOISE

Area of Interest

The areas surrounding Woolmarket Range can hear and feel the repercussions from the daily training activities and the special trainings that occur onsite.

Background

Noise is generally described as unwanted sound. Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air or water, and are sensed by the human ear. Unwanted sound can be based on objective effects (such as hearing loss and speech interruptions) or subjective judgments (such as noise complaints and annoyance).

Noise is measured using several metrics that reflect different noise characteristics. There are differences in continuous (e.g., aircraft flying) versus impulsive (e.g., weapons firing) types of noise, variations in frequency, and duration of noise exposure. Duration of noise exposure also dictates how a person perceives noise; a relatively long steady noise, like a train, aircraft passing or traffic, “feels” different than a rapid loud gunshot type noise. Noise metrics are used as follows:

- The day-night average sound level (Ldn or DNL) is the average noise level over a 24-hour period. Because noise is considered more intrusive at night, a 10-decibel penalty is



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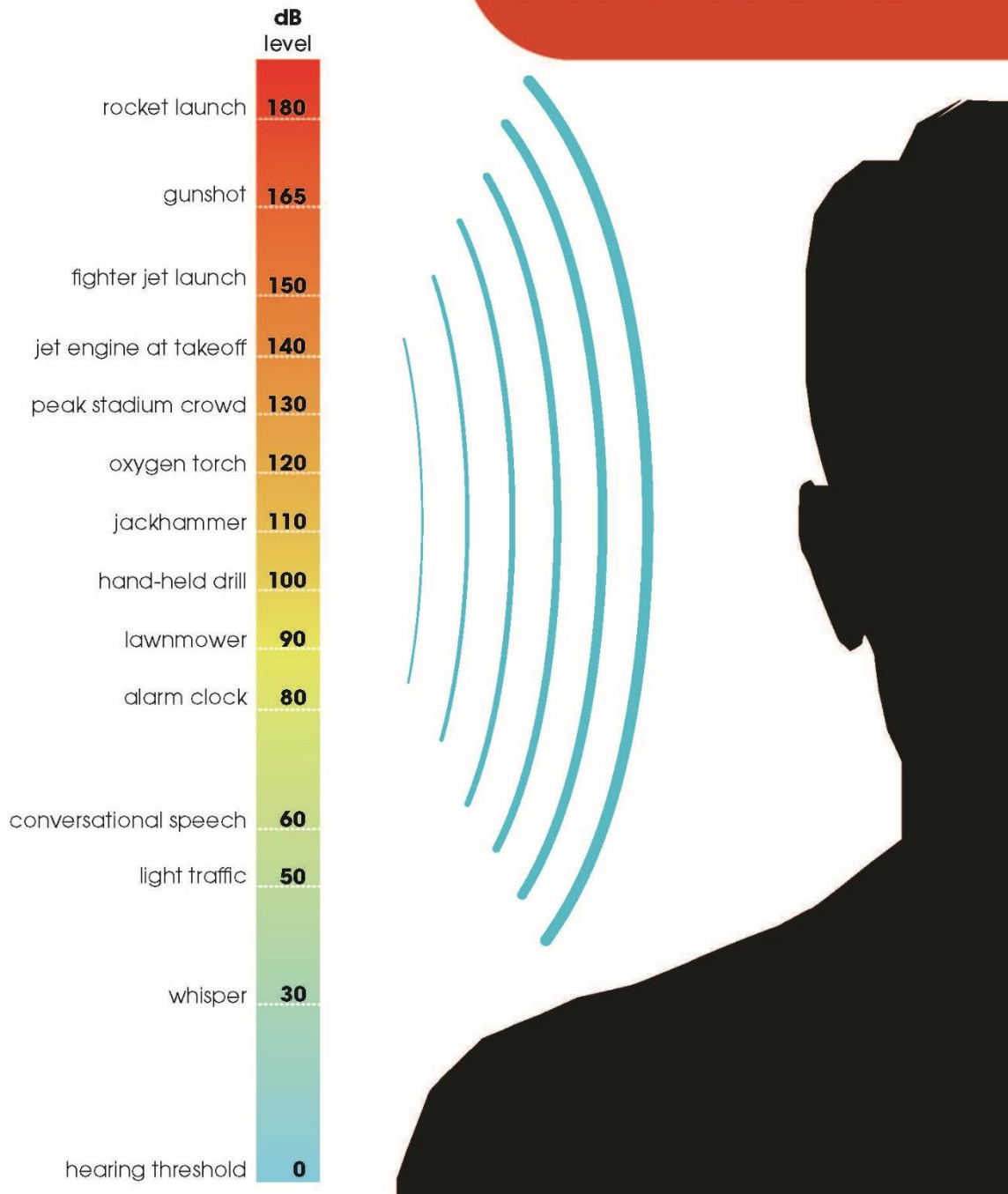


Figure 59 Noise Chart



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- ▶ applied for operations occurring during nighttime hours, between 10:00 p.m. and 7:00 a.m.
- ▶ Peak 15 sound is the instantaneous, unweighted maximum value reached by the sound pressure produced by small and large caliber weapons. Peak measures the impulsive sounds generated by small and large munitions, explosions, and sonic booms. It represents a single event where the maximum noise level is likely to be exceeded 15% of the time.

Noise contours are depicted on maps identifying the level of noise exposure based on the DNL or Peak 15 levels.

Compatibility Review

The Range is located within the growing community of Woolmarket. Although much of the development came after the establishment of the Range, the residents and visitors to the area are not always aware of the training that takes place and the sounds emanating because of it. Noise is typically generated from three small arms bays and a counter-IED training area. Other non-routine training events have also occurred creating noise for nearby residents.

A Small Arms Range Noise Assessment Model (SARNAM) was conducted to identify how far the noise from the range reached into the community at unwanted levels. The DNL noise contours for the range remain primarily within the confines of Woolmarket Range. The Peak noise contours, however, can be heard outside of the range. The 87db Peak 15 extends the farthest into the community – west

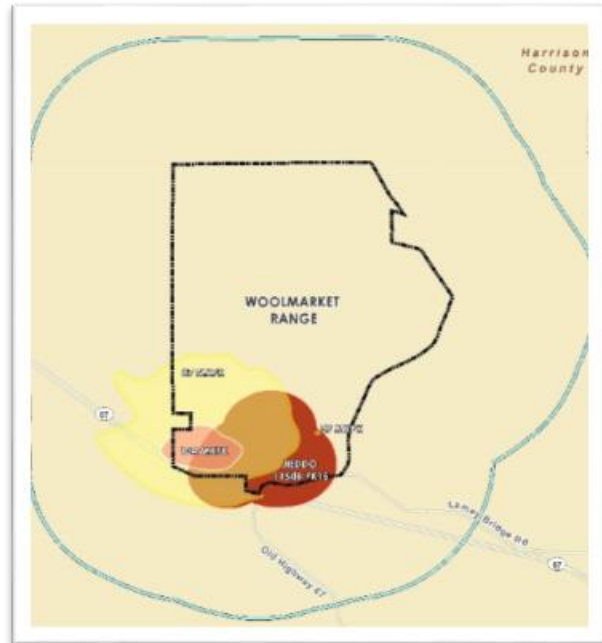
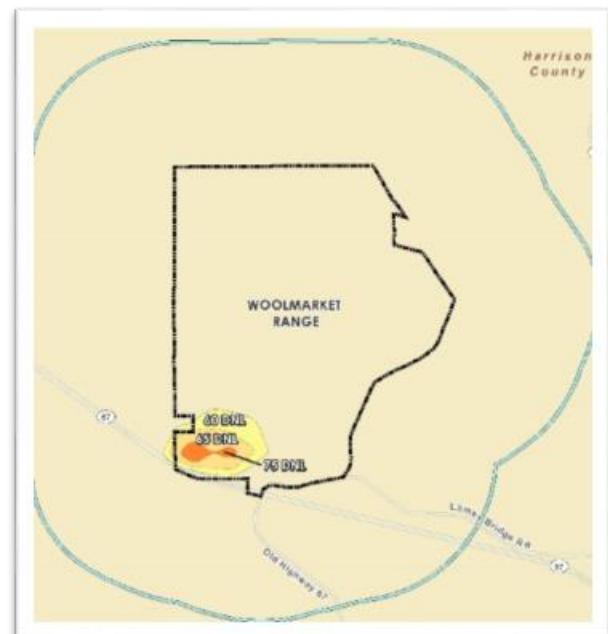


Figure 60 Above: Max Peak Noise from the JIEDDO course and the small arms range
Below: DNL noise contours from the small arms range





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and south of the range. The contours cover A-1 General Agriculture, C-1 Neighborhood Commercial, R-1 Low Density Residential, and E-1 Very Low Density Residential Districts as identified on the Harrison County Zoning Map. The 115db Peak 15 from the JIEDDO course also extends southward out of the range and into the A-1 General Agriculture, C-1 Neighborhood Commercial, and R-1 Low Density Residential zoning districts.

In addition to the noise emanating from the Range and JIEDDO course, adjacent to the facility is the Coast Rifle and Pistol Club Range. It is a private range that is open 24 hours a day, seven days per week. The private range does not conduct noise studies. Because the two SAR ranges are in such close proximity, when a noise complaint is submitted it is difficult to determine which small arms range activity generated the complaint.

Natural tree buffers were existing adjacent to Highway 67 for many years, some believe the trees reduced the effects of the range on the neighborhoods. In the recent past, the buffers were removed for the widening of Highway 67 and the installation of a USFS weather station.

Through stakeholder meetings, site visits, and public workshops, there has been a significant amount of discussion regarding the noise emanating from the Range. However, there have been no official reports filed with the Harrison County Sheriff's Office and only one complaint received by the Range. Instead of following traditional routes of complaints, residents often contact their Harrison County Supervisor to notify them of the problem. This course of action doesn't provide official documentation that can be tracked.

Applicable Compatibility Factors

The following compatibility factors apply to the Noise Area of Interest.

Table 6.3.2: Noise Compatibility Factors	
Development Factors	
	Land Use
	Noise and Vibration
People Factors	
	Coordination / Communication

Priority Ranking

HIGH

The Noise Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.



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6.3.3 LOW FLYING AIRCRAFT

Area of Interest

The Range does not have a special use airspace designation which would create a process to notify other aviators of the potential for ricochet when flying over the range.

Background

Special use airspace is an area designated for operations, primarily military, that may impose limitations on aircraft not participating on the operations. Special use air space includes the following:

- ▶ Restricted Airspace,
- ▶ Military Operations Area,
- ▶ Warning Area,
- ▶ Alert Areas,
- ▶ Temporary Flight Restrictions,
- ▶ National Security Areas, and
- ▶ Controlled Firing Areas.

Restricted airspace is an area within which the operation of aircraft is subject to restriction. Restricted airspace is established to separate activities considered to be hazardous to other aircraft, such as artillery firing or aerial gunnery. Restricted airspace may not be active at all times in which case a schedule of dates and times when aviation may occur is posted.

Compatibility Review

The Range does not have a special use airspace designation which would create a process to notify other aviators of the potential for ricochet when flying over the range. The concern is that low flying aircraft over the Range could be exposed to ricochet hazards from small arms fire or other training activities.



Figure 61 Sign warning that the firing range is a restricted area



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Keesler Air Force Base flies C-5 and C-130 aircraft from north to south over the Range. Additionally, the Harrison County Police Department fly helicopters over the Range when looking for inmates that have escaped from the prison near the Range on Highway 67. Air traffic may also come from the Gulfport/Biloxi International Airport and the Air National Guard Airfield. Due to the nature of their assignments, the planes are often flying at a low level, exposing them to risk of ricochets from the training taking place at the Range. If notified of low-flying aircraft or observed by the Range Safety Officer, training activities are halted until the aircraft has cleared the range. There is not always adequate coordination between the Range and users of the airspace to identify potential conflicts.

Applicable Compatibility Factors

The following compatibility factors apply to the Low Flying Aircraft Area of Interest.

Table 6.3.3: Low Flying Aircraft Compatibility Factors

People Factors	
	Coordination / Communication
Natural Resource Factors	
	Land/ Air / Sea Spaces

Priority Ranking

HIGH

The Low Flying Aircraft Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.3.4 TRANSIENT ACCESS INTO WOOLMARKET RANGE

Area of Interest

Due to the Range location within the DeSoto National Forest, the facility must allow public access leading to unanticipated civilian entries.

Background

The DeSoto National Forest is characterized by gently rolling terrain covered by southern pine ridges and hardwood bottoms with streams meandering throughout. Year-round recreation opportunities are available for hikers, bicyclists, campers, canoeists, ATV riders, horse enthusiasts, hunters, and fishermen.

The U.S. Navy operates Woolmarket Range wholly within the DeSoto National Forest under a special use permit with the U.S. Forestry Service. The special use permit grants “compatible use” which can include activities such as hunting, hiking, and other recreational activities. The entirety



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Figure 62 Above Left: Gate restricting access into Woolmarket Range; Above Right: Gate that has been opened leading into the northern portion of Woolmarket Range; Above: Main entry gate into Woolmarket Range with the red flag flying denoting live fire

of the Range is fenced – three sides with 3 strand barbed wire and the side facing Highway 67 has chain link.

Compatibility Review

Recreational enthusiasts have been utilizing the DeSoto National Forest since it was first established in 1936. Local residents often feel a sense of ownership to the land within the forest as they have been visiting and hunting within the boundaries for decades. Particularly during hunting season – October through March – visitors can be found within the forest surrounding the Range.

As a safety precaution, visitors are asked to stay outside of the safety zones – identified through fencing and signage – to provide protection from training hazards and any potential unexploded



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ordnance (UXO) that could exist. Often, due to their familiarity with the land, visitors disregard the fencing and signage and either intentionally or unknowingly enter the safety zones. Portions of the fence are sometimes cut to allow unrestricted access. The Navy thoroughly checks the fenceline on a regular basis as well as the roadway looking for signs of potential hunters which is an increased burden on personnel-hours and time.

Applicable Compatibility Factors

The following compatibility factors apply to the Transient Access Into Woolmarket Range Area of Interest.

Table 6.3.4: Transient Access Compatibility Factors

Development Factors	
	Safety Zone
	Anti-Terrorism / Force Protection
	UXO and Munitions
People Factors	
	Coordination / Communication
	Public and Military Base Safety
Natural Resource Factors	
	Land/ Air / Sea Spaces

Priority Ranking

Medium

The Transient Access into Woolmarket Range Area of Interest received a medium priority ranking meaning the recommendations should be implemented between four and six years upon completion of the JLUS.

6.4 WESTERN MANEUVER AREA AREAS OF INTEREST

The WMA is a 3,200 acre facility located within the Stennis Acoustic Buffer Zone of Hancock County. NSW forces conduct jungle, maritime, and riverine training and operations within the WMA. The vast amount of land, native vegetation and varied terrain of the lower Pearl River



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Basin provides a realistic environment for combination river-to-jungle training exercises, maneuver and convoy operations, hard target sites, and direct access to the Gulf of Mexico.

6.4.1 TRANSIENT ACCESS INTO THE WMA

Area of Interest

Access is restricted to a portion of the WMA because NASA owns restrictive rights to the Main Canal and man-made basin but it doesn't include the Pearl, Mike's, or McCarthy rivers. Recreational fishermen and hikers enter the property, either intentionally or unknowingly.

Background

The Mississippi Gulf Coast offers superb inshore and offshore fishing, hunting and recreational opportunities. Multiple boat launches are located along the coast and up the Pearl River allowing boaters to gain access to the Pearl River Wildlife Management Area, the Bogue Chitto National Wildlife Refuge, streams, bayous, and the Gulf of Mexico. During the spring and summer fisherman can be found in the freshwater rivers searching for trophy bream, catfish, crappie, and large mouth bass. Game species include deer, squirrels, rabbits, feral hogs, turkeys, wildfowl, and woodcock.

The Pearl, Mike's, and McCarthy rivers as well as portions of the WMA are used by the Navy for live-fire jungle, maritime, and riverine operations. The waterways where this training is taking place are generally open to the public. The Navy has no legal authority to stop the public from



Figure 63 The Pearl River flowing through the WMA



Figure 64 Sign warning of live-fire training taking place along the Pearl River within the WMA



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entering the waterways in which they train. The Navy has applied to establish a danger zone consistent with 33 CFR 334, Danger Zone and Restricted Area Regulations, which would provide legal enforcement to keep the public out of certain areas during live-fire weapons training. The request is currently under review by the Army Corps of Engineers. It is anticipated the request for establishment of a Danger Zone will be approved.

Compatibility Review

Transients use portions of the WMA for hunting, fishing, hiking, canoeing, boating, and other recreational activities. The Navy often encounters these fisherman and recreational boaters when on the Pearl, Mike's, and McCarthy rivers for water based training. In order to prevent transients from entering live training missions, the Navy posts signs and places picket boats at the boundaries of the training locations along the river to warn transients to stay out; personnel on the boats are stationed at each end of the river to provide verbal confirmation that training is taking place. Transients and boaters are asked to move to another location, but the Navy doesn't currently have full legal authority to stop civilians from entering the training areas. Although the boaters and other transients typically comply, they are often frustrated that their recreational activities must be cancelled or moved to another location on the river.

Applicable Compatibility Factors

The following compatibility factors apply to the Transient Access Into the WMA Area of Interest.

Table 6.4.1: Transient Access Compatibility Factors

Development Factors	
	Safety Zone
	Anti-Terrorism / Force Protection
	UXO and Munitions
People Factors	
	Coordination / Communication
	Public and Military Base Safety
Natural Resource Factors	
	Land/ Air / Sea Spaces



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Priority Ranking

HIGH

The Transient Access into the WMA Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.4.2 COORDINATION

Area of Interest

Coordination between Hancock County and the Navy is needed regarding scheduling training activities, managing public works and services, and environmental compliance. Coordination should also include entities on both sides of the Pearl River (Mississippi and Louisiana).

Compatibility Review

The WMA is located within Hancock County, Mississippi with the Pearl River and Louisiana making up the border to the west. It is in a unique position in that it is sheltered from development due to the Stennis Acoustic Buffer Zone and the Wildlife Management Area in Louisiana. Development and recreation issues and opportunities that arise should be coordinated with Hancock County, Mississippi, and Louisiana.

The Navy does not have agreements currently in place to train within the boundary of Louisiana; therefore, they have not been a part of the JLUS process. It is important to get Louisiana and St. Tammany Parish to coordinate with Hancock County, the Navy, and Mississippi. This coordination will help to limit potential encroachment issues stemming from Louisiana and potentially expand future training missions for the Navy.

Applicable Compatibility Factors

The following compatibility factors apply to the Coordination Area of Interest.

Table 6.4.2: Coordination Compatibility Factors

People Factors	
	Coordination / Communication

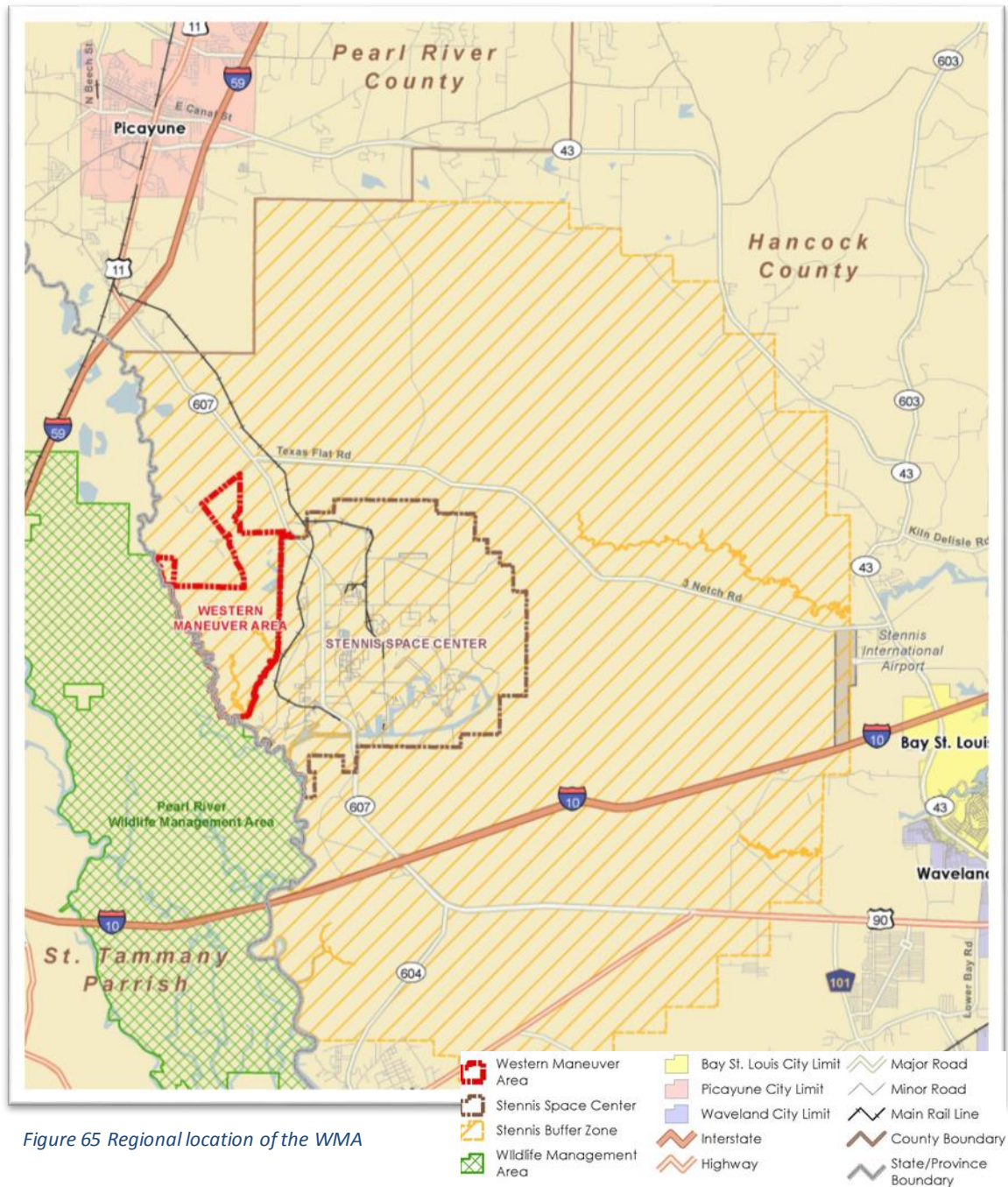
Priority Ranking

HIGH

The Coordination Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.



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6.4.3 WATERWAYS AND SUBMERGED LANDS OWNERSHIP

Area of Interest

The waterways and submerged lands are owned and regulated by the State of Mississippi.

Background

Title 51, Chapter 1 of the Mississippi Code states that

“Such portions of all natural flowing streams in this state having a mean annual flow of not less than one hundred (100) cubic feet per second, as determined and designated on appropriate maps by the Mississippi Department of Environmental Quality, shall be public waterways of the state on which the citizens of this state and other states shall have the right of free transport in the stream and its bed and the right to fish and engage in water sports.

Nothing contained in this section shall authorize anyone utilizing public waterways, under the authority granted by this section, to trespass upon adjacent lands or to launch or land any commercial or pleasure craft along or from the shore of such waterways except at places established by public or private entities for such purposes. Nothing contained in this section shall authorize any person utilizing those public waterways, under the authority granted by this section, to disturb the banks or beds of such waterways or the discharge of any object or substance into such waters or upon or across any lands adjacent thereto or to hunt or fish or go on or across any adjacent lands under floodwaters beyond the natural banks of the bed of the public waterway. Floodwater which has overflowed the banks of a public waterway is not a part of the public waterway.”

The Statute identifies the public’s ability to use the navigable waters of the state without obstruction. It also goes on to say that the beds and banks are subject to private ownership and can exclude others from entering.



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As part of the land owned by the state, the Mississippi Secretary of State oversees the use and monitoring of all waterways that are affected by the ebb and flow of the tide up to the mean high water mark. Any plans to remove debris must be approved by the Secretary of State.

Compatibility Review

The Pearl River is identified as a Public Waterway in the State of Mississippi. It begins in Neshoba County, Mississippi and meanders south 444 miles to the Gulf of Mexico in Hancock County, Mississippi. The lower part of the river forms the boundary between Mississippi and Louisiana.

The Pearl River flows along the western edge of the WMA and is used as a primary riverine training area. Any improvements, clearing, or modification must be approved by the Mississippi Secretary of State.



Figure 66 The Pearl River is a public waterway; therefore, it is regulated by the State of Mississippi

Applicable Compatibility Factors

The following compatibility factors apply to the Waterways and Submerged Lands Ownership Area of Interest.

Table 6.4.3: Waterways and Submerged Lands Ownership

Compatibility Factors	
Natural Resource Factors	
	Land / Air / Sea Spaces
	Marine Environment

Priority Ranking

Medium

The Waterways and Submerged Lands Ownership Area of Interest received a medium priority ranking meaning the recommendations should be implemented between four and six years upon completion of the JLUS.



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6.4.4 PRIVATE LAND HOLDINGS

Area of Interest

Land use is limited due to the existing buffer zone but private landowners still own property within the area. The privately held lands are currently used for mining and provide a flow of civilians in and out of the area.

Background

The WMA is located wholly within the Stennis Acoustic Buffer Zone. The buffer zone provides the surrounding communities protection from the potential effects of rocket engine testing that takes place within NASA-owned land and other loud noise created by live-fire training. Restrictive easements have been placed on all properties within the buffer zone, which prohibit inhabitable structures as well as limit use to passive recreation only.

Outside the Navy owned lands, NASA and private landowners hold property surrounding the

WMA. Much of the land adjacent and to the north of the WMA is owned by private landowners primarily consisting of mining entities that use the land to mine sand and gravel. The privately held land south of Old Highway 11 is part of an ongoing Navy land acquisition plan.

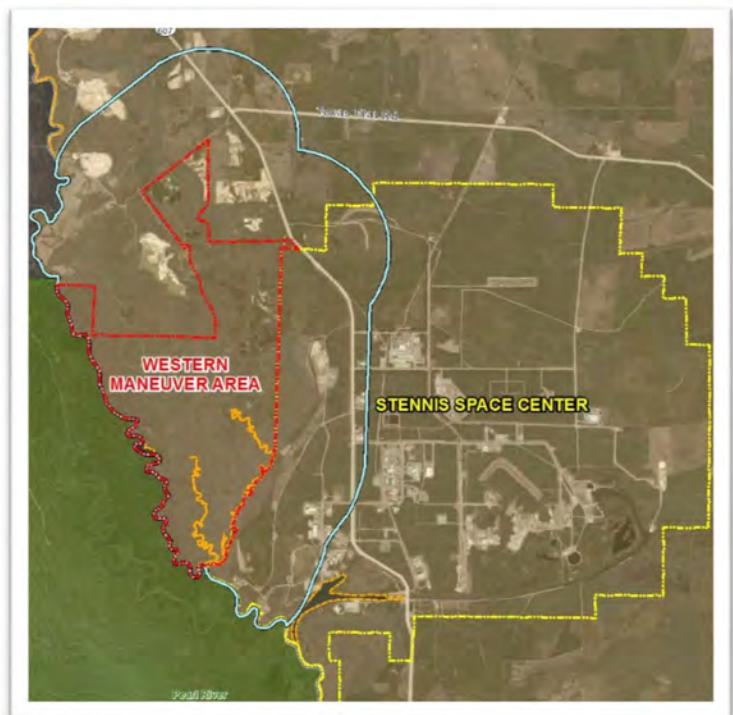


Figure 67 The mining areas can be seen north of the WMA

Compatibility Review

The Acoustic Buffer Zone provides adequate protection for the WMA against development; however, privately owned land still exists within the buffer area. These private landowners access the areas adjacent to the WMA. Navy training capabilities are somewhat constrained by the current size of the WMA. These constraints could be significantly reduced should the Navy's land acquisition plan move forward.



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Applicable Compatibility Factors

The following compatibility factors apply to the Private Land Holdings Area of Interest.

**Table 6.4.4: Private Land Holdings
Compatibility Factors**

Development Factors	
	Land Use
People Factors	
	Public and Military Base Safety
Natural Resource Factors	
	Land / Air / Sea Spaces

Priority Ranking

Low

The Private Land Holdings Area of Interest received a low priority ranking meaning the recommendations should be implemented within ten years upon completion of the JLUS.

6.5 STENNIS INTERNATIONAL AIRPORT AREAS OF INTEREST

Stennis International Airport is a 585-acre general aviation airport, owned and operated by the HCPHC. Stennis International Airport is located on the eastern edge of the Stennis Acoustic Buffer Zone. The facility includes an 8,497-foot long, 150-wide, main runway with sufficient pavement strength to support passenger and cargo aircraft.

The airport supports training and operations from most military agencies. Specific to the Navy, training opportunities include aircraft loading and equipment staging, military freefall and static line jumping, helicopter fast rope and rappelling, and drop zone and convoy training.

6.5.1 LAND USE

Area of Interest

Regulations are not in place to provide long-term protection of the airport.

Background

Historically, comprehensive plans prepared by local governments have not fully analyzed the implications of airport facilities. Local land use planning is an important tool that can be used to determine compatible and incompatible use of properties around airports. Airports and local governments can use land use policy and regulatory techniques to ensure consistency between



Incompatible land uses around airports jeopardize the safety and efficiency of flying activities and the quality of life of the community's residents. Incompatible airport land uses include residential development, schools, community centers and libraries, hospitals, and buildings used for religious services and tall structures, smoke and electrical signal generators, landfills, and other bird/wildlife attractants. The objectives of compatible land use planning are to encourage land uses that are generally considered to be incompatible with airports (such as residential, schools, and churches) to locate away from airports and to encourage land uses that are more compatible (such as industrial and commercial uses) to locate around airports.

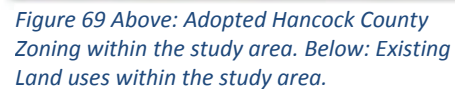
Stennis International Airport is recognized as an *Future Land Uses within the study area.* economic engine within Hancock County that must be protected and facilitated. The Comprehensive Plan contains several goals and policies that would provide land use compatibility measures for any new development or redevelopment around the Stennis Space Center and Stennis International Airport. The goals and objectives that were identified during the analysis consist of the following:



- ## 6.0 COMPATIBILITY ANALYSIS



- Stennis International Airport and the immediately surrounding area primarily consists of Industrial future land use designations. The area to the west is protected by the NASA acoustic buffer zone limiting development potential. The County has designated portions of industrial and recreation lands within that area while another portion remains undesignated. Medium density residential, undeveloped / agriculture make up the majority of the lands to the north. To the east includes industrial, office park, medium density residential, and commercial. The southern portion of the study area, south of Interstate-10 consists of primarily undeveloped / agriculture and medium density residential.





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**Table 6.5.1a: Hancock County Future Land Uses within
Stennis International Airport Study Area**

FUTURE LAND USE DESIGNATION	ACREAGE	PERCENT OF TOTAL STUDY AREA
Office Retail	14	0%
Mixed Use	34	0%
Other	55	1%
Water	69	1%
High Density Residential	88	1%
Commercial	235	3%
Office Park	495	6%
Industrial	618	8%
Undeveloped/Agriculture	1,226	16%
Medium Density Residential	1,361	18%
NASA Buffer Zone	3,571	46%
Total	7,765	100%

Source: Hancock County GIS

Each future land use designation has a different character and allowable uses. The future land uses around the airport need to be carefully considered to ensure that compatible development continues to occur in the future. The adopted future land use designations include the following:

**Table 6.5.1b: Hancock County Future Land Use Descriptions within
Stennis International Airport Study Area**

FUTURE LAND USE DESIGNATION	CHARACTER	USES
Office Retail	This classification allows a mix of retail and office businesses in the same area or building.	The typical range of uses would include offices related to professional service providers and design related professions, and retail uses that could compliment these businesses.
Mixed Use	This classification combines several types of land uses to provide a unique experience. Allowable land uses within this classification include retail, services, offices, restaurants, public uses and semi-public uses and living spaces integrated	Land uses can include services, retail, offices, restaurants, public and semi-public land uses, as well as residential land uses, preferably on upper floors.



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FUTURE LAND USE DESIGNATION	CHARACTER	USES
	into an urban form. Densities within this district would be between four (4) and thirty (30) units per acre with limited commercial land uses.	
High Density Residential	The intent of the high-density residential classification is to allow for a wide variety of residential development.	Single family housing will be allowed. Attached dwellings, duplexes, townhouses, apartments, and elderly housing are also permitted.
Commercial	This classification is intended to accommodate a wide range of retail trade, service-oriented businesses, offices and mixed retail/residential development, but does not allow exclusively residential development unless it is coordinated with an abutting retail development.	The typical range of retail and service commercial business will be allowed. If residential development is part of the retail development, or a mixed use development it may range from 6 to 30 dwelling per residential acre.
Office Park	This category is devoted to office and service uses. Retail uses, such as restaurants, are limited to those serving businesses in the same area or building.	Uses may include high technology businesses, offices with light storage components, medical office parks, etc.
Industrial	The purpose of this land use category is to create a district for use in the county where it is desirable to locate manufacturing establishments.	The use within this classification will include manufacturing.
Undeveloped / Agriculture	Very low intensity developed land uses. Low density residential may be within the area. The maximum density for residential units is one unit per half acre.	This land use will be defined as the single purpose of the land area to produce crops or to raise animals.
Medium Density Residential	Medium-density residential district is a residential district that allows a mix of single-family and attached types of dwelling units. Neighborhood scale commercial development could be allowed as part of a mixed use development.	Residential dwelling units of between three (3) and eight (8) dwelling units dwelling units per acre.

Source: Hancock County, Mississippi Comprehensive Plan (November 2010).



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The zoning ordinance is used to implement the future land use designations and provides additional details such as lot coverage, height, and other bulk requirements for developments. Stennis International Airport zoned Light Industrial and is primarily surrounded by General Agriculture.

**Table 6.5.1c: Hancock County Zoning Designations within
Stennis International Airport Study Area**

FUTURE LAND USE DESIGNATION	ACREAGE	PERCENT OF TOTAL STUDY AREA
General Agriculture (A-1)	3,588	46%
Neighborhood Commercial (C-1)	82	1%
Light Neighborhood Commercial (C-1A)	22	0%
Highway Commercial (C-2)	8	0%
Light Industrial (I-1)	123	2%
Single Family Residential (R-1)	186	2%
Medium Density Residential (R-2)	61	1%
Water	129	2%
Acoustic Buffer Zone	3,566	46%
Total	7,765	100%

Source: Hancock County GIS

A description of each zoning designation found within the study area, the maximum lot coverage and maximum allowable height are identified in the table below.

**Table 6.5.1d: Hancock County Zoning Designation Descriptions within
Stennis International Airport Study Area**

ZONING DESIGNATION	PURPOSE	MAX LOT COVERAGE	HEIGHT
General Agriculture (A-1)	Provide areas primarily for agriculture purposes and low density residential development.	60%	50 ft.
Neighborhood Commercial (C-1)	Purpose is to serve the residential areas with everyday retail and personal service needs.	50%	50 ft.
Light Neighborhood Commercial (C-1A)	Provide for a carefully controlled selection of light commercial uses.	50%	35 ft.



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ZONING DESIGNATION	PURPOSE	MAX LOT COVERAGE	HEIGHT
Highway Commercial (C-2)	Purpose is to serve high traffic retail and service type trade.	60%	50 ft.
Light Industrial (I-1)	Light manufacturing, wholesaling, and similar uses.	75%	35 ft.*
Single Family Residential (R-1)	Single family dwellings and related recreational, religious, and educational facilities.	60%	35 ft.
Medium Density Residential (R-2)	Medium population density.	60%	35 ft.

*Building height can be exceeded if a site plan is provided and adequate approval granted.

Source: Hancock County Zoning Ordinance

Article V of the Zoning Ordinance, Special and Overlay Districts, establishes an Airport Overlay District for the area around Stennis International Airport and consists of the following:

- ▶ Airport District: To include such compatible and related activities air fields, air strips, and other related uses, provided however, that any and all uses, improvements to facilities and buildings shall be erected and constructed in accordance with current regulations of the Federal Aviation Administration of the United States Government.

Although the Airport Overlay is established within the Zoning Ordinance, a geographic boundary for the overlay has not been established nor have any regulations been put into place. The overlay references that improvements must be in compliance with FAA regulations; however, that is not sufficient to protect the airport from incompatible development. The FAA regulations are not comprehensive and do not regulate land uses around the airport, only items such as height.

The existing land use identifies what is actually occurring on the ground. Stennis International Airport itself is identified as Education/Government as well as the area to the east containing the school facilities. The majority of the land within the study area is identified as land and forest or residential.

**Table 6.5.1e: Hancock County Existing Land Use within
Stennis International Airport Study Area**

EXISTING LAND USE DESIGNATIONS	ACREAGE	PERCENT OF TOTAL STUDY AREA
Agriculture	58	1%
Camp and Resort	19	0%
Commercial	4	0%



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EXISTING LAND USE DESIGNATIONS	ACREAGE	PERCENT OF TOTAL STUDY AREA
Education	129	2%
Land and Forest	2,388	31%
Manufacturing	10	0%
Medical	8	0%
Other	245	3%
Religion	5	0%
Residential	1,216	16%
Water	115	1%
Acoustic Buffer Zone	3,566	46%
Total	7,765	100%

Source: Hancock County GIS

The current pattern of development is compatible with Stennis International Airport. However, as growth continues within the area, incompatible development could occur. The Comprehensive Plan and Zoning Regulations could be strengthened to provide additional existing and long-term compatibility measures and to establish an Airport Overlay District for the areas located in close proximity of Stennis International Airport.

Applicable Compatibility Factors

The following compatibility factors apply to the Land Use Area of Interest.

Table 6.5.1f: Land Use Compatibility Factors

Development Factors



Land Use

Priority Ranking

HIGH

The Land Use Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.



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6.5.2 BIRD ATTRACTION HAZARDS

Area of Interest

Bird Attraction Hazards are present near runways leading to increased wildlife / aircraft conflicts.

Background

Aircraft collisions with wildlife, also commonly referred to as wildlife strikes, cost the aviation industry billions of dollars in direct damage and thousands of hours of aircraft down time. According to the FAA, birds make up 97% of the reported strikes, mammals about 3% and reptiles less than 1%.



Figure 70 Birds approaching an aircraft

Source: <https://www.linkedin.com/pulse/airplanes-losing-bird-strike-war-amreen-khan>

Most public-use airports have large tracts of open, undeveloped land that provide added margins of safety and noise mitigation. These areas present potential hazards to aviation if they encourage wildlife to enter an airport's approach or departure airspace or air operations area. Areas such as poorly drained locations, detention/retention ponds, roosting habitats on buildings, landscaping, waste disposal operations (such as landfills), wastewater treatment plants, agricultural or aquaculture activities, surface mining, or wetlands can provide wildlife with ideal habitats. The FAA and military recommends that these land uses be located at least 10,000 feet from the airfield.

The FAA regulates the Wildlife Hazard Mitigation Program for civilian airports. The FAA addresses wildlife hazards with aircraft through regulatory guidance, data collection, research, partnerships, and outreach. As part of their requirements, the FAA has successfully encouraged all Part 139 airports to conduct Wildlife Hazard Assessments, followed by a Wildlife Hazard Mitigation Plan. As of October 2016, all Part 139 certificated airports have completed or initiated an assessment. The Department of Defense also implements aviation safety programs geared towards safety conditions specific for the military. One of these programs is the Bird/Wildlife Aircraft Strike Hazard (BASH) Prevention Program similar to the civilian Wildlife Hazard Mitigation Plan.

Compatibility Review

One of the most significant duties of an airport operator is to maintain a safe operating environment. As part of that duty, the FAA requires that a Wildlife Hazard Mitigation Plan be put in place if there has been a wildlife strike at the airport. The Wildlife Hazard Management Plan identifies the specific actions the airport will take to mitigate the risk of wildlife strikes on or near the airport.



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Stennis International Airport is surrounded by wetlands and forested areas – two major wildlife attractants. It is no surprise that wildlife strikes have occurred there. In fact, 14 wildlife strikes have occurred between 2007 and 2014, based on the FAA website.

Table 6.5.2.a: Wildlife Strikes Reported by FAA at Stennis International Airport

DATE	OPERATOR	AIRCRAFT TYPE	SPECIES
10/2/2014	Military	C-130	Unknown
9/10/2013	Military	C-130	Chimney swift
5/29/2013	Military	C-130	Brazilian free-tailed bat
10/15/2012	Military	UNKNOWN	Gray catbird
8/14/2012	Military	C-130	Brazilian free-tailed bat
3/1/2012	Military	C-130	Sora
11/3/2011	Military	C-130	Pigeons, doves
10/5/2011	Military	C-130	Red-eyed vireo
8/2/2011	Military	C-130	Chimney swift
7/26/2011	Military	C-130	Eastern meadowlark
5/3/2011	Military	C-130	Barn swallow
4/13/2011	Military	C-130	Unknown bird
9/30/2010	U.S. Coast Guard	CASA C-212	Unknown bird - small
1/11/2007	Military	C-130J	Perching birds (y)

Source: FAA Wildlife Strike Database, Stennis International Airport, Hancock County, Mississippi

Applicable Compatibility Factors

The following compatibility factors apply to the Bird Attraction Hazards Area of Interest.

Table 6.5.2.b: Bird Attraction Hazards Compatibility Factors





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Priority Ranking

HIGH

The Bird Attraction Hazards Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.5.3 VERTICAL OBSTRUCTIONS

Area of Interest

The introduction of vertical obstructions can interfere with the safe operations of the airport. The vertical obstructions can include not only trees and buildings but also telecommunication towers.

Background

Tall structures such as buildings, construction cranes, and cell towers within the vicinity of an airport can be hazardous to the navigation of airplanes. The FAA, through FAR Part 77, established a method of identifying surfaces that should be free from penetration by obstructions in order to maintain sufficient airspace around airports. FAR Part 77 identifies the maximum height at which a structure would be considered an obstacle at any given point around an airport. The extent of the area needing to be evaluated for tall structure impacts can extend miles from an airport facility. Tall structure impacts have historically involved the height of buildings and the height of cranes used in construction. However, antennae and telecommunication towers also need careful review for future sitings. The location of tall structures within local airspace can significantly affect the ability of FAA's Air Traffic Control to route aircraft into and out of an airport and can also reduce an airport's capacity.

Aviation electronic navigation aids (such as radar facilities, and instrument landing systems) are necessary to provide for the safe movement of aircraft. Although many of the navigation systems are located on the airport, some systems are located off airport property. Such electronic systems have the potential of being interfered with if non-aviation related electronic sources are placed in proximity or if structures are constructed which could block the navigation



Figure 71 Cell towers can interfere with the safe navigation of airplanes



Figure 72 Construction cranes can be considered an obstacle around an airport



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aid signals. Where off-airport electronic navigation facilities occur, any development proposed to be located near these facilities needs to be reviewed by the FAA to determine if any interference to the use of the navigation aid would occur.

Compatibility Review

The Hancock County Zoning Ordinance identifies the height requirements for each of the zoning designations within the County. Currently, the code allows a maximum height of 200 feet for the Commercial Resort (C-3) District and no height limit for the Commercial Resort (C-4) District. The majority of the remaining districts are between 35 and 50 feet. Table 6.5.3a provides a breakdown of the zoning districts and the allowable heights.

Table 6.5.3.a: Zoning District Height Requirements

Zoning District	Height Requirement
General Agriculture (A-1)	50 ft.
Single Family Residential (R-1)	35 ft.
Single Family Residential (R-1A)	35 ft.
Medium Density Residential (R-2)	35 ft.
Medium Density Residential (R-2A)	35 ft.
Multi-Family Residential (R-3)	50 ft.
Neighborhood Commercial (C-1)	50 ft.
Highway Commercial (C-2)	50 ft.
Commercial Resort (C-3)	200 ft.
Commercial Resort (C-4)	None
Light Industrial (I-1)	35 ft.
Heavy Industrial (I-2)	35 ft.
Planned Industrial Park (I-3)	35 ft.

Source: Hancock County Zoning Ordinance

Specific to the study area, the maximum height allowable is 50 ft. Under the current code, C-3 and C-4 zoning district could cause a significant vertical obstruction issue if located adjacent to the airport. However, development is an evolving process and without appropriate measures in



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place, changes in development patterns could take place that hinder the success of Stennis International Airport.

Applicable Compatibility Factors

The following compatibility factors apply to the Vertical Obstructions Area of Interest.

Table 6.5.3.b: Vertical Obstructions Compatibility Factors

Development Factors	
	Land Use
	Vertical Obstruction
	Frequency Spectrum

Priority Ranking

HIGH

The Vertical Obstructions Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.5.4 FLIGHT PATHS

Area of Interest

Flight paths need to be protected from incompatible development and land uses such as those that produce dust, smoke, or steam; lighting that could impair the pilots vision; and renewable energy sources such as solar panels and wind turbines.

Background

As has been described in the previous Areas of Interest, determining the appropriate land use surrounding the aviation facility is vital to the safety of the pilots and the community. In the same vein, it is important to consider those same land uses in regard to flight paths. Land uses and their associated impacts need to be considered in order to minimize the following:

- ▶ **Lighting** – glare that could interfere with the pilots vision, distort their vision, or create confusion between the runway and city lights;
- ▶ **Dust, Smoke, or Steam** – the pilots vision could be distorted or hampered;
- ▶ **Renewable Energy** – interruption of frequencies from wind turbines could lead to loss of communication and the effects of solar glare could temporarily blind the pilot.



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Compatibility Review

As growth around the airport continues, the land uses directly under the flight paths need to be carefully considered. Impacts from lighting, dust, smoke, steam, or renewable energy could cause detrimental impacts to the pilot, the mission of the military plane, or the success of a commercial aircraft.

In particular, night testing and training is an important element of the training that takes place at Stennis International Airport. Light pollution from the upward and outward distribution of light can interfere with military training activities such as night time training, low level flight operations, and the aviator's vision. Street lights, building lights, and lights associated with uses such as retail, commercial, outdoor storage, and outdoor sports fields can be major contributors to light pollution if not regulated properly.

It is also possible that land uses around airfields may emit smoke, fly ash, dust, steam, vapor, gases, or other forms of air emissions that can impair visibility in the vicinity of the airfield, interfere with the safe operation of aircraft, and endanger the landing, take off, or maneuvering of aircraft at the airfield.

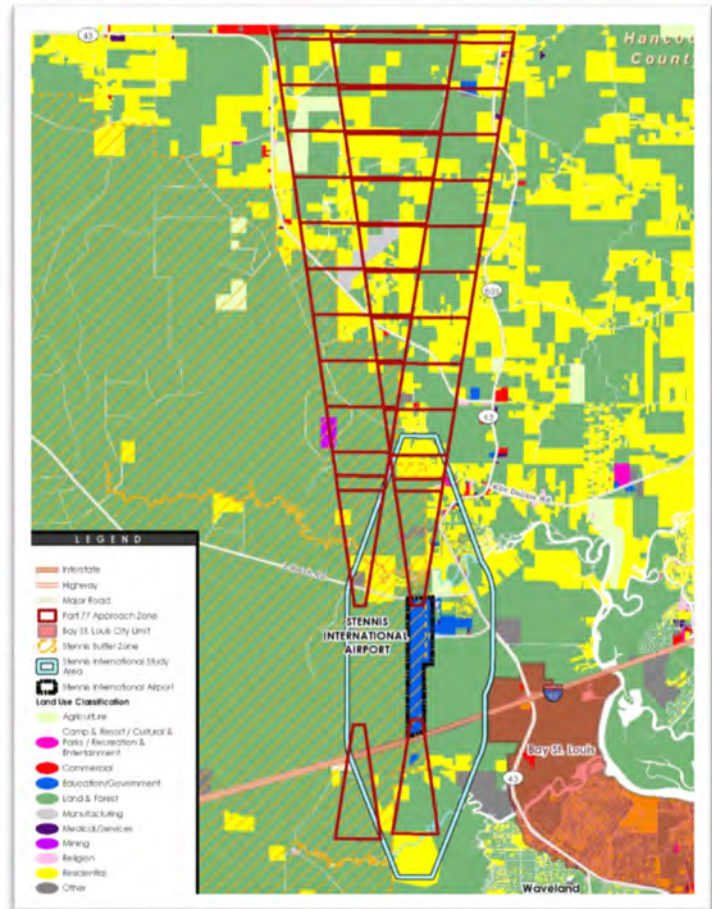
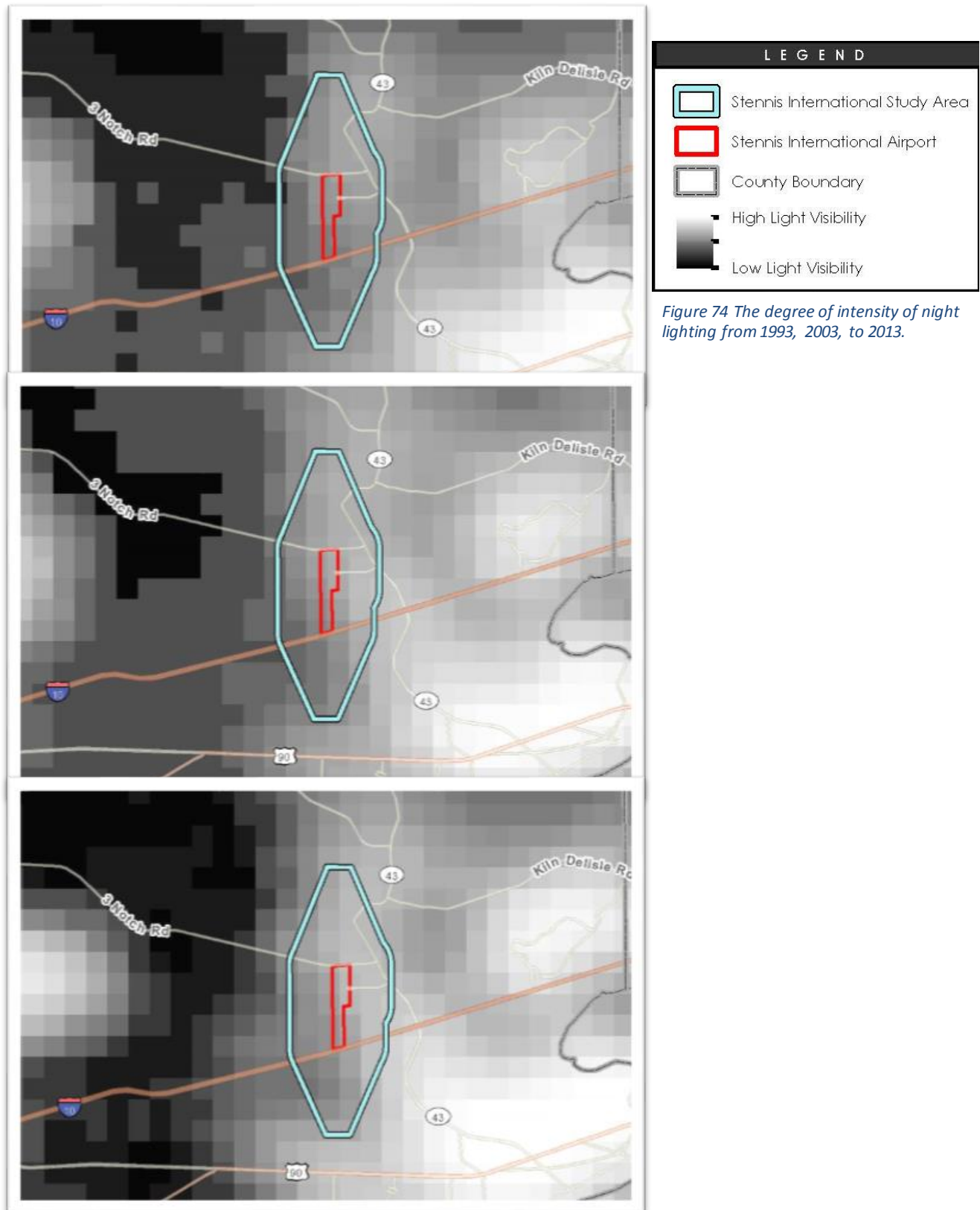


Figure 73 Existing land uses within the flight paths of Stennis International Airport.



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Applicable Compatibility Factors

The following compatibility factors apply to the Flight Paths Area of Interest.

Table 6.5.4: Flight Paths Compatibility Factors

Development Factors	
	Land Use
	Vertical Obstruction
	Dust / Smoke / Steam
	Light and Glare
	Energy Development
	Frequency Spectrum

Priority Ranking

HIGH

The Flight Paths Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.

6.5.5 APPROACH ZONES

Area of Interest

The Stennis International Airport is not designated as a military airport; however, the primary users are military. In order to preserve the military functionality of the airport, when possible, the clear zones and approach zones should follow standards as outlined by the Navy.

Background

The Navy identified areas of accident potential as a method to assist in land use planning leading to the Air Installation Compatible Use Zone (AICUZ) Program and the formulation of the Clear Zones and Approach Zones (APZs). In the 1970s the military conducted a tri-service study of earlier



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**Table 6.5.5.a: Navy Class B Clear Zone
and Accident Potential Zone
Dimensions**

ZONE	LENGTH	WIDTH
Clear Zone	3,000 ft	2,000 ft
APZ 1	5,000 ft	3,000 ft
APZ 2	7,000 ft	3,000 ft

Source: Air Force Instruction AFI 32-7063 (December 18, 2015).

accident and operations data. The study showed that most aircraft mishaps occur on or near the runway or along the centerline of the runway, diminishing in likelihood with distance. Using the study, the DoD has identified APZs as areas where an aircraft accident is most likely to occur (if one were to occur); the APZs do not reflect the probability of an accident. They are based upon analysis of historical data and are designed to minimize the potential harm if a mishap does occur by

limiting activities in the designated APZ areas. APZs follow departure, arrival, and pattern flight tracks and are based upon analysis of historical data.

An accident is more likely to occur in APZ I than in APZ II, and is more likely to occur in the Clear Zone than in APZ I or APZ II. An APZ II area is designated whenever APZ I is required. APZs extend from the end of the runway, but apply to the predominant arrival and departure flight tracks used by the aircraft. Therefore, if an airfield has more than one predominant flight track to or from the runway, APZs can extend in the direction of each flight track.

The Stennis International Airport runways would be classified as Navy Class B runways if it were a military airport. Navy Class B runways are used by large aircraft such as refueling and airlift aircraft as well as high-speed tactical aircraft. The dimensions of the Clear Zone and APZs are identified in Table 6.5.5.a.

Although the likelihood of an accident is remote, the AICUZ guidelines recommend that certain land uses that concentrate large numbers of people, such as apartments, churches, and schools, be avoided within the APZs. Within the Clear Zone, most uses are incompatible with military aircraft operations. Within APZ I and APZ II, a variety of land uses are compatible; however, people-intensive uses such as schools, shopping malls, and theaters, should be restricted because of the greater risk in these areas. Certain land uses are considered compatible under certain conditions. For example, recreational uses, such as parks, are considered compatible under APZ I provided that the recreational use does not include a high density of people (e.g., spectator sports).



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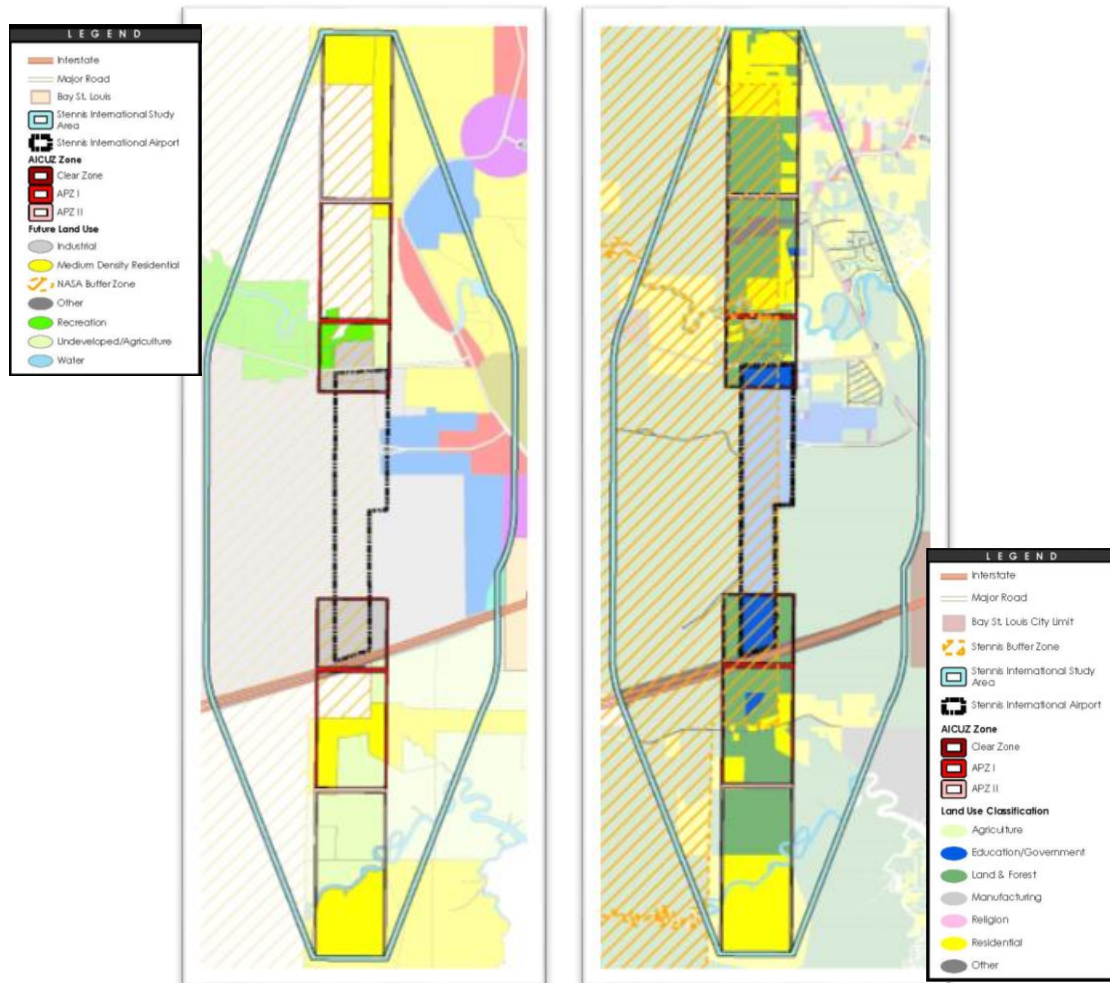


Figure 75 Future land uses (left) and existing land uses (right) occurring within the applied CZ and APZs.

Compatibility Review

The stringent standards applied by the AICUZ guidelines are not necessarily applicable to the study area of the Stennis International Airport; however, it is important to know where major incompatibilities could occur. The Stennis Acoustic Buffer Zone helps to prevent a significant amount of development occurring within the CZ, APZ I, or APZ II. But, existing land uses and future land use designations depict some incompatible uses within the CZ, APZ I, or APZ II.

Table 6.5.5.b: Future Land Uses within the Clear Zones and Approach Zones

FUTURE LAND USE DESIGNATION	ACREAGE WITHIN CZ	ACREAGE WITHIN APZ I	ACREAGE WITHIN APZ II
Industrial	56	-	-
Undeveloped/Agriculture	39	196	245
Medium Density Residential	-	139	460



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FUTURE LAND USE DESIGNATION	ACREAGE WITHIN CZ	ACREAGE WITHIN APZ I	ACREAGE WITHIN APZ II
NASA Buffer Zone	312	353	240

Source: Hancock County GIS and Stantec (March 2017)

Table 6.5.5.c: Existing Land Uses within the Clear Zones and Approach Zones

EXISTING LAND USE DESIGNATION	ACREAGE WITHIN CZ	ACREAGE WITHIN APZ I	ACREAGE WITHIN APZ II
Agriculture	9	2	-
Government	17	3	-
Land and Forest	59	173	243
Manufacturing	2	-	-
Religion	-	-	1
Residential	2	112	472
NASA Buffer Zone	312	353	240

Source: Hancock County GIS and Stantec (March 2017)

The Environmental Assessment report for the *Redesignation and Expansion of RA to Support Military Air-to-Ground Munitions Training and NASA Rocket Engine Testing at SSC*, which extends the special use air space around the WMA outside of the buffer zone and into Unincorporated Hancock and Pearl Counties, recommends an RAICUZ program that would include recommendations for the land underlying the expanded air space. The report goes on to state that the RAICUZ would include representatives of the Navy working with Hancock and Pearl counties to encourage the adoption of compatible land use zoning measures. A similar process should take place surrounding Stennis Airport to ensure those communication measures are taken to mitigate potential future encroachment.

Applicable Compatibility Factors

The following compatibility factors apply to the Approach Zones Area of Interest.

Table 6.5.5.b: Approach Zones Compatibility Factors

Development Factors



Land Use

Priority Ranking

HIGH

The Approach Zones Area of Interest received a high priority ranking meaning the recommendations should be implemented between one and three years upon completion of the JLUS.



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6.5.6 NOISE

Area of Interest

Noise contours have not been established for Stennis International Airport, but there have been complaints regarding the noise levels when military planes use the facility.

Background

Noise is generally described as unwanted sound. Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air or water, and are sensed by the human ear. Unwanted sound can be based on objective effects (such as hearing loss and speech interruptions) or subjective judgments (such as noise complaints and annoyance).

Noise is measured using several metrics that reflect different noise characteristics. There are differences in continuous (e.g., aircraft flying) versus impulsive (e.g., weapons firing) types of noise, variations in frequency, and duration of noise exposure. Duration of noise exposure also dictates how a person perceives noise; a relatively long steady noise, like a train, aircraft passing or traffic “feels” different than a rapid loud gunshot type noise. Noise metrics are used as follows:

- ▶ The day-night average sound level (Ldn or DNL) is the average noise level over a 24-hour period. Because noise is considered more intrusive at night, a 10-decibel penalty is applied for operations occurring during nighttime hours, between 10:00 p.m. and 7:00 a.m.
- ▶ Peak 15 sound is the instantaneous, unweighted maximum value reached by the sound pressure produced by small and large caliber weapons. Peak measures the impulsive sounds generated by small



Figure 76 Noise Level Chart



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and large munitions, explosions, and sonic booms. It represents a single event where the maximum noise level is likely to be exceeded 15% of the time.

Noise contours are depicted on maps identifying the level of noise exposure based on the DNL or Peak 15 levels.

Compatibility Review

It is important to note that Stennis International Airport is in a unique position being located on the edge of the Stennis Acoustic Buffer Zone. Because the noise originates within the buffer zone there are minimal impacts. To date, there have been few complaints regarding noise from the adjacent residential and nonresidential uses. The complaints that have occurred are primarily when large military aircraft take off from the facility.

Stennis International Airport attempts to minimize any noise complaints by directing heavy aircraft to use the flight paths over the buffer zone. This not only mitigates noise, but is also used as a safety precaution. However, due to the pattern of development and the potential for increased development in the area, it is possible that these measures might not offer enough mitigation and noise could become a more significant incompatibility subject.

One of the best mechanisms available to address aircraft noise compatibility planning is the Federal Aviation Regulation (FAR) Part 150 Noise Compatibility Program. The FAR Part 150 Program was established under the Aviation Safety and Noise Abatement Act of 1979 and allows airport operators to voluntarily submit noise exposure maps and noise compatibility programs to the FAA for review and approval. Typically recommended noise abatement measures fall into three categories:

- ▶ Operational measures such as changes in runway use or changes in flight track location.
- ▶ Preventive measures such as compatible land use zoning or noise overlay zoning within off-airport noise exposure areas.



Figure 77 The few noise complaints that Stennis International Airport has received have occurred when large military aircraft takes off from the airport



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Applicable Compatibility Factors

The following compatibility factors apply to the Noise Area of Interest.

Table 6.5.6: Noise Compatibility Factors

Development Factors	
	Land Use
	Noise and Vibration

Priority Ranking

Medium

The Noise Area of Interest received a medium priority ranking meaning the recommendations should be implemented between four and six years upon completion of the JLUS.



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7.0 RECOMMENDATIONS

The Recommendations portion of the report provides a list of strategies and actions that can be used to resolve, prevent, and mitigate Areas of Interest identified within the Compatibility Analysis. The Recommendations follow the same sequence as the Compatibility Analysis – beginning with the Areas of Interest identified for the overall JLUS project area and then moving forward to NCBC Gulfport, Woolmarket Range, WMA, and Stennis International Airport.

Each section provides a brief summary of the Area of Interest, and the accompanying table provides a series of recommendations to resolve, prevent, or mitigate the topic. The approximate timeframe as to when the recommendations should be implemented can be found in the far-left column. The black diamond (◆) denotes the entity that will be primarily responsible for implementing the recommendation. The white diamond (◇) denotes the partner entity that will be necessary to assist with the implementation. Other includes a variety of other entities that could assist with the implementation including such organizations as GRPC, MDOT, HCPHC, State of Mississippi, etc.

7.1 GENERAL AREAS OF INTEREST RECOMMENDATIONS

The General Areas of Interest Recommendations correspond to the compatibility analysis for the overall special areas including NCBC Gulfport, Woolmarket Range, WMA, and Stennis International Airport.

7.1.1 FREQUENCY INTERFERENCE

Public telecommunication and infrastructure may cause frequency interference with military communication equipment and the community.

Table 7.4.1: Frequency Interference Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Prepare and Execute a Frequency Memorandum of Understanding (MOU).	◆	◆	◆	◆	◆	
Coordinate with municipalities to establish procedures to identify proposed projects that may potentially involve a source of frequency	◆	◆	◆	◆	◇	

1 - 3 YEARS



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Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
emissions (including large scale Wi-Fi).						
1 - 3 YEARS Develop regulations for incorporation into municipal Zoning Ordinances that designate frequencies to avoid interference with military training and operations.	◆	◆	◆	◆	◇	
Develop a business registration program for new businesses within the MIOD regarding frequency spectrum usage.	◆	◆	◆	◆	◇	
Include Navy on telecommunication tower siting and approval process.	◆	◆	◆	◆	◇	

7.1.2 COORDINATION AND COMMUNICATION

The community has a great working relationship with the military. A more formalized communication process will only aid in solidifying the relationship.

Table 7.1.2: Coordination and Communication Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
YEARS Maintain a designated liaison between NCBC and the community.	◇	◇	◇	◇	◆	
1 - 3 Identify designated Navy and jurisdictional points of contact and make widely known.	◇	◇	◇	◇	◇	◆



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Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
	Create a communication coordination manual to be shared with identified individuals.	◇	◇	◇	◇	◇	◆
1 - 3 YEARS	Expand communication efforts with all jurisdictions. These efforts may include sharing updates to jurisdictions, regional planning organizations and the Navy; updates to local and military websites; sharing of important designated contacts and their information; and notifying entities of relevant activities.	◇	◇	◇	◇	◇	◆
	Seek regular input from the Navy by designating an NCBC liaison as an Ex Officio member on the Planning Commission.	◆	◆	◆	◆	◇	
	Analyze the potential for and impacts of adding new training commands/missions at NCBC + Special Areas.	◆	◆	◆	◆	◆	◆



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7.1.3 IMPLEMENTATION

Through a team approach, the JLUS can be successfully implemented to promote compatibility and defend against encroachment for NCBC Gulfport + Special Areas, Harrison County, Hancock County, Gulfport, and Long Beach.

Table 7.1.3: Implementation Recommendations

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 YEARS	The NCBC JLUS Technical Committee should transition to a JLUS Implementation Committee and be responsible for monitoring the implementation of the recommended JLUS strategies and act as a forum for continued communication and sharing of information and current events associated with JLUS.	◆	◆	◆	◆	◆	◆
	Establish and maintain a NCBC JLUS GIS Database that includes the main installation and the special areas. NCBC JLUS GIS Database would incorporate all the JLUS GIS data layers as well as other regional, state and federal data sets to be utilized by city and county governments during the implementation process and subsequently through the development approval process.	◇	◇	◇	◇	◇	◆



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7.1.4 AIR ATTAINMENT

Mississippi has always been designated as attaining all U.S. Environmental Protection Agency (EPA) ambient air quality standards. However, EPA has recently revised standards for ground-level ozone and fine particulate matter that are designed to be more protective of human health and welfare. These standards present new challenges for the state to continue to be designated as attainment.

Table 7.1.4: Air Attainment Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 YEARS Continue to coordinate with Mississippi Department of Environmental Quality and the Clean Air Advisory Group to continue to promote ozone reduction awareness.	◆	◆	◆	◆	◆	◆

7.1.5 EMERGENCY PREPAREDNESS

Coastal storms, flooding, tornadoes, and other natural disasters have had a substantial impact on the Mississippi Gulf Coast and have the potential to occur in the future.

Table 7.1.5: Emergency Preparedness Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
4 - 6 YEARS Coordinate emergency response plans for relevant jurisdictions and NCBC for hurricane preparedness, including assistance from and aid to NCBC.	◆	◆	◆	◆	◆	◆



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7.1.6 UNMANNED AIRCRAFT SYSTEMS

Private unmanned aircraft systems (UAS), commonly referred to as drones, flying over the installation, special areas, and Stennis International Airport create concerns for military activities.

Table 7.1.6: Unmanned Aircraft Systems Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
YEARS Create an education program to alert those flying drones of the impacts they may have on installations and facilities.	◆	◆	◆	◆	◇	
4 - 6 Coordinate with the FAA to identify potential opportunities for restricted access.					◆	◆
Analyze potential route for UAS flight corridors.	◇	◇	◇	◇	◇	◆
Establish communication networks for the facilities utilizing UAS within the region.	◇	◇	◇	◇	◇	◆

7.1.7 THREATENED AND ENDANGERED SPECIES

Threatened and endangered species are likely present within the JLUS study area as well as NCBC + Special Areas. The Navy is required to meet NEPA regulations and any private development must comply with state and federal regulations.



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Table 7.1.6: Threatened and Endangered Species Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
10 YEARS Continue to assist the Navy and municipalities with ensuring NEPA regulations are met.	◆	◆	◆	◆	◆	◇
WITHIN Continue to coordinate with the U.S. Fish and Wildlife Services to identify potential habitat for species.	◆	◆	◆	◆	◆	◇

7.2 NCBC GULFPORT RECOMMENDATIONS

7.2.1 LAND USE

The regulations currently in place guiding development around the base are consistent with the mission of NCBC Gulfport; however, safeguards should be strengthened to maintain these standards.

Table 7.2.1: Land Use Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
YEARS Establish a Military Influence Area (MIA) with a Military Overlay District (MIOD).		◆	◆	◆		
1 - 3 Update jurisdictional comprehensive plans to incorporate MIA and MIOD.		◆	◆	◆		
Update jurisdictional zoning regulations to incorporate MIA and MIOD.		◆	◆	◆		



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Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
	Create a Military Compatibility Element in the impacted jurisdictions Comprehensive Plans.		◆	◆	◆		
1 - 3 YEARS	Develop and distribute property owner information to provide details on applicable regulations that govern development within the MIOD.		◆	◆	◆		
	Prepare and execute a formal notification MOU for new development proposals.		◆	◆	◆		

7.2.2 BASE INGRESS AND EGRESS

Base ingress and egress can have impacts on the community's infrastructure and economy.

Table 7.2.2: Base Ingress and Egress Recommendations

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 YEARS	Conduct a transportation study for Canal Road and 30 th Avenue to make improvements for strategic routes.		◇	◇	◇	◇	◆
	Utilize Mississippi Department of Transportation (MDOT) funding from the Defense Access Road program and/or through the Strategic Highway Network program to		◇	◇	◇		◆



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Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
make transportation improvements on strategic routes.						
Prepare coordination and development standards for properties along and for projects that may affect any roads eligible for Defense Access Road funding or are part of the Strategic Highway Network.		◆	◆	◆		◇
1 - 3 YEARS Develop and implement a signage program along roads eligible for Defense Access Road funding or the Strategic Highway Network to identify the route and its purpose.		◆	◆	◆		◇
Develop a plan to coordinate, should the need arise, for an emergency route from the installation to the Port to be utilized during times of activation or heavy use of the port facility by NCBC.			◆		◆	◆
Conduct a traffic study to assess community impacts regarding traffic demand cycles and gate ingress/egress.			◆	◆	◆	
Require coordination with City and County when reviewing proposed projects, particularly when		◆	◆	◆	◇	



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Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
impacting a defense access road (28 th St.) or Strategic Highway Network (Canal Rd.) designated roadway.						
Monitor development / changes of the I-10 / Port Connector Road.		◇	◇			◆
1 - 3 YEARS Review the impacts of reopening or expanding the hours of the Broad Ave gate. Include coordination with the State of Mississippi for funding opportunities.					◆	◇
Notify and coordinate capital improvement projects with NCBC such as potable water and/or sanitary sewer infrastructure expansion plans within the MIA.		◆	◆	◆	◇	

7.2.3 FLOODING AND DRAINAGE

The lack of adequate drainage has caused and may continue to cause drainage problems, including flooding at NCBC Gulfport.

Table 7.2.3: Flooding and Drainage Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 YEARS Establish a formal communication and coordination process between the local governments and the Navy related to		◆	◆	◆	◆	



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Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
impacting a defense access road (28 th St.) or Strategic Highway Network (Canal Rd.) designated roadway.						
Monitor development / changes of the I-10 / Port Connector Road.		◇	◇			◆
1 - 3 YEARS Review the impacts of reopening or expanding the hours of the Broad Ave gate. Include coordination with the State of Mississippi for funding opportunities.					◆	◇
Notify and coordinate capital improvement projects with NCBC such as potable water and/or sanitary sewer infrastructure expansion plans within the MIA.		◆	◆	◆	◇	

7.2.3 FLOODING AND DRAINAGE

The lack of adequate drainage has caused and may continue to cause drainage problems, including flooding at NCBC Gulfport.

Table 7.2.3: Flooding and Drainage Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 YEARS Establish a formal communication and coordination process between the local governments and the Navy related to		◆	◆	◆	◆	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
YEARS	Amend building and zoning codes to require sound attenuation where necessary.		◆	◆	◆		
	Identify noise compatibility policies for inclusion in local planning documents.		◆	◆	◆		
	Educate local builders on sound attenuation.		◆	◆	◆		

7.2.5 FENCELINE PROTECTION

The community is continuing to grow around the base leading to decreased fenceline buffers and an increase in accident potential from the heavily travelled roadways bordering the installation.

Table 7.2.5: Fenceline Protection Recommendations

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
4 - 6 YEARS	Develop requirements for easements on parcels adjacent to the base to be used for fenceline clearing and maintenance.					◆	
	Develop design standards within the Land Development Code for parcels adjacent to the base to ensure proper separation.		◆	◆	◆		
	Develop requirements within the Land Development Code to		◆	◆	◆	◇	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
strategically locate screening to protect on-installation assets.						
4 – 6 YEARS	The Navy should evaluate the possibility and feasibility of relocating all or at least the most impacted portions of the installation's fenceline to provide for a buffer between the adjoining private properties. The buffer would also strengthen security and provide for better maintenance of the fenceline.				◆	
Design and construct guardrails along heavily travelled roadways where accident potential is the most likely.		◆	◆	◆	◇	

7.3 WOOLMARKET RANGE RECOMMENDATIONS

7.3.1 LAND USE

Local regulations are not currently in place to minimize incompatibilities between Woolmarket Range and future growth.

Table 7.3.1: Land Use Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Establish a MIA with a MIOD.		◆				



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
		◆				
YEARS		◆				
1 - 3		◆				
		◆				
		◆				

7.3.2 NOISE

The areas surrounding Woolmarket Range can hear and feel the repercussions from the daily training activities and the special trainings that occur onsite.

Table 7.3.2: Noise Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Incorporate noise contour maps into		◆				



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
	Update jurisdictional comprehensive plans to incorporate MIA and MIOD.		◆				
YEARS	Update jurisdictional zoning regulations to incorporate MIA and MIOD.		◆				
1 - 3	Create a Military Compatibility Element in the impacted governments' Comprehensive Plans.		◆				
	Develop and distribute property owner information to provide details on applicable regulations that govern development within the MIOD.		◆				
	Prepare and execute a Formal Notification MOU for new development proposals.		◆				

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The areas surrounding Woolmarket Range can hear and feel the repercussions from the daily training activities and the special trainings that occur onsite.

Table 7.3.2: Noise Recommendations

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Incorporate noise contour maps into			◆				



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
disclosure should state that the building / structure for sale or lease is located within the Woolmarket Range MIA and that weapons firing and explosives operations are conducted within the area that may have an impact on the community such as noise or vibration.						
1 - 3 YEARS Increase public understanding of noise sources. Utilize such resources as: the local media, newsletters, brochures, and annual outreach functions.		◆				
Establish a Working Group to include Coast Rifle and Pistol Club Range, Woolmarket Range, Harrison County, and GRPC to coordinate noise attenuation and compatibility efforts.		◆			◆	◆

7.3.3 LOW FLYING AIRCRAFT

Woolmarket Range does not have a special use airspace designation which would create a process to notify other aviators of the potential for ricochet when flying over the range.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Table 7.3.3: Low Flying Aircraft Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 YEARS Coordinate with Harrison County and other military entities operating within Harrison County to develop and establish procedures when flying over Woolmarket.		◆			◇	◇
Coordinate with the Navy to lobby the FAA to establish restricted air space over Woolmarket Range.		◆			◇	◇

7.3.4 TRANSIENT ACCESS INTO WOOLMARKET RANGE

Due to the Range location within the DeSoto National Forest, the facility must allow public access leading to unanticipated civilian entries.

Table 7.3.4: Transient Access into Woolmarket Range Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
4 - 6 YEARS Coordinate with the U.S. Forestry Service, Harrison County, and the Navy on fenceline maintenance in an effort to restrict transient entry.		◆			◆	◆
Evaluate the need for a closure order or a land transfer to completely restrict public access.					◆	◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
4 – 6 YEARS	Provide a notification system on major roadways surrounding the Range, through websites, and/or social media sources to alert residents and visitors of restricted access when training activities are taking place. Include additional signage or flag notification at the Range itself.		◆			◇	◇
	Provide educational material on websites (including U.S. Forestry Service, Navy, and associated agencies) to notify visitors of the potential dangers of entering the facility. Dangers may include UXO and live fire training activities.		◆			◇	◇
	Establish an MOU for all entities using the Woolmarket Range.		◆			◆	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

7.4 WESTERN MANEUVER AREA RECOMMENDATIONS

7.4.1 TRANSIENT ACCESS INTO THE WESTERN MANEUVER AREA

Access is restricted to a portion of the WMA because NASA owns restrictive rights to the Main Canal and man-made basin but it doesn't include the Pearl, Mike's, or McCarthy rivers. Recreational fishermen and hikers enter the property, either intentionally or unknowingly.

Table 7.4.1: Transient Access into the WMA Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Prepare and distribute maps that identify the areas used for military purposes where civilian entry may be limited.	◆				◇	
Analyze the WMA for breeches to determine the best notification strategy.					◆	
1 - 3 YEARS Provide educational material on websites (including NASA, Navy, and associated agencies) to notify visitors of the potential dangers of entering the facility. Dangers may include UXO, live fire training activities, and other trainings.	◆				◇	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Expand outreach to the boating community including the following: increased and enhanced signage, engagement of boating community through marinas and boating associations, expanded radio communications, requirement of all boaters in the area to have an onboard radio, add information to Coast Guard publications, and increase signage and buoy placement.	◆				◇	◇
1 - 3 YEARS In order to adequately understand who the users of the rivers are, where they are coming from, and how best to inform them about military operations, an organized effort to monitor users on the river needs to be conducted.	◆					
Maintain a database of agencies that utilize the river or have authority over portions of the river and include points of contact.	◆					
Provide additional signage at boat ramps and trailheads to notify recreational users of the	◆				◇	◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
existing training on navy lands.						
Use radio communications to notify recreational users of active military training.	◆				◆	◇

7.4.2 COORDINATION

Coordination between Hancock County and the Navy is needed regarding scheduling training activities, managing public works and services, and environmental compliance. Coordination should also include entities on both sides of the Pearl River (Mississippi and Louisiana).

Table 7.4.2: Coordination Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 YEARS Create a formal process to ensure adequate notification and coordination of services between the Navy, Hancock County, and Louisiana.	◆				◆	
Conduct a feasibility study for additional coordination between the WMA and Port Bienville for utilization of the strategic port facilities.					◆	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

7.4.3 WATERWAYS AND SUBMERGED LANDS OWNERSHIP

The waterways and submerged lands are owned and regulated by the state of Mississippi.

Table 7.4.3: Waterways and Submerged Lands Ownership Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
4 - 6 YEARS Continue to coordinate with the Mississippi Secretary of the State, the Navy, Mississippi Department of Environmental Quality, and Hancock County regarding waterways and submerged lands.	◆				◆	

7.4.4 PRIVATE LAND HOLDINGS

Land use is limited due to the existing buffer zone but private landowners still own property within the area. The privately held lands are currently used for mining and a variety of other uses and provide a flow of civilians in and out of the area.

Table 7.4.4: Private Land Holdings Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
10 YEARS Continue to pursue alternative funding sources to acquire private land holdings.					◆	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

7.5 STENNIS INTERNATIONAL AIRPORT RECOMMENDATIONS

7.5.1 LAND USE

Regulations are not in place to provide long-term protection of the airport.

Table 7.5.1: Land Use Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Establish an Airport Overlay District which encompasses the entirety of the Stennis International Airport Study Area.	◆					
Update Hancock County and other impacted jurisdiction's Comprehensive Plan to incorporate the Airport Overlay District.	◆					
1 - 3 YEARS Update Hancock County and other impacted jurisdiction's zoning regulations to incorporate the Airport Overlay District.	◆					
Create an Airport Compatibility Element within the Comprehensive Plans of impacted jurisdictions.	◆					
Develop and distribute property owner information to provide details on applicable regulations that govern development within the Airport Overlay District.	◆					



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
	Limit incompatible uses within the Airport Overlay District.	◆					
	Control land use density and intensity with Airport Overlay District.	◆					

7.5.2 BIRD ATTRACTION HAZARDS

Bird attraction hazards are present near runways leading to increased wildlife / aircraft conflicts.

Table 7.5.2: Bird Attraction Hazards Recommendations

Recommendations		Responsible Entity					
		Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
	Maintain the FAA Wildlife Hazard Mitigation Plan.	◇					◆
1 - 3 YEARS	Coordinate with the Navy to incorporate any BASH requirements that might assist with ensuring military use of the airport.	◆				◇	◆
	Incorporate FAA Wildlife Hazard Mitigation protections into the Hancock County and affected jurisdictions Land Development Code.	◆					◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

7.5.3 VERTICAL OBSTRUCTIONS

The introduction of vertical obstructions can interfere with the safe operations of the airport. The vertical obstructions can include not only trees and buildings but also telecommunication towers.

Table 7.5.3: Vertical Obstructions Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Increase public awareness of the issues resulting from vertical obstructions and the impacts to the airport.	◆					◇
Identify/map areas of concern for vertical obstructions.	◆					◇
Establish height limits through the Airport Overlay.	◆					◇
1 - 3 YEARS Require coordination between the FAA, Hancock County, and the Navy on telecommunication tower approvals.	◆				◇	◇
Require Part 77 compliance for all new, redeveloped or rehabilitated structures to minimize vertical obstructions.	◆					



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

7.5.4 FLIGHT PATHS

Flight paths need to be protected from incompatible development and land uses such as those that produce dust, smoke, or steam; lighting that could impair the pilots vision; and renewable energy sources such as solar panels and wind turbines.

Table 7.5.4: Flight Paths Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
Develop regulations that apply within the flight paths that limit certain incompatible land uses.	◆					◇
YEARS						
Develop and adopt Dark Sky Lighting ordinance.	◆					◇
1 - 3						
Develop and adopt solar siting guidelines.	◆					◇
Identify and map locations suitable for wind energy development.	◆					◇

7.5.5 APPROACH ZONES

The Stennis International Airport is not designated as a military airport; however, the primary users are military. In order to preserve the military functionality of the airport, when possible, the clear zones and approach zones should follow standards as outlined by the Navy.

Table 7.5.5: Approach Zones Recommendations

Recommendations	Responsible Entity					
	Hancock County	Harrison County	City of Gulfport	City of Long Beach	NCBC	OTHER
1 - 3 Conduct a land use analysis within the airport overlay district to	◆					◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

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YEARS						
Develop and adopt Dark Sky Lighting ordinance.	◆					◇
1 - 3						
Develop and adopt solar siting guidelines.	◆					◇
Identify and map locations suitable for wind energy development.	◆					◇

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NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

7.4 SUMMARY RECOMMENDATIONS

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
GENERAL AREAS OF INTEREST							
FREQUENCY INTERFERENCE							
Public telecommunication and infrastructure may cause frequency interference with military communication equipment and the community.							
Prepare and Execute a Frequency Memorandum of Understanding (MOU).	1 – 3 Years	◆	◆	◆	◆	◆	
Coordinate with municipalities to establish procedures to identify proposed projects that may potentially involve a source of frequency emissions (including large scale Wi-Fi).	1 – 3 Years	◆	◆	◆	◆	◇	
Develop regulations for incorporation into municipal Zoning Ordinances that designate frequencies to avoid interference with	1 – 3 Years	◆	◆	◆	◆	◇	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
military training and operations.							
Develop a business registration program for new businesses within the MIOD regarding frequency spectrum usage.	1 – 3 Years	◆	◆	◆	◆	◇	
Include Navy on telecommunication tower siting and approval process.	1 – 3 Years	◆	◆	◆	◆	◇	
COORDINATION AND COMMUNICATION The community has a great working relationship with the military. A more formalized communication process will only aid in solidifying the relationship.							
Maintain a designated liaison between NCBC and the community.	1 – 3 Years	◇	◇	◇	◇	◆	
Identify designated Navy and jurisdictional points of contact and make widely known.	1 – 3 Years	◇	◇	◇	◇	◇	◆
Create a communication coordination manual to be shared with identified individuals.	1 – 3 Years	◇	◇	◇	◇	◇	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Expand communication efforts with all jurisdictions. These efforts may include sharing updates to jurisdictions, regional planning organizations and the Navy; updates to local and military websites; sharing of important designated contacts and their information; and notifying entities of relevant activities.	1 – 3 Years	◊	◊	◊	◊	◊	◆
Seek regular input from the Navy by designating an NCBC liaison as an Ex Officio member on the Planning Commission.	1 – 3 Years	◆	◆	◆	◆	◊	
Analyze the potential for and impacts of adding new training commands/missions at NCBC + Special Areas.	1 – 3 Years	◆	◆	◆	◆	◆	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
IMPLEMENTATION Through a team approach, the JLUS can be successfully implemented to promote compatibility and defend against encroachment for NCBC Gulfport + Special Areas, Harrison County, Hancock County, Gulfport, and Long Beach.							
The NCBC JLUS Technical Committee should transition to a JLUS Implementation Committee and be responsible for monitoring the implementation of the recommended JLUS strategies and act as a forum for continued communication and sharing of information and current events associated with JLUS.	1 – 3 Years	◆	◆	◆	◆	◆	◆
Establish and maintain a NCBC JLUS GIS Database that includes the main installation and the special areas. NCBC JLUS GIS Database would incorporate all the JLUS GIS data layers as well as other regional, state and federal	1 – 3 Years	◇	◇	◇	◇	◇	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
data sets to be utilized by city and county governments during the implementation process and subsequently through the development approval process.							
AIR ATTAINMENT Mississippi has always been designated as attaining all U.S. Environmental Protection Agency (EPA) ambient air quality standards. However, EPA has recently revised standards for ground-level ozone and fine particulate matter that are designed to be more protective of human health and welfare. These standards present new challenges for the state to continue to be designated as attainment.							
Continue to coordinate with Mississippi Department of Environmental Quality and the Clean Air Advisory Group to continue to promote ozone reduction awareness.	1 – 3 Years	◆	◆	◆	◆	◆	◆
EMERGENCY PREPAREDNESS Coastal storms, flooding, tornadoes, and other natural disasters have had a substantial impact on the Mississippi Gulf Coast and have the potential to occur in the future.							
Coordinate emergency response plans for relevant	4 – 6 Years	◆	◆	◆	◆	◆	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
jurisdictions and NCBC for hurricane preparedness, including assistance from and aid to NCBC.							
UNMANNED AIRCRAFT SYSTEMS Private unmanned aircraft systems (UAS), commonly referred to as drones, flying over the installation, special areas, and Stennis International Airport create concerns for military activities.							
Create an education program to alert those flying drones of the impacts they may have on installations and facilities.	4 – 6 Years	◆	◆	◆	◆	◇	
Coordinate with the FAA to identify potential opportunities for restricted access.	4 – 6 Years					◆	◆
Analyze potential route for UAS flight corridors.	4 – 6 Years	◇	◇	◇	◇	◇	◆
Establish communication networks for the facilities utilizing UAS within the region.	4 – 6 Years	◇	◇	◇	◇	◇	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
THREATENED AND ENDANGERED SPECIES Threatened and endangered species are likely present within the JLUS study area as well as NCBC + Special Areas. The Navy is required to meet NEPA regulations and any private development must comply with state and federal regulations.							
Continue to assist the Navy and municipalities with ensuring NEPA regulations are met.	Within 10 Years	◆	◆	◆	◆	◆	◇
Continue to coordinate with the U.S. Fish and Wildlife Services to identify potential habitat for species.	Within 10 Years	◆	◆	◆	◆	◆	◇
NCBC GULFPORT RECOMMENDATIONS							
LAND USE The regulations currently in place guiding development around the base are consistent with the mission of NCBC Gulfport; however, safeguards should be strengthened to maintain these standards.							
Establish a Military Influence Area (MIA) with a Military Overlay District (MIOD).	1 – 3 Years		◆	◆	◆		



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Update jurisdictional comprehensive plans to incorporate MIA and MIOD.	1 – 3 Years		◆	◆	◆		
Update jurisdictional zoning regulations to incorporate MIA and MIOD.	1 – 3 Years		◆	◆	◆		
Create a Military Compatibility Element in the impacted jurisdictions Comprehensive Plans.	1 – 3 Years		◆	◆	◆		
Develop and distribute property owner information to provide details on applicable regulations that govern development within the MIOD.	1 – 3 Years		◆	◆	◆		
Prepare and execute a formal notification MOU for new development proposals.	1 – 3 Years		◆	◆	◆		



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
BASE INGRESS AND EGRESS							
Base ingress and egress can have impacts on the community’s infrastructure and economy.							
Conduct a transportation study for Canal Road and 30 th Avenue to make improvements for strategic routes.	1 – 3 Years		◊	◊	◊	◊	◆
Utilize Mississippi Department of Transportation (MDOT) funding from the Defense Access Road program and/or through the Strategic Highway Network program to make transportation improvements on strategic routes.	1 – 3 Years		◊	◊	◊		◆
Prepare coordination and development standards for properties along and for projects that may affect any roads eligible for Defense Access Road funding or are	1 – 3 Years		◆	◆	◆		◊



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
part of the Strategic Highway Network.							
Develop and implement a signage program along roads eligible for Defense Access Road funding or the Strategic Highway Network to identify the route and its purpose.	1 – 3 Years		◆	◆	◆		◇
Develop a plan to coordinate, should the need arise, for an emergency route from the installation to the Port to be utilized during times of activation or heavy use of the port facility by NCBC.	1 – 3 Years			◆		◆	◆
Conduct a traffic study to assess community impacts regarding traffic demand cycles and gate ingress/egress.	1 – 3 Years			◆	◆	◆	
Require coordination with City and County when reviewing proposed projects, particularly when impacting a	1 – 3 Years		◆	◆	◆	◇	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
defense access road (28 th St.) or Strategic Highway Network (Canal Rd.) designated roadway.							
Monitor development / changes of the I-10 / Port Connector Road.	1 – 3 Years		◊	◊			◆
Review the impacts of reopening or expanding the hours of the Broad Ave gate. Include coordination with the State of Mississippi for funding opportunities.	1 – 3 Years					◆	◊
Notify and coordinate capital improvement projects with NCBC such as potable water and/or sanitary sewer infrastructure expansion plans within the MIA.	1 – 3 Years		◆	◆	◆	◊	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
FLOODING AND DRAINAGE The lack of adequate drainage has caused and may continue to cause drainage problems, including flooding at NCBC Gulfport.							
Establish a formal communication and coordination process between the local governments and the Navy related to stormwater infrastructure improvements planned or scheduled both on the installation and surrounding the installation.	1 – 3 Years		◆	◆	◆	◆	
Review prior drainage studies to determine a locally compatible solution to the drainage problem.	1 – 3 Years		◇	◇	◇	◇	◆
Facilitate community outreach program to create consensus regarding the drainage strategy for Brickyard Bayou, Turkey Creek, and Canal #1.	1 – 3 Years		◆	◆	◆	◇	◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Pursue funding and permit approvals for the locally acceptable drainage solutions(s).	1 – 3 Years		◆	◆	◆	◇	◇
NOISE, VIBRATION, AND DUST Heavy Equipment Training creates noise, vibrations, and dust which impacts adjacent neighbors. The noise contours associated with these activities and the dust resulting from them can extend out of the boundary of the base.							
Incorporate noise contour maps into municipal planning documents.	4 – 6 Years		◆	◆	◆		
Amend building and zoning codes to require sound attenuation where necessary.	4 – 6 Years		◆	◆	◆		
Identify noise compatibility policies for inclusion in local planning documents.	4 – 6 Years		◆	◆	◆		
Educate local builders on sound attenuation.	4 – 6 Years		◆	◆	◆		



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
FENCELINE PROTECTION The community is continuing to grow around the base leading to decreased fenceline buffers and an increase in accident potential from the heavily travelled roadways bordering the installation.							
Develop requirements for easements on parcels adjacent to the base to be used for fenceline clearing and maintenance.	4 – 6 Years					◆	
Develop design standards within the Land Development Code for parcels adjacent to the base to ensure proper separation.	4 – 6 Years		◆	◆	◆		
Develop requirements within the Land Development Code to strategically locate screening to protect on-installation assets.	4 – 6 Years		◆	◆	◆	◇	
The Navy should evaluate the possibility and feasibility of relocating all or at least the most impacted portions of the installation’s fenceline to	4 – 6 Years					◆	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
provide for a buffer between the adjoining private properties. The buffer would also strengthen security and provide for better maintenance of the fenceline.							
Design and construct guardrails along heavily travelled roadways where accident potential is the most likely.	4 – 6 Years		◆	◆	◆	◇	

WOOLMARKET RANGE RECOMMENDATIONS

LAND USE

Local regulations are not currently in place to minimize incompatibilities between Woolmarket Range and future growth.

Establish a MIA with a MIOD.	1 – 3 Years		◆				
Update jurisdictional comprehensive plans to incorporate MIA and MIOD.	1 – 3 Years		◆				



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Update jurisdictional zoning regulations to incorporate MIA and MIOD.	1 – 3 Years		◆				
Create a Military Compatibility Element in the impacted governments' Comprehensive Plans.	1 – 3 Years		◆				
Develop and distribute property owner information to provide details on applicable regulations that govern development within the MIOD.	1 – 3 Years		◆				
Prepare and execute a Formal Notification MOU for new development proposals.	1 – 3 Years		◆				
NOISE The areas surrounding Woolmarket Range can hear and feel the repercussions from the daily training activities and the special trainings that occur onsite.							
Incorporate noise contour maps into municipal planning documents.	1 – 3 Years		◆				



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Amend building and zoning codes to require sound attenuation.	1 – 3 Years		◆				
Identify noise compatibility policies for inclusion in local planning documents.	1 – 3 Years		◆				
Educate local builders on sound attenuation.	1 – 3 Years		◆				
Create a notification system to alert residents of increased training and noise impacts occurring within the Woolmarket Range. Examples may include email blasts, websites, texts, or signage on major roadways.	1 – 3 Years		◆			◆	◇
Conduct an analysis to determine if any noise attenuation, or what type, would be beneficial to surrounding community.	1 – 3 Years		◆			◆	◇
Develop an enhanced real estate disclosure statement that includes appropriate	1 – 3 Years		◆				



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
information about Woolmarket Range operations and potential noise and vibration effects that may result from certain types of events and activities performed. The disclosure should state that the building / structure for sale or lease is located within Woolmarket Range MIA and that weapons firing and explosives operations are conducted within the area that may have an impact on the community such as noise or vibration.							
Increase public understanding of noise sources. Utilize such resources as: the local media, newsletters, brochures, and annual outreach functions.	1 – 3 Years		◆				
Establish a Working Group to include Coast Rifle and Pistol Club Range, Woolmarket	1 – 3 Years		◆			◆	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Range, Harrison County, and GRPC to coordinate noise attenuation and compatibility efforts.							
LOW FLYING AIRCRAFT Woolmarket Range does not have a special use airspace designation which would create a process to notify other aviators of the potential for ricochet when flying over the range.							
Coordinate with Harrison County and other military entities operating within Harrison County to develop and establish procedures when flying over Woolmarket.	1 – 3 Years		◆			◇	◇
Coordinate with the Navy to lobby the FAA to establish restricted air space over Woolmarket Range.	1 – 3 Years		◆			◇	◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
TRANSIENT ACCESS INTO WOOLMARKET RANGE Due to Woolmarket Range location within the DeSoto National Forest, the facility must allow public access leading to unanticipated civilian entries.							
Coordinate with the U.S. Forestry Service, Harrison County, and the Navy on fenceline maintenance in an effort to restrict transient entry.	4 – 6 Years		◆			◆	◆
Evaluate the need for a closure order or a land transfer to completely restrict public access.	4 – 6 Years					◆	◇
Provide a notification system on major roadways surrounding the Range through websites, and/or social media sources to alert residents and visitors of restricted access when training activities are taking place. Include additional	4 – 6 Years		◆			◇	◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
signage or flag notification at the Range itself.							
Provide educational material on websites (including U.S. Forestry Service, Navy, and associated agencies) to notify visitors of the potential dangers of entering the facility. Dangers may include UXO and live fire training activities.	4 – 6 Years		◆			◇	◇
Establish an MOU for all entities using the Woolmarket Range.	4 – 6 Years		◆			◆	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
WESTERN MANEUVER AREA RECOMMENDATIONS							
TRANSIENT ACCESS INTO THE WESTERN MANEUVER AREA							
Access is restricted to a portion of the WMA because NASA owns restrictive rights to the Main Canal and man-made basin but it doesn't include the Pearl, Mike's, or McCarthy rivers. Recreational fishermen and hikers enter the property, either intentionally or unknowingly.							
Prepare and distribute maps that identify the areas used for military purposes where civilian entry may be limited.	1 – 3 Years	◆				◇	
Analyze the WMA for breeches to determine the best notification strategy.	1 – 3 Years					◆	
Provide educational material on websites (including NASA, Navy, and associated agencies) to notify visitors of the potential dangers of entering the facility. Dangers may include UXO, live fire training activities, and other trainings.	1 – 3 Years	◆				◇	



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Expand outreach to the boating community including the following: increased and enhanced signage, engagement of boating community through marinas and boating associations, expanded radio communications, requirement of all boaters in the area to have an onboard radio, add information to Coast Guard publications, and increase signage and buoy placement.	1 – 3 Years	◆				◇	◇
In order to adequately understand who the users of the rivers are, where they are coming from, and how best to inform them about military operations, an organized effort to monitor users on the river needs to be conducted.	1 – 3 Years	◆					



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Maintain a database of agencies that utilize the river or have authority over portions of the river and include points of contact.	1 – 3 Years	◆					
Provide additional signage at boat ramps and trailheads to notify recreational users of the existing training on navy lands.	1 – 3 Years	◆				◇	◇
Use radio communications to notify recreational users of active military training.	1 – 3 Years	◆				◆	◇
COORDINATION Coordination between Hancock County and the Navy is needed regarding scheduling training activities, managing public works and services, and environmental compliance. Coordination should also include entities on both sides of the Pearl River (Mississippi and Louisiana).							
Create a formal process to ensure adequate notification and coordination of services between the Navy, Hancock County, and Louisiana.	1 – 3 Years	◆				◆	◇



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Conduct a feasibility study for additional coordination between the WMA and Port Bienville for utilization of the strategic port facilities.	1 – 3 Years					◆	◆
WATERWAYS AND SUBMERGED LANDS OWNERSHIP The waterways and submerged lands are owned and regulated by the state of Mississippi.							
Continue to coordinate with the Mississippi Secretary of the State, the Navy, Mississippi Department of Environmental Quality, and Hancock County regarding waterways and submerged lands.	4 – 6 Years	◆				◆	◆



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
PRIVATE LAND HOLDINGS Land use is limited due to the existing buffer zone but private landowners still own property within the area. The privately held lands are currently used for mining and a variety of other uses and provide a flow of civilians in and out of the area.							
Continue to pursue alternative funding sources to acquire private land holdings.	Within 10 Years					◆	

STENNIS INTERNATIONAL AIRPORT RECOMMENDATIONS

LAND USE

Regulations are not in place to provide long-term protection of the airport.

Establish an Airport Overlay District which encompasses the entirety of the Stennis International Airport Study Area.	1 – 3 Years	◆					
Update Hancock County and other impacted jurisdiction's	1 – 3 Years	◆					



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Comprehensive Plans to incorporate the Airport Overlay District.							
Update Hancock County and other impacted jurisdiction's zoning regulations to incorporate the Airport Overlay District.	1 – 3 Years	◆					
Create an Airport Compatibility Element within the Comprehensive Plans of impacted jurisdictions.	1 – 3 Years	◆					
Develop and distribute property owner information to provide details on applicable regulations that govern development within the Airport Overlay District.	1 – 3 Years	◆					
Limit incompatible uses within the Airport Overlay District.	1 – 3 Years	◆					
Control land use density and intensity with Airport Overlay District.	1 – 3 Years	◆					



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RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
BIRD ATTRACTION HAZARDS Bird attraction hazards are present near runways leading to increased wildlife / aircraft conflicts.							
Maintain the FAA Wildlife Hazard Mitigation Plan.	1 – 3 Years	◊					◆
Coordinate with the Navy to incorporate any BASH requirements that might assist with ensuring military use of the airport.	1 – 3 Years	◆				◊	◆
Incorporate FAA Wildlife Hazard Mitigation protections into the Hancock County and affected jurisdictions Land Development Code.	1 – 3 Years	◆					◊
VERTICAL OBSTRUCTIONS The introduction of vertical obstructions can interfere with the safe operations of the airport. The vertical obstructions can include not only trees and buildings but also telecommunication towers.							
Increase public awareness of the issues resulting from vertical obstructions and the impacts to the airport.	1 – 3 Years	◆					◊



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RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Identify/map areas of concern for vertical obstructions.	1 – 3 Years	◆					◇
Establish height limits through the Airport Overlay.	1 – 3 Years	◆					◇
Require coordination between the FAA, Hancock County, and the Navy on telecommunication tower approvals.	1 – 3 Years	◆				◇	◇
Require Part 77 compliance for all new, redeveloped or rehabilitated structures to minimize vertical obstructions.	1 – 3 Years	◆					
FLIGHT PATHS Flight paths need to be protected from incompatible development and land uses such as those that produce dust, smoke, or steam; lighting that could impair the pilots vision; and renewable energy sources such as solar panels and wind turbines.							
Develop regulations that apply within the flight paths that limit certain incompatible land uses.	1 – 3 Years	◆					◇
Develop and adopt Dark Sky Lighting ordinance.	1 – 3 Years	◆					◇



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RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
Develop and adopt solar siting guidelines.	1 – 3 Years	◆					◇
Identify and map locations suitable for wind energy development.	1 – 3 Years	◆					◇
APPROACH ZONES The Stennis International Airport is not designated as a military airport; however, the primary users are military. In order to preserve the military functionality of the airport, when possible, the clear zones and approach zones should follow standards as outlined by the Navy.							
Conduct a land use analysis within the airport overlay district to identify incompatibilities, similar to an AICUZ study.	1 – 3 Years	◆					◇
Pursue funding sources to acquire lands within the Clear Zones.	1 – 3 Years	◆					◇
Implement land development regulations within the airport overlay similar to AICUZ standards within the Clear Zone and Approach Zones.	1 – 3 Years	◆					◇



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RECOMMENDATIONS	IMPLEMENTATION PERIOD	RESPONSIBLE ENTITY					
		HANCOCK COUNTY	HARRISON COUNTY	CITY OF GULFPORT	CITY OF LONG BEACH	NCBC	OTHER
NOISE Noise contours have not been established for the Stennis International Airport, but there have been complaints regarding the noise levels when military planes use the facility.							
Conduct a noise study to determine the effects of noise in the surrounding areas.	4 – 6 Years	◆					
Identify noise compatibility policies that can be incorporated into planning documents. Utilize Military standards where possible.	4 – 6 Years	◆					
Educate local builders on sound attenuation standards and practices.	4 – 6 Years	◆					

IMPLEMENTATION
PLAN

8.0



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

8.0 IMPLEMENTATION PLAN

The foundation of the NCBC Gulfport + Special Areas JLUS is a community-driven, cooperative, strategic planning process among NCBC Gulfport, the Cities of Gulfport and Long Beach, Harrison and Hancock Counties, stakeholders, elected officials, and the community. As such, the coordinated project represents a truly collaborative planning process. The 108 recommendations in the previous section are the product of consensus among stakeholders, and provide a practical, coordinated approach to continued regional planning for military and civilian compatibility.

Each of the recommendations incorporate one or more actions that can be implemented to promote compatible land use, prevent further encroachments upon the military mission, mitigate existing incompatibility, and facilitate compatible economic development. The recommended strategies function as tools to aid the community in their goal of ensuring the continued sustainability of the military mission at NCBC Gulfport, Woolmarket, WMA, and Stennis International Airport. Collectively, these strategies represent an assertive and coordinated approach that will demonstrate the community's commitment to that goal.

The question then becomes, "How do we implement the recommendations?" The process for implementation can be confusing and complicated. The recommendations themselves vary as well as the processes and procedures of the municipalities implementing them. However, if the Recommendations remain as words in a report, the intent of the study is not yet accomplished. Through actual implementation, the community and the military are able to fulfill the goal of the JLUS and work together to create a thriving community while maintaining support for the mission of the Installation.

The following Implementation Plan will provide a general overview for each municipality to put into place the recommendations set forth within the JLUS.

8.1 CITY OF GULFPORT

The land surrounding NCBC Gulfport to the north, south, and east are located within the City of Gulfport city limits. It is important for the City to coordinate with GRPC to ensure the establishment of the NCBC JLUS Implementation Committee and to serve as an active member of the Committee. The NCBC JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation for the JLUS. The recommendations summarized in the following section will be crafted with guidance from them. The process below provides a general overview of the steps that City of Gulfport can take to implement their portion of the JLUS process. Only the recommendations that identified Gulfport as the primary responsible party were discussed.



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8.1.1 COMPREHENSIVE PLAN UPDATES

The first, and most crucial step for implementing the JLUS within the City of Gulfport is to lay the foundation within the adopted planning documents of the city by establishing the Military Influence Overlay District (MIOD). The MIOD is a geographic boundary consisting of the JLUS study area boundary around NCBC Gulfport. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs consist of the Frequency MIA and Noise MIA.

Frequency MIA

The Frequency MIA will contain the entirety of the land within the JLUS area boundary / MIOD. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, the City of Gulfport will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and will be applied as part of the development review process.

Noise MIA

The Noise MIA will contain all lands located off of the installation within the noise contours. New residential development and other new noise sensitive uses should be subject to sound attenuation standards to reduce interior noise levels and to enhance the quality of life. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

In addition to establishing the MIOD and MIAs, other elements of the comprehensive plan need to be revised. For example, a military compatibility element should be incorporated into the City of Gulfport's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with NCBC Gulfport.

8.1.2 LAND DEVELOPMENT REGULATION UPDATES

Just as the MIOD and MIAs are established within the Comprehensive Plan, they also need to be incorporated into the Zoning Ordinance. The same boundaries and overlays will be incorporated into the Zoning Ordinance and applied just as a zoning overlay. Programs and regulations will be applied specifically to the Frequency MIA, the Noise MIA, or within the overall MIOD boundary.

MIOD

- The importance of the Defense Access Roads and Strategic Highway Network have been emphasized. In order to preserve their functionality, design standards should be incorporated into the Land Development Regulations. The design standards would protect the roadway



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through street standards including pavement thickness, curb cuts, driveway connection standards, drainage standards, and other similar requirements.

- Design Standards within the Land Development Regulations would assist NCBC Gulfport in reducing Anti-Terrorism / Force Protection and safety standards. The design regulations would limit adjacent development from attaching to the NCBC fenceline, creating berms to broach the fence, minimum set back standards from the fenceline, screening standards to protect the on-installation assets, and other similar standards.

Frequency MIA

- A business registration program, applicable to any new business that uses the frequency spectrum, will also be established within the MIA.

8.1.3 DEVELOPMENT REVIEW

As part of the continued coordination between the Navy and the City of Gulfport, review of development and proposed changes need to be shared. The Navy could be incorporated as part of the development review process, and a representative could be designated to sit as an Ex Officio member of the Planning Commission.

In particular, the need has been identified for the following:

- If a project is proposed that would impact a defense access road (28th Street) or Strategic Highway Network (Canal Road).
- The Navy needs to be included as part of the development review process for the approval of new telecommunication towers.
- Capital improvement projects that occur within the MIOD such as potable water or sanitary sewer.

8.1.4 MEMORANDUM OF UNDERSTANDING

A Memorandum of Understanding (MOU) is a formal agreement established between multiple parties. Although it is not legally binding, it is a valuable agreement that indicates an intended common action. They aid in establishing the role of each party and can provide guidance for intended future actions. The MOU provides a tool that can be referenced when a question arises. A Communication MOU is recommended for formal notification on new developments proposed within the MIOD as well as a Frequency MOU for any new developments that may cause frequency interference within the Frequency MIA.

8.1.5 STUDIES, DESIGNS, AND PROJECTS

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:



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- New military training programs have the potential to come to the Mississippi Gulf Coast. The City and NCBC Gulfport need to be able to react quickly and work cohesively with other military installations and communities in the area to maintain their attraction for emerging military mission.
- A signage program notifying travelers of the importance of the Defense Access Road and Strategic Highway Network should be established. Signs could be posted on the designating roadway as well as information on the City's website.
- A traffic study analyzing the traffic demand cycles at the gates ingress and egress points would help to assess the community impacts created by the installation.
- Heavily travelled roads around NCBC Gulfport should provide protection to those on the Base as well as those using the roadway. Guardrails can assist with that protection when designed and incorporated into the landscape. The guardrails should be constructed where accidents are deemed most likely to occur.
- A significant number of prior drainage studies have been completed to provide a solution to the drainage problem within the area. A thorough review of the drainage studies by a certified engineer needs to be completed to determine a best possible solution for the area and the steps necessary to move forward, including pursuit of funding.

8.1.6 COORDINATION AND COMMUNICATION

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIA. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Coordination is imperative in times of emergency – particularly when NCBC Gulfport needs to access the Port. A communication plan should be in place to facilitate an emergency route from NCBC Gulfport to the Port to be utilized during heavy use of the Port. The communication plan should include a process for temporary closing side streets where necessary and the crossing of the emergency route with Highway 90 (Beach Boulevard).
- The flooding issues in the community have been widely discussed but a solution has not been agreed upon. The community needs to come to a consensus on the preferred drainage strategy for Brickyard Bayou, Turkey Creek, and Canal #1. A consensus could be reached through facilitated discussion with the community, elected officials, local governmental departments, Army Corp of Engineers, and Department of Marine Resources.



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- To continue to be designated as attaining all US EPA ambient air quality standards, the City of Gulfport must continue to coordinate with the MDEQ and the Clean Air Advisory Group.
- Emergency response plans are an important asset to the Mississippi Gulf Coast. As a component to the plans, the region needs to communicate with one another to share information regarding hurricane and weather preparedness. NCBC Gulfport + Special Areas are important assets that need to be included in the conversation to ensure all possible opportunities are capitalized. The discussion could be facilitated through a newly formed committee or could be added as part of an existing committee.
- Drones are becoming more prevalent in the area but education has not followed as quickly. The drones can have a substantial impact not only to the installation but also to the airports in the area. An educational program would help to notify drone users of the impact they may have in the community. The program could consist of flyers, pamphlets, a workshop, and / or a class.

8.2 CITY OF LONG BEACH

The western portion of NCBC Gulfport and the lands surrounding the western side are located within the city limits of the City of Long Beach. Most of the Areas of Interest and the associated recommendations that applied to the City of Gulfport will also apply to the City of Long Beach, therefore, their implementation strategy is very similar.

It is important for the City to coordinate with GRPC to ensure the establishment of the NCBC JLUS Implementation Committee and to serve as an active member of the Committee. The NCBC JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation for the JLUS. The recommendations summarized in the following section will be crafted with guidance from them. The process below provides a general overview of the steps that City of Long Beach can take to implement their portion of the JLUS process. Only the recommendations that identified Long Beach as the primary responsible party were discussed.

8.2.1 COMPREHENSIVE PLAN UPDATES

The first, and most crucial step for implementing the JLUS within the City of Long Beach is to lay the foundation within the adopted planning documents of the city by establishing the Military Influence Overlay District (MIOD). The MIOD is a geographic boundary consisting of the JLUS study area boundary around NCBC Gulfport. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs consist of the Frequency MIA and Noise MIA.

Frequency MIA

The Frequency MIA will contain the entirety of the land within the JLUS area boundary / MIOD. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate



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regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, the City of Long Beach will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and will be applied as part of the development review process.

Noise MIA

The Noise MIA will contain all lands located off of the installation within the noise contours. New residential development and other new noise sensitive uses should be subject to sound attenuation standards to reduce interior noise levels and to enhance the quality of life. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

In addition to establishing the MIOD and MIAs, other elements of the comprehensive plan a need to be revised. For example, a military compatibility element should be incorporated into the City of Long Beach's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with NCBC Gulfport.

8.2.2 LAND DEVELOPMENT REGULATION UPDATES

Just as the MIOD and MIAs are established within the Comprehensive Plan, they also need to be incorporated into the Zoning Ordinance. The same boundaries and overlays will be incorporated into the Zoning Ordinance and applied just as a zoning overlay. Programs and regulations will be applied specifically to the Frequency MIA, the Noise MIA, or within the overall MIOD boundary.

MIOD

- The importance of the Defense Access Roads and Strategic Highway Network have been emphasized. In order to preserve their functionality, design standards should be incorporated into the Land Development Regulations. The design standards would protect the roadway through street standards including pavement thickness, curb cuts, driveway connection standards, drainage standards, and other similar requirements.
- Design Standards within the Land Development Regulations would assist NCBC Gulfport in reducing Anti-Terrorism / Force Protection and safety standards. The design regulations would limit adjacent development from attaching to the NCBC fenceline, creating berms to broach the fence, minimum set back standards from the fenceline, screening standards to protect the on-installation assets, and other similar standards.

Frequency MIA

- A business registration program, applicable to any new business that uses the frequency spectrum, will also be established within the MIA.



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8.2.3 DEVELOPMENT REVIEW

As part of the continued coordination between the Navy and the City of Long Beach, review of development and proposed changes need to be shared. The Navy could be incorporated as part of the development review process, and a representative could be designated to sit as an Ex Officio member of the Planning Commission.

In particular, the need has been identified for the following:

- If a project is proposed that would impact a defense access road (28th Street) or Strategic Highway Network (Canal Road).
- The Navy needs to be included as part of the development review process for the approval of new telecommunication towers.
- Capital improvement projects that occur within the MIOD such as potable water or sanitary sewer

8.2.4 MEMORANDUM OF UNDERSTANDING

A Memorandum of Understanding (MOU) is a formal agreement established between multiple parties. Although it is not legally binding, it is a valuable agreement that indicates an intended common action. They aid in establishing the role of each party and can provide guidance for intended future actions. The MOU provides a tool that can be referenced when a question arises. A Communication MOU is recommended for formal notification on new developments proposed within the MIOD as well as a Frequency MOU for any new developments that may cause frequency interference within the Frequency MIA.

8.2.5 STUDIES, DESIGNS, AND PROJECTS

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:

- New military training programs have the potential to come to the Mississippi Gulf Coast. The City and NCBC Gulfport need to be able to react quickly and work cohesively with other military installations and communities in the area to maintain their attraction for emerging military mission.
- A signage program notifying travelers of the importance of the Defense Access Road and Strategic Highway Network should be established. Signs could be posted on the designating roadway as well as information on the City's website.
- A traffic study analyzing the traffic demand cycles at the gates ingress and egress points would help to assess the community impacts created by the installation.
- Heavily travelled roads around NCBC Gulfport should provide protection to those on the Base as well as those using the roadway. Guardrails can assist with that protection when designed



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

and incorporated into the landscape. The guardrails should be constructed where accidents are deemed most likely to occur.

- A significant number of prior drainage studies have been completed to provide a solution to the drainage problem within the area. A thorough review of the drainage studies by a certified engineer needs to be completed to determine a best possible solution for the area and the steps necessary to move forward, including pursuit of funding.

8.2.6 COORDINATION AND COMMUNICATION

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIA. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- The flooding issues in the community have been widely discussed but a solution has not been agreed upon. The community needs to come to a consensus on the preferred drainage strategy for Brickyard Bayou, Turkey Creek, and Canal #1. A consensus could be reached through facilitated discussion with the community, elected officials, local governmental departments, Army Corp of Engineers, and Department of Marine Resources.
- To continue to be designated as attaining all US EPA ambient air quality standards, the City of Long Beach must continue to coordinate with the MDEQ and the Clean Air Advisory Group.
- Emergency response plans are an important asset to the Mississippi Gulf Coast. As a component to the plans, the region needs to communicate with one another to share information regarding hurricane and weather preparedness. NCBC Gulfport + Special Areas are important assets that need to be included in the conversation to ensure all possible opportunities are capitalized. The discussion could be facilitated through a newly formed committee or could be added as part of an existing committee.
- Drones are becoming more prevalent in the area but education has not followed as quickly. The drones can have a substantial impact not only to the installation but also to the airports in the area. An educational program would help to notify drone users of the impact they may have in the community. The program could consist of flyers, pamphlets, a workshop, and / or a class.



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8.3 HARRISON COUNTY

A portion of NCBC Gulfport and all of the Woolmarket Range is located within unincorporated Harrison County. Harrison County should work closely with the City of Gulfport and City of Long Beach to mirror implementation measures for the area of NCBC Gulfport located within the County. It is also important for Harrison County to coordinate with GRPC to ensure the establishment of the NCBC JLUS Implementation Committee and to serve as an active member of the Committee. The NCBC JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation for the JLUS. The recommendations summarized in the following section will be crafted with guidance from them. The process below provides a general overview of the steps that Harrison County can take to implement their portion of the JLUS process. Only the recommendations that identified the County as the primary responsible party are discussed.

8.3.1 COMPREHENSIVE PLAN UPDATES

The first, and most crucial step for implementing the JLUS within Harrison County is to lay the foundation within the adopted planning documents of the county by establishing the Military Influence Overlay District (MIOD) for both NCBC Gulfport and the Woolmarket Range. The MIOD is a geographic boundary consisting of the JLUS study area boundary around the portion of NCBC Gulfport located within unincorporated Harrison County and the Woolmarket Range. Within the MIOD, specific concerns can be addressed through the Military Influence Area (MIA). The MIAs consist of the Frequency MIA and Noise MIA.

Frequency MIA

The Frequency MIA will contain the entirety of the land within the JLUS area boundary within the County. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Harrison County will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and will be applied as part of the development review process.

Noise MIA

The Noise MIA will contain all lands located off of the installation within the noise contours for both NCBC Gulfport and the Woolmarket Range. New residential development and other new noise sensitive uses would be subject to sound attenuation standards to reduce interior noise levels and to enhance the quality of life.

In addition to establishing the MIOD and MIAs, other elements of the comprehensive plan need to be revised. For example, a military compatibility element should be incorporated into the



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Harrison County Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with NCBC Gulfport and Woolmarket Range.

8.3.2 LAND DEVELOPMENT REGULATION UPDATES

Just as the MIOD and MIAs are established within the Comprehensive Plan, they also need to be incorporated into the Zoning Ordinance. The same boundaries and overlays will be incorporated into the Zoning Ordinance and applied as a zoning overlay. Programs and regulations will be applied specifically to the Frequency MIA, the Noise MIA, or within the overall MIOD boundary.

MIOD

- The importance of the Defense Access Roads and Strategic Highway Network have been emphasized. In order to preserve their functionality, design standards should be incorporated into the Land Development Regulations. The design standards would protect the roadway through street standards including pavement thickness, curb cuts, driveway connection standards, drainage standards, and other similar requirements.
- Establish a formalized notification system to alert Woolmarket residents of increased training and noise impacts occurring within the Woolmarket Range.

Frequency MIA

- A business registration program, applicable to any new business that uses the frequency spectrum, will also be established within the MIA.

Noise MIA

- Apply sound attenuation criteria for new residential development and other new noise sensitive uses that will reduce interior noise levels and to enhance the quality of life for the areas within the noise contours for both NCBC Gulfport and the Woolmarket Range.
- Develop real estate disclosure and noticing requirements for all new developments.

8.3.3 DEVELOPMENT REVIEW

As part of the continued coordination between the Navy and Harrison County, review of development and proposed changes need to be shared. The Navy could be incorporated as part of the development review process, and a representative could be designated to sit as an Ex Officio member of the Planning Commission.

In particular, the need has been identified for the following:

- If a project is proposed that would impact a defense access road (28th Street) or Strategic Highway Network (Canal Road).
- Approval of new telecommunication towers and new development occurring within the MIOD for both NCBC Gulfport and Woolmarket Range.



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- Capital improvement projects that occur within the MIOD such as potable water or sanitary sewer for both NCBC Gulfport and the Woolmarket Range.

8.3.4 MEMORANDUM OF UNDERSTANDING

A Memorandum of Understanding (MOU) is a formal agreement established between multiple parties. Although it is not legally binding, it is a valuable agreement that indicates an intended common action. They aid in establishing the role of each party and can provide guidance for intended future actions. The MOU provides a tool that can be referenced when a question arises. A Communication MOU is recommended for formal notification on new developments proposed within the MIOD as well as a Frequency MOU for any new developments that may cause frequency interference within the Frequency MIA.

8.3.5 STUDIES, DESIGNS, AND PROJECTS

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the County into the next phases of implementation:

- New military training programs have the potential to come to the Mississippi Gulf Coast. The County, NCBC Gulfport, and Woolmarket Range need to be able to react quickly and work cohesively with other military installations and communities in the area to maintain their attraction for emerging military missions.
- Conduct an analysis to determine if any noise attenuation, or what type, would be beneficial to surrounding areas outside of the noise contours established for NCBC Gulfport and Woolmarket Range.
- A signage program notifying travelers of the importance of the Defense Access Road and Strategic Highway Network should be established. Signs could be posted on the designating roadway as well as information on the County's website.
- A signage program around the Woolmarket Range to better identify and notify visitors of the area of the potential dangers of entering the facility unauthorized.
- Evaluate the need for a closure order or a land transfer to completely restrict public access to the Woolmarket Range.
- An education program that increases public understanding of noise sources around NCBC Gulfport and Woolmarket Range.
- A significant number of prior drainage studies have been completed to provide a solution to the drainage problem within the NCBC Gulfport area. A thorough review of the drainage studies by a certified engineer needs to be completed to determine a best possible solution for the area and the steps necessary to move forward, including pursuit of funding.



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8.3.6 COORDINATION AND COMMUNICATION

Additional communication and coordination can help aid many of the situations that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIA. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- To continue to be designated as attaining all US EPA ambient air quality standards, Harrison County must continue to coordinate with the MDEQ and the Clean Air Advisory Group.
- Emergency response plans are an important asset to the Mississippi Gulf Coast. As a component to the plans, the region needs to communicate with one another to share information regarding hurricane and weather preparedness. NCBC Gulfport + Special Areas are important assets that need to be included in the conversation to ensure all possible opportunities are capitalized. The discussion could be facilitated through a newly formed committee or could be added as part of an existing committee.
- Prepare and distribute maps of the Woolmarket Range to the recreational users that identifies the areas used specifically for military purposes as well as the areas that civilian entry may be limited. The materials should be available on websites (including Harrison County, U.S. Navy, and U.S. Forestry Service and others) to notify visitors of the access points and the dangers that could be encountered.
- Drones are becoming more prevalent in the area but education has not followed as quickly. The drones can have a substantial impact not only to the installation but also to the airports in the area. An educational program would help to notify drone users of the impact they may have in the community. The program could consist of flyers, pamphlets, a workshop, and / or a class.
- Educate the local builders on noise attenuation techniques and pricing.

8.4 HANCOCK COUNTY

Similar to Harrison County, Hancock County contains two Special Areas – the WMA and Stennis International Airport. They are in a unique position due to the restrictions placed on development by the Stennis Acoustic Buffer Zone that covers the entirety of the WMA and the eastern portion of the Stennis International Airport. Although development concerns are mitigated by the Buffer Zone, several recommendations have been made to relieve other potential compatibility issues that could arise in the future.

It is important for Hancock County to coordinate with GRPC to ensure the establishment of the NCBC JLUS Implementation Committee and to serve as an active member of the Committee. The



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NCBC JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation for the JLUS. The recommendations summarized in the following section will be crafted with guidance from them. The process below provides a general overview of the steps that Hancock County can take to implement their portion of the JLUS process. Only the recommendations that identified the County as the primary responsible party are discussed.

8.4.1 COMPREHENSIVE PLAN UPDATES

The first, and most crucial step for implementing the JLUS within Hancock County is to lay the foundation within the comprehensive plan by establishing the Airport Overlay District. The Airport Overlay District would consist geographically of the Stennis International Airport study area, outside of the acoustic buffer zone. The WMA would not require an overlay district because it lies entirely within the acoustic buffer zone and would not be subject to development pressures regulated within the comprehensive plans or land development regulations.

In addition to establishing the overlay district, other elements of the comprehensive plan need to be revised. For example, an airport and /or military compatibility element should be incorporated into Hancock County's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with Stennis International Airport and the WMA.

8.4.2 ZONING ORDINANCE UPDATES

Just as the overlay district is established within the Comprehensive Plan, it also needs to be incorporated into the Zoning Ordinance. The same boundary will be incorporated into the Zoning Ordinance and applied as a zoning overlay. Opportunities to mitigate impacts that could occur from community growth include the following:

- Limit incompatible uses and heights within the flight paths and within the overlay district
- Establish appropriate densities and intensities surrounding Stennis International Airport in an effort to minimize safety and quality of life concerns.
- Incorporate any Bird / Animal Aircraft Strike Hazard (BASH) techniques or FAA Wildlife Hazard Mitigation protections that would minimize safety concerns and bolster the military's use of Stennis International Airport.
- Within the identified flight paths, develop and adopt dark sky lighting requirements and solar siting guidelines.
- Identify opportunities to incorporate noise compatibility requirements within the Zoning Ordinance, and utilize military standards where feasible.

As part of the continued coordination between the Navy, Hancock County, and the Hancock County Port and Harbor Commission, review of development and proposed changes need to be



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

shared. The Navy could be incorporated as part of the development review process, and a representative could be designated to sit as an Ex Officio member of the Planning Commission. The Navy should also be included as part of the development review process for the approval of new telecommunication towers. Also, as part of the development review and approval process, establish a business registration program, applicable to any new business that uses the frequency spectrum, so that the Navy and Stennis International Airport will have appropriate contacts should the need arise. These changes in development review procedures should be incorporated into the Enforcement and Administration portion of the Zoning Ordinance.

An important component of the airport overlay district would be to ensure coordination for the frequency spectrum. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the overlay provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the overlay, Hancock County will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be applied as part of the development review process.

8.4.3 STUDIES, DESIGNS, AND PROJECTS

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the county into the next phases of implementation:

- A study of the users of the Pearl, Mike's and McCarthy rivers would provide a better understanding of the audience that should be targeted. The study could consist of polling users of the river over a designated period of time or using website surveys.
- The boundary of the WMA needs to be fully surveyed and analyzed to determine how breeches have occurred. A tour of the fenceline and rivers would need to be coordinated through the WMA with breach opportunities thoroughly documented.
- The local, state, and federal agencies that utilize the rivers and have authority on the river needs to be identified and documented, including agencies points of contact.
- Create a signage and buoy notification program letting the recreational users of the training area know where the restricted portions of the WMA are located. Signs would be needed at boat ramps and trailheads leading to the WMA and buoys would be needed within the Pearl, Mike's and McCarthy rivers.
- Analyze the land uses within the airport overlay district to identify land use incompatibilities. Base the analysis on the requirements as identified within an Air Installation Compatible Use Zone (AICUZ).
- Utilizing a Stennis International Airport study area areawide standard, determine the maximum allowable height within the study area, surrounding Stennis International Airport. The maximum heights could be tapered depending on distance from the airport. Once the



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

standard has been determined, use ArcGIS or other mapping system to determine the areas of concern.

- Working with the Hancock County Port and Harbor Commission identify the locations that wind turbines would be the most detrimental to the airport. Once the areas have been located, communicate to the public through mapping, websites, and reports, the specific locations where wind turbines could be appropriately located.
- Conduct a sound assessment within the Stennis International Airport study area to identify and monitor the noise that occurs within the area.
- New military training programs have the potential to come to the Mississippi Gulf Coast. The City and NCBC Gulfport need to be able to react quickly and work cohesively with other military installations and communities in the area to maintain their attraction for emerging military mission.
- Research and identify potential funding sources to acquire land immediately adjacent to Stennis International Airport, specifically the land identified within the JLUS as the Clear Zone.

8.4.4 COORDINATION AND COMMUNICATION

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To continue to be designated as attaining all US EPA ambient air quality standards, Hancock County must continue to coordinate with the MDEQ and the Clean Air Advisory Group.
- Emergency response plans are an important asset to the Mississippi Gulf Coast. As a component to the plans, the region needs to communicate with one another to share information regarding hurricane and weather preparedness. NCBC Gulfport + Special Areas are important assets that need to be included in the conversation to ensure all possible opportunities are capitalized. The discussion could be facilitated through a newly formed committee or could be added as part of an existing committee.
- Drones are becoming more prevalent in the area but education has not followed as quickly. The drones can have a substantial impact not only to the installation but also to the airports in the area. An educational program would help to notify drone users of the impact they may have in the community. The program could consist of flyers, pamphlets, a workshop, and / or a class.
- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established airport overlay district. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

- The Navy, Hancock County, and the State of Louisiana need to establish a formal process to ensure notification and coordination of services. The process could be established through an MOU or regularly scheduled meeting.
- Prepare and distribute maps to the recreational users that identifies the areas used specifically for military purposes as well as the areas that civilian entry may be limited. The materials should be available on websites (including NASA, U.S. Navy, Mississippi Department of Environmental Quality, U.S. Coast Guard and others) to notify visitors of the access points and the dangers that could be encountered.
- Educate the local boating community through increased signage, engage the community through marinas and boating associations, expand radio communications and require all boaters to have onboard radios, add information to Coast Guard publications, and increase signage and buoy placement.
- Educate the local builders on noise attenuation techniques and pricing.

8.4.5 MEMORANDUM OF UNDERSTANDING

A Memorandum of Understanding (MOU) is a formal agreement established between multiple parties. Although it is not legally binding, it is a valuable agreement that indicates an intended common action. They aid in establishing the role of each party and can provide guidance for intended future actions. A Frequency MOU is recommended to be established. The MOU would provide guidance for reviewing future developments in an effort to determine if frequency interference might occur within the Stennis International Airport study area.



MAPS



NCBC + Special Areas Joint Land Use Study

MAPS

The NCBC + Special Areas Joint Land Use Study was completed using the following maps for analysis and reference.

Overall Maps

- Regional Location Map
- Overall Study Area Map

Naval Construction Battalion Center Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Infrastructure
- Land Suitability for Development without Regard to Military Footprint
- Land Suitability for Development with Regard to Military Footprint
- Noise Zones

Woolmarket Range Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Infrastructure
- Land Suitability for Development without Regard to Military Footprint
- Land Suitability for Development with Regard to Military Footprint



NCBC + Special Areas Joint Land Use Study

- Noise Zones (Max Peak)
- Noise Zones (DNL)

Western Maneuver Area Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Proposed Expansions

Stennis International Airport Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Land Suitability for Development without Regard to Military Footprint
- Land Suitability for Development with Regard to Military Footprint
- Existing Land Use and Flight Paths
- Night Lighting Average Visibility (1993)
- Night Lighting Average Visibility (2003)
- Night Lighting Average Visibility (2013)
- AICUZ Existing Land Use
- AICUZ Zoning
- AICUZ Future Land Use



NCBC + Special Areas Joint Land Use Study

Overall Maps

- Regional Location Map
- Overall Study Area Map



Regional Installation Map

February 2017



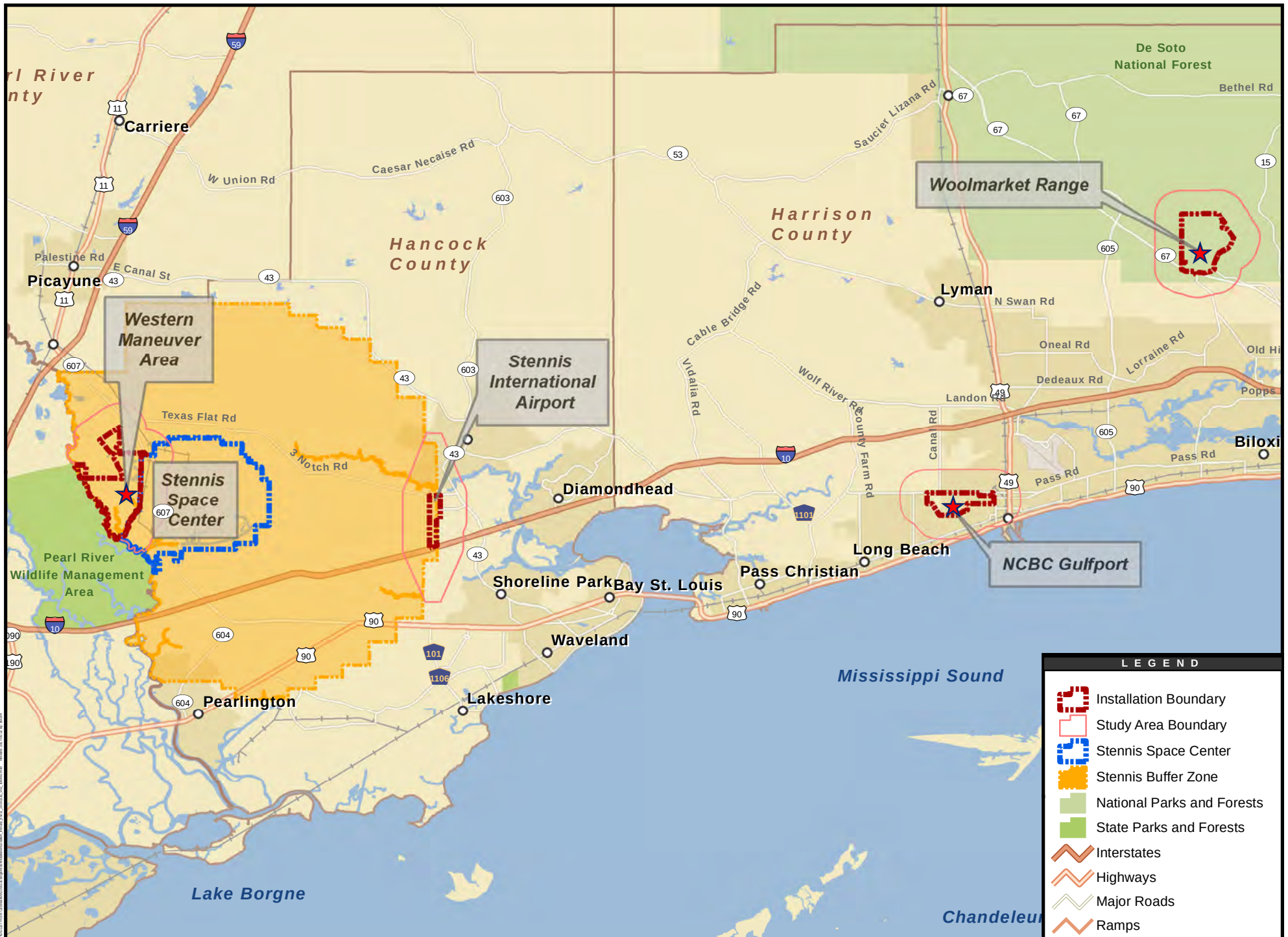
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6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



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Miles

Prepared by: E.E.S. 01/12/17



LEGEND

- Installation Boundary
- Study Area Boundary
- Stennis Space Center
- Stennis Buffer Zone
- National Parks and Forests
- State Parks and Forests
- Interstates
- Highways
- Major Roads
- Ramps



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NCBC + Special Areas Joint Land Use Study Study Area

May 2017

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6900 Professional Parkway East
Sarasota, FL 34240
Tel 941.907.6900
Fax 941.907.6911



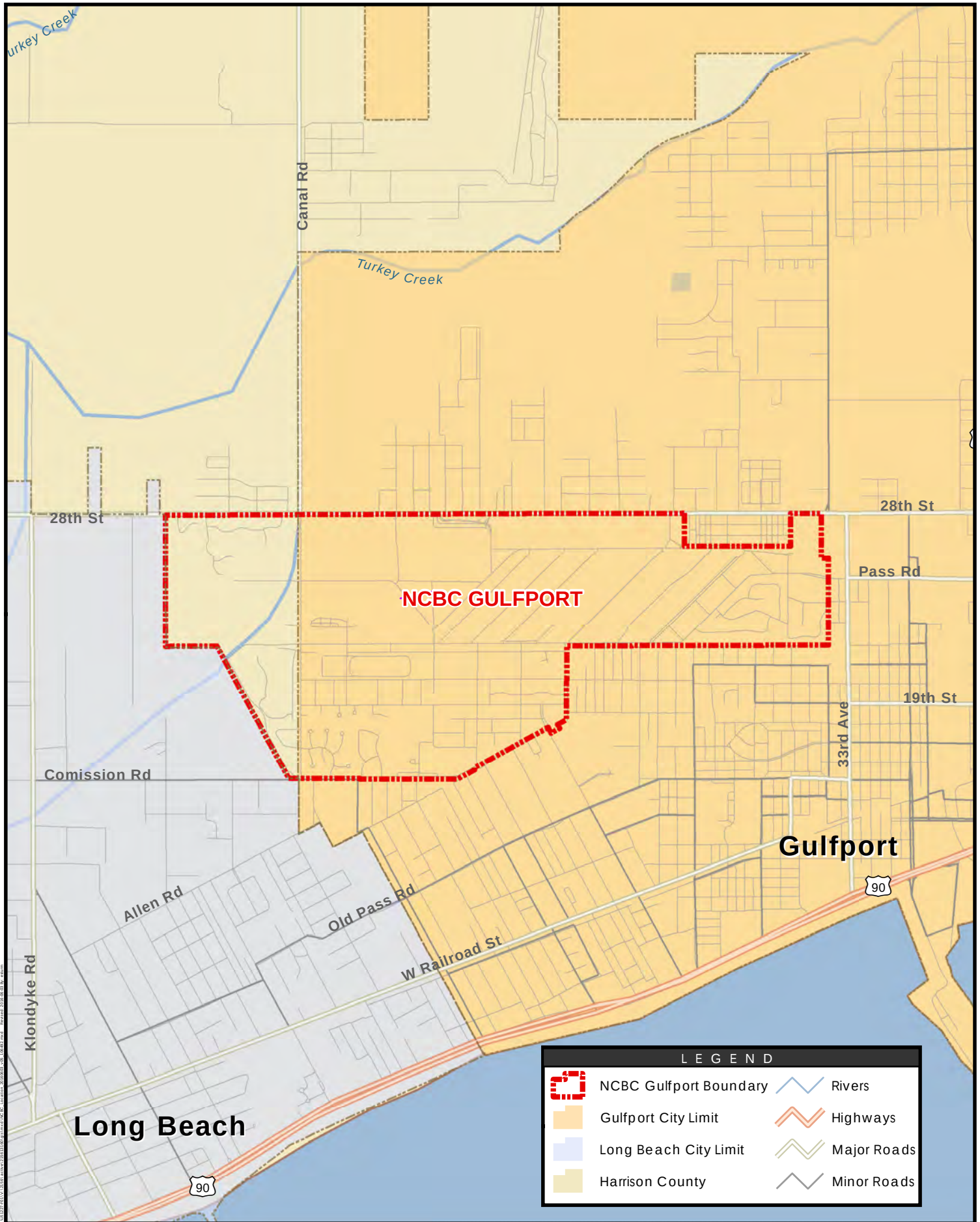
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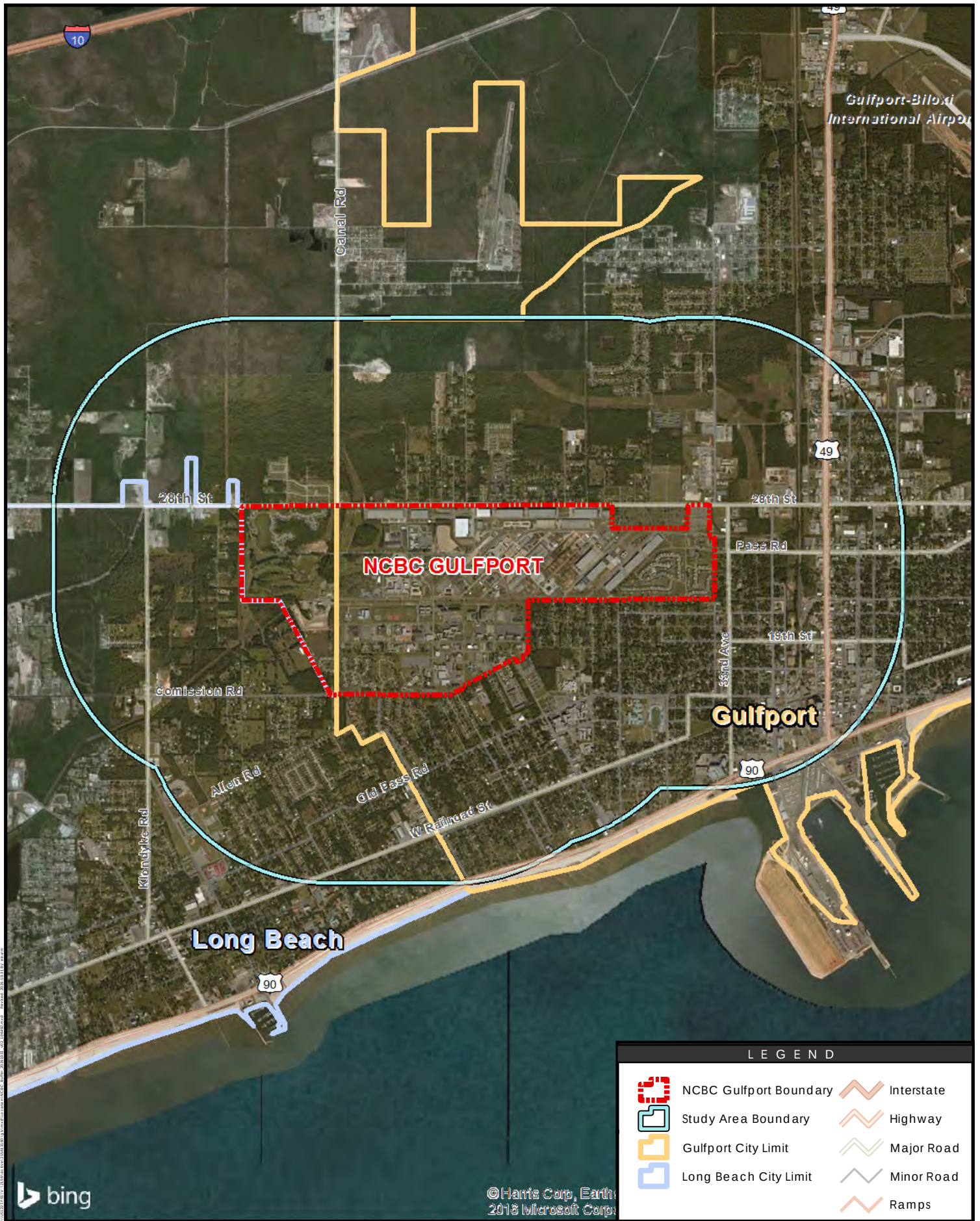


NCBC + Special Areas Joint Land Use Study

Naval Construction Battalion Center Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Infrastructure
- Land Suitability for Development without Regard to Military Footprint
- Land Suitability for Development with Regard to Military Footprint
- Noise Zones





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6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911

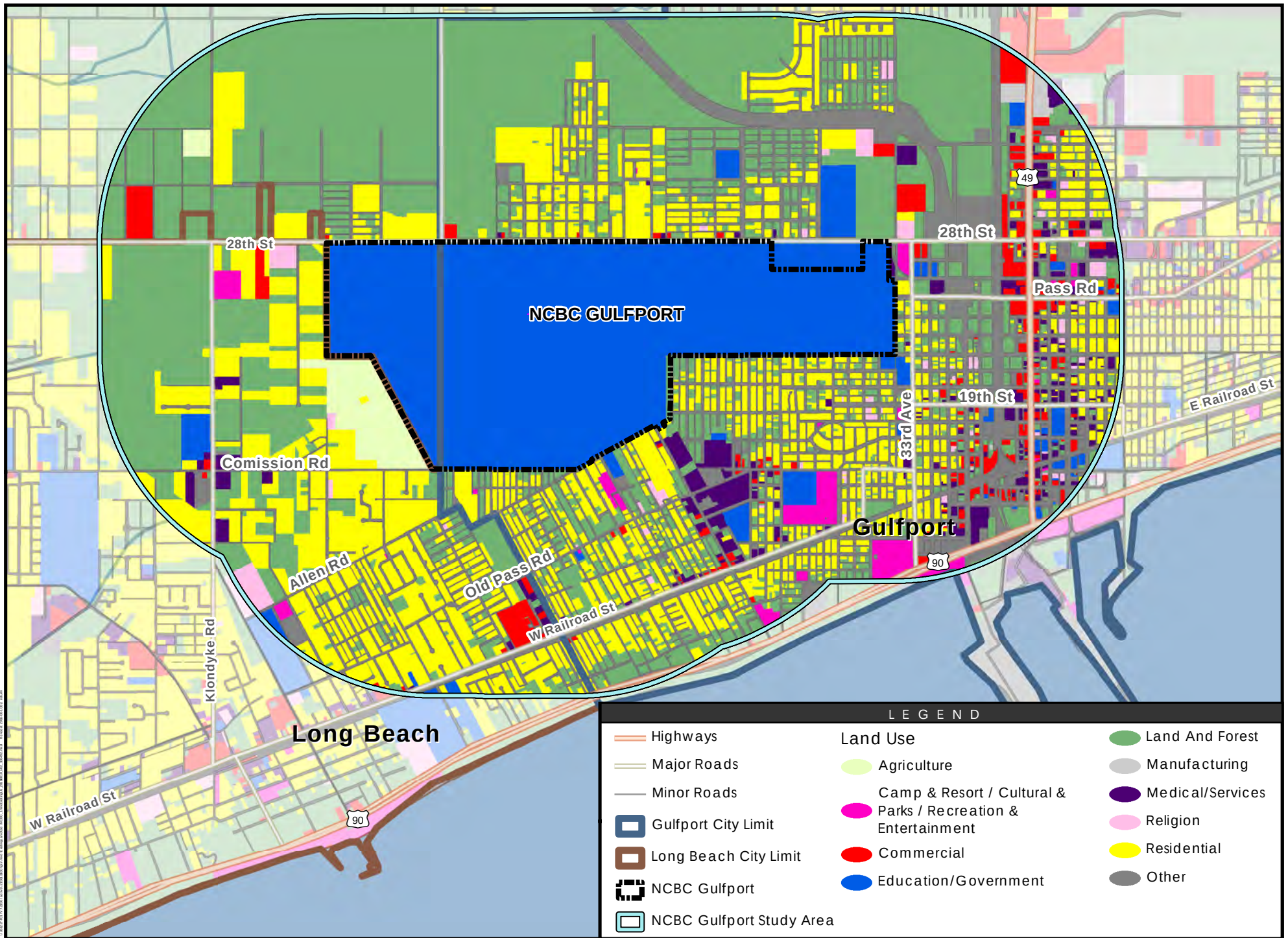
NCBC Gulfport Location Exhibit

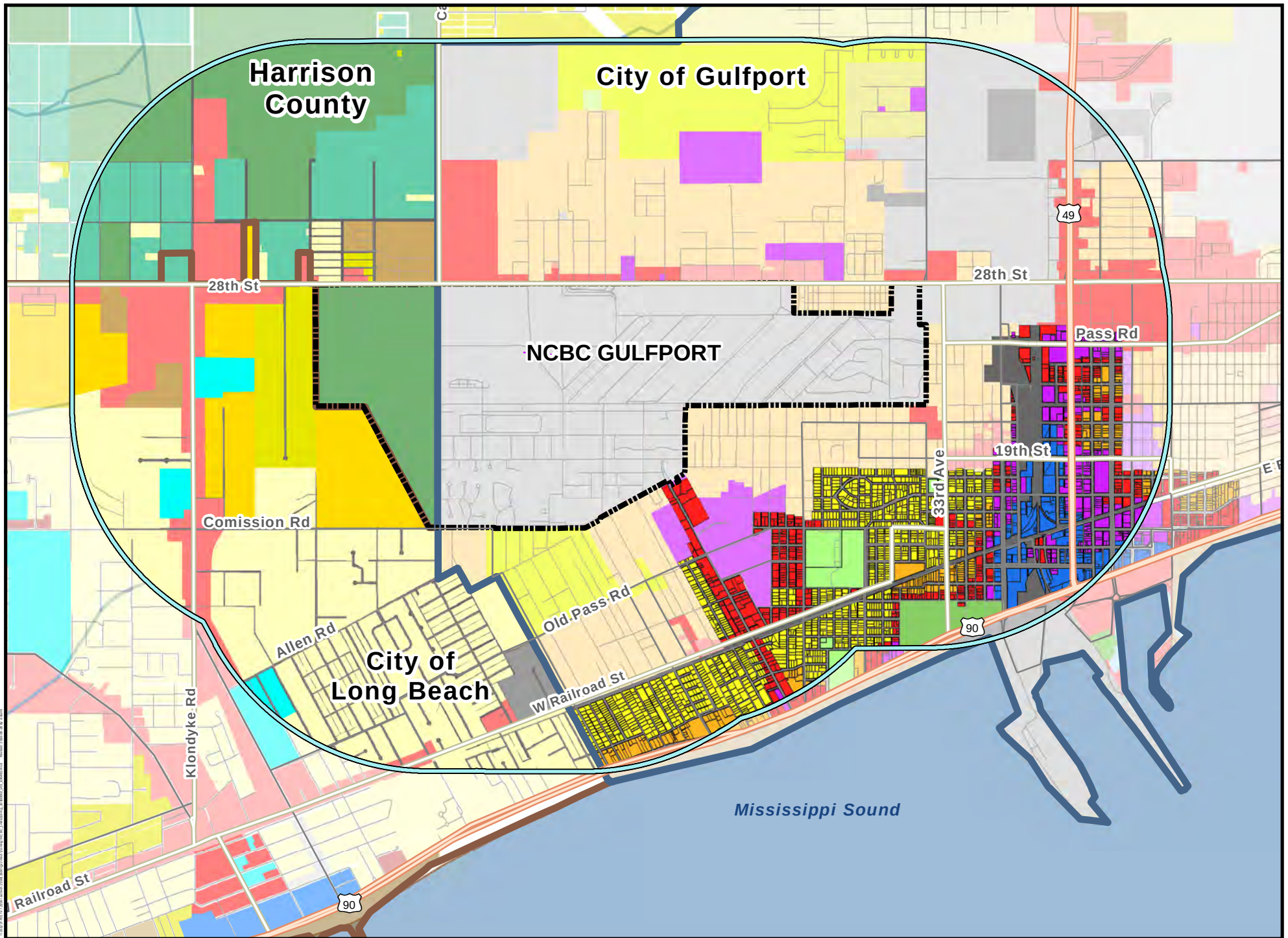
October 2016



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Prepared by: E.E.S.10/31/16

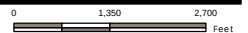




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NCBC Gulfport Zoning Exhibit September 2016

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6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



-  Gulfport City Limit
-  Long Beach City Limit
-  NCBC Gulfport
-  NCBC Gulfport Study Area
-  Interstates
-  Highways
-  Major Roads
-  Minor Roads

Gulfport Zoning

-  B-1 - Neighborhood Business District
-  B-2 - General Business District
-  B-4 - Highway Business District
-  I-1 - Light Industry District
-  I-2 - Heavy Industry District
-  R-1-10 - Single Family Residence (Low Density)
-  R-1-5 - Single Family Residence District (Medium Density)
-  R-1-7.5 - Single Family Residence District (Low Density)
-  R-2 - Single Family Residence District (Medium Density)
-  R-4 - General Residence (High Density)
-  R-O - Residence-Office
-  R-B - Residence-Business District
-  R-E - Residence-Estate
-  SB - Sand Beach

Gulfport TZone

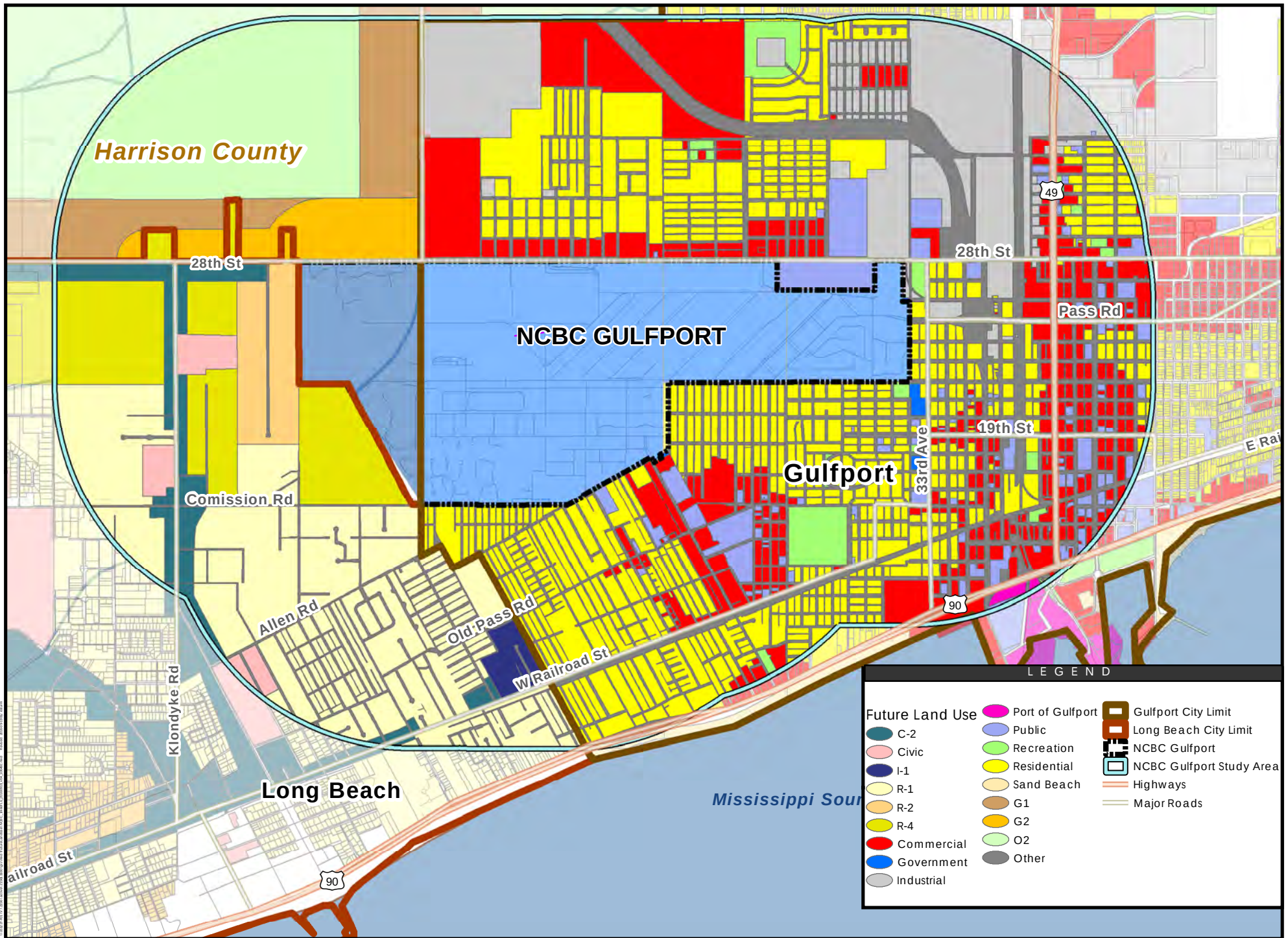
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-  T4L
-  T3
-  CS

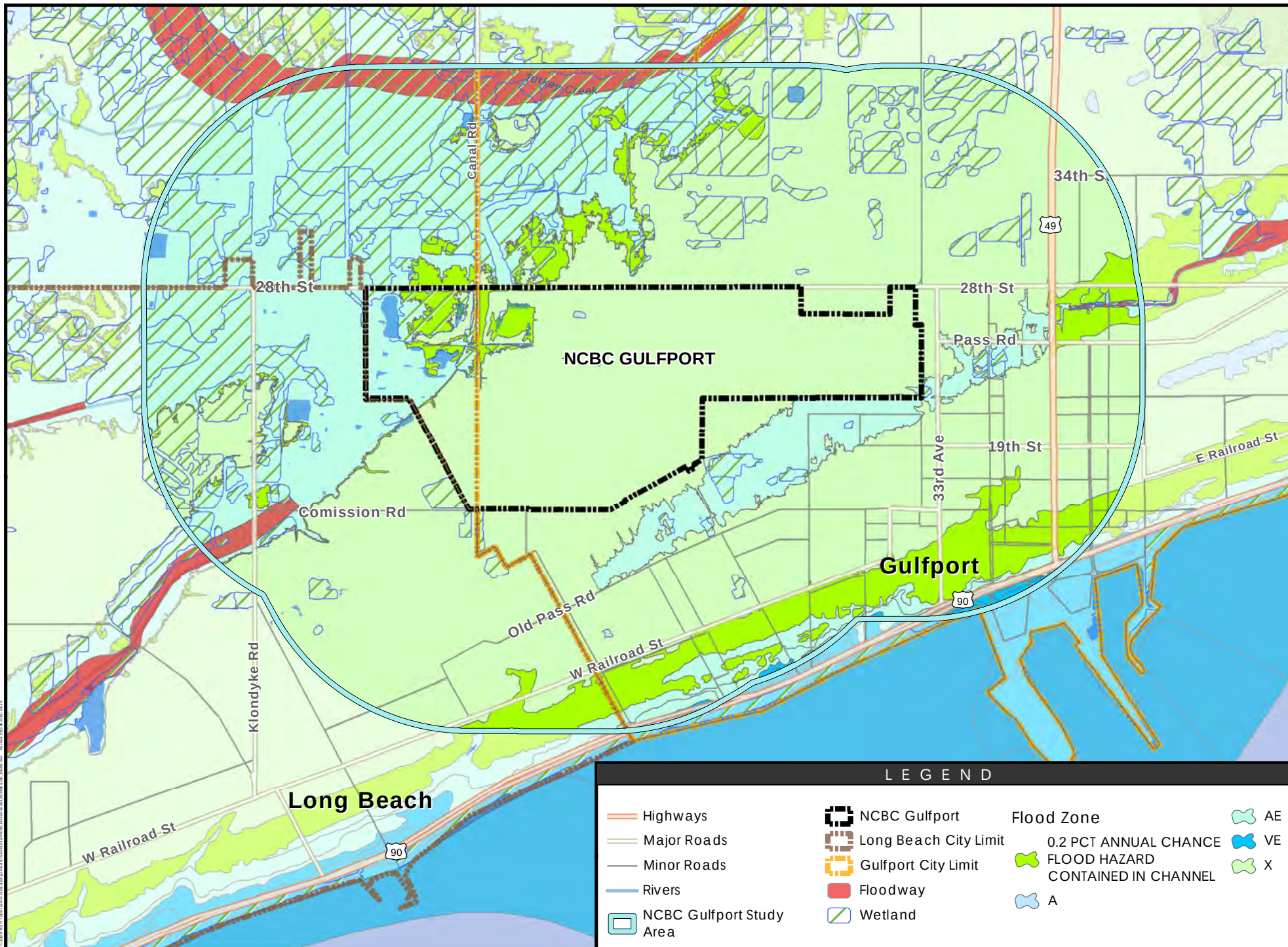
Harrison County Zoning

-  A-1
-  E-1
-  R-1
-  R-2
-  R-3
-  I-1
-  C-1
-  C-2

Long Beach Zoning

-  C-2
-  C-3
-  R-1
-  R-2
-  R-3
-  R-4
-  Civic
-  Other

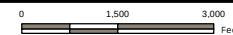


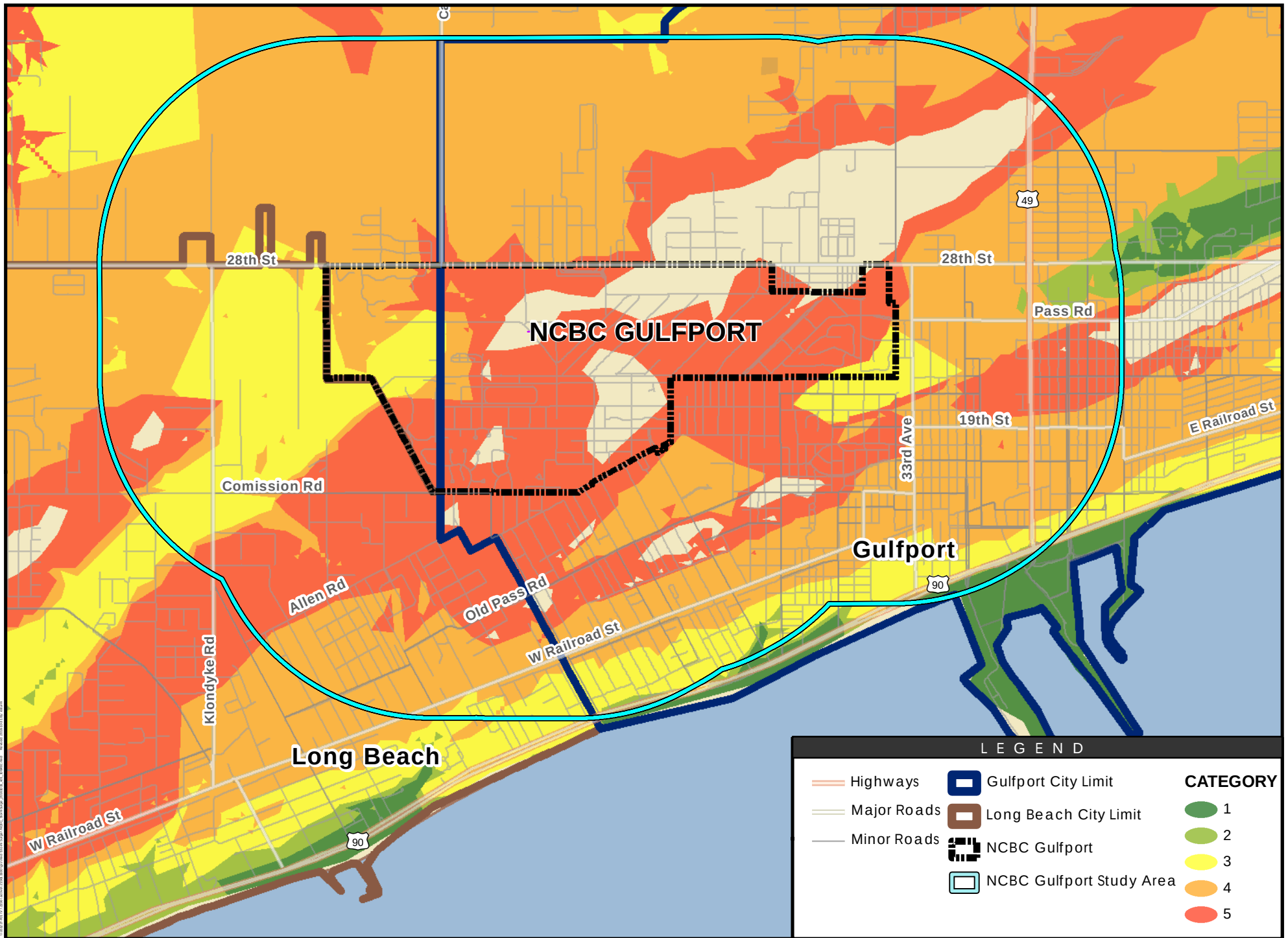


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NCBC Gulfport
Environmental Factors Exhibit
 August 2016

Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 tel 941.907.6900
 fax 941.907.6911





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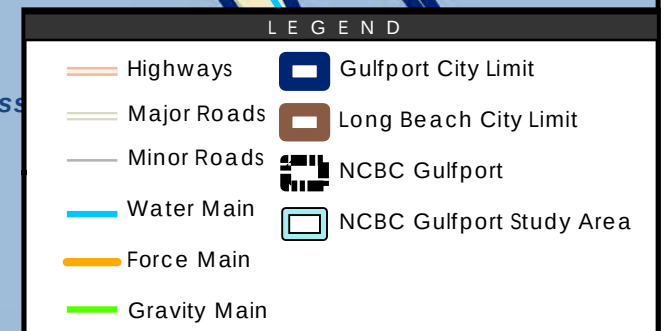
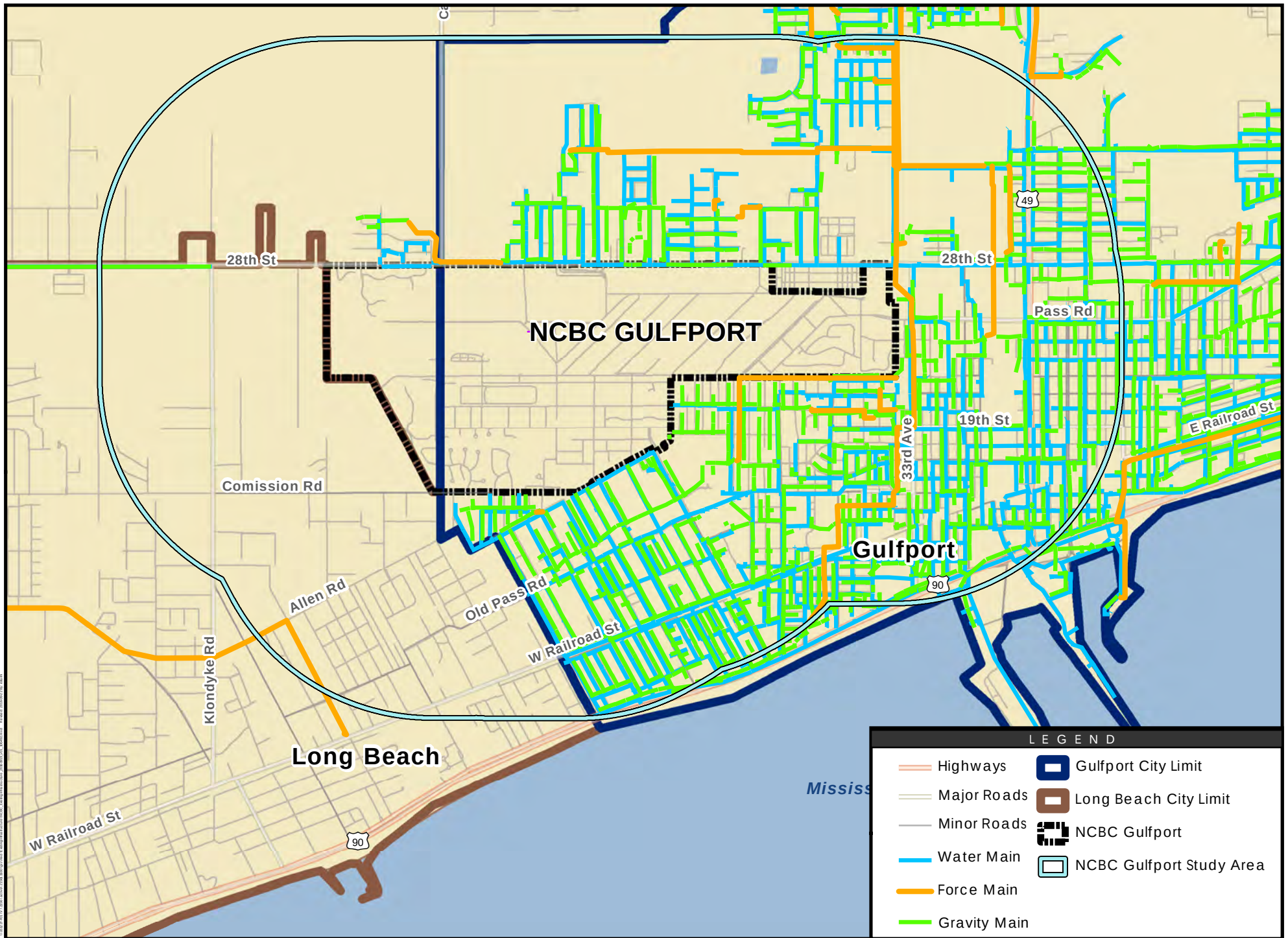
NCBC Gulfport Storm Surge Exhibit October 2016

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6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



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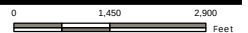
Prepared by: E.E.S. 10/31/16

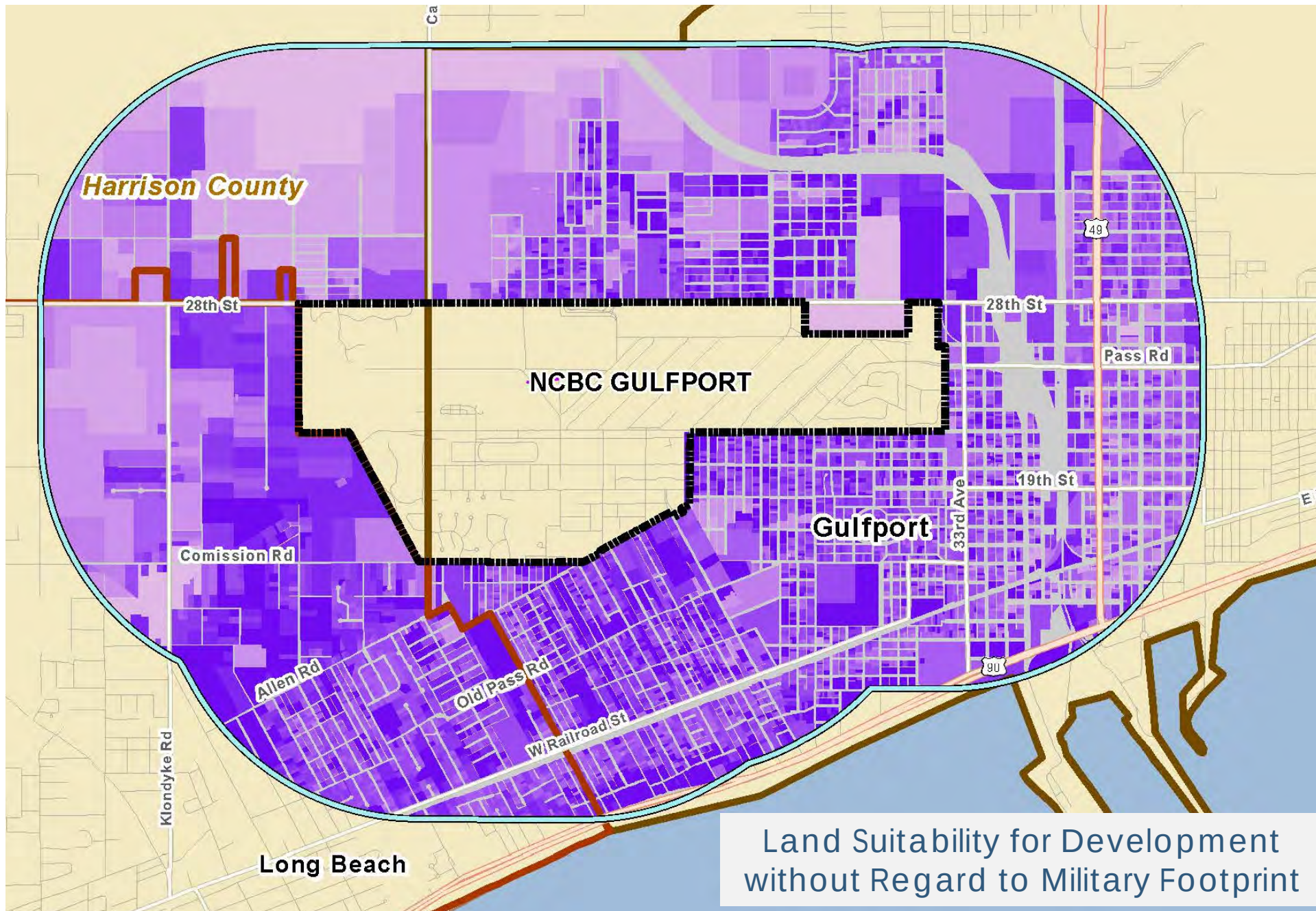


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NCBC Gulfport Existing Infrastructure Exhibit September 2016

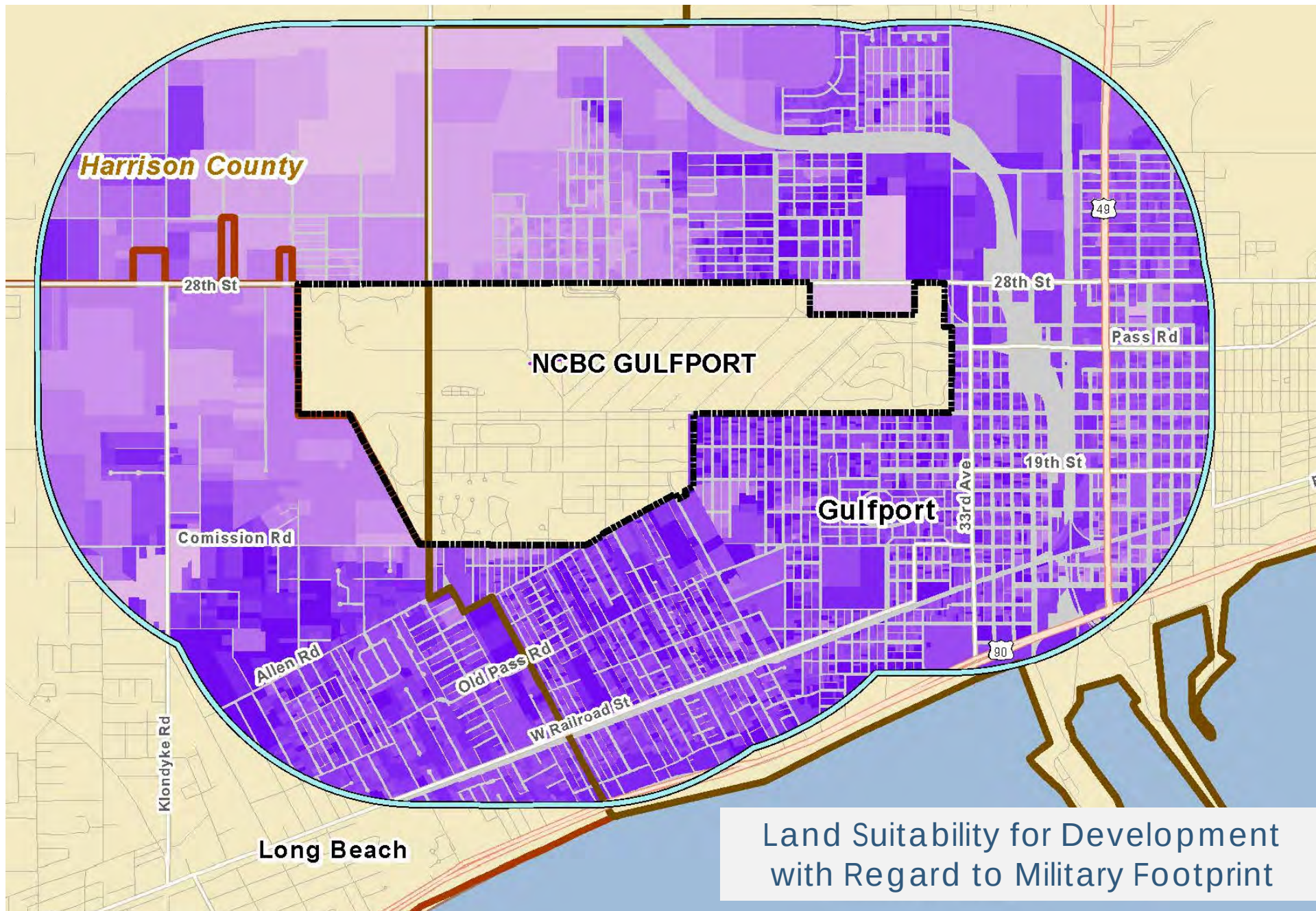
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fax 941.907.6911





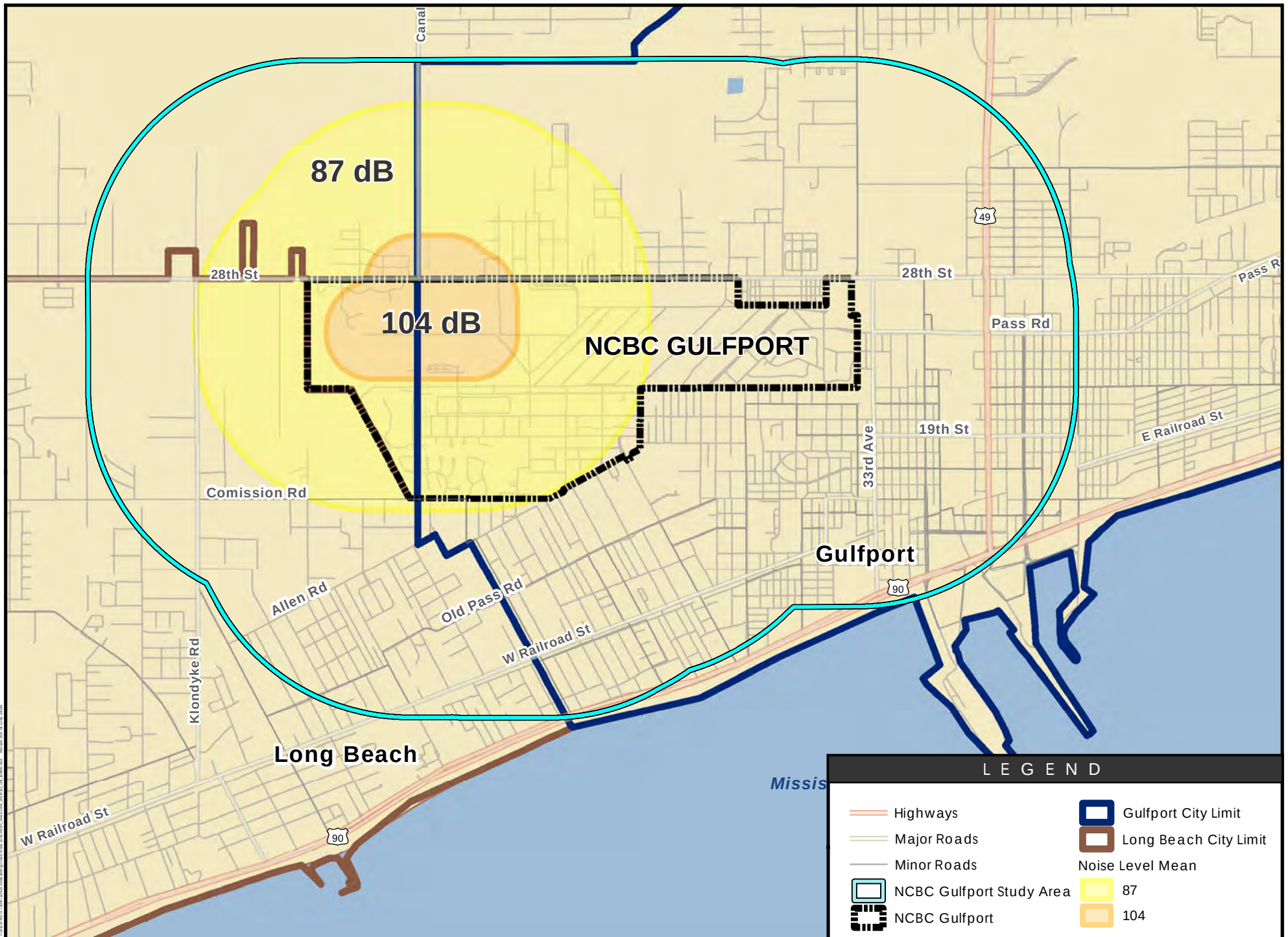
Less Factors Attractive to Development

More Factors Attractive to Development



Less Factors Attractive to Development

More Factors Attractive to Development



LEGEND

Highways

Major Roads

Minor Roads

NCBC Gulfport Study Area

NCBC Gulfport

Gulfport City Limit

Long Beach City Limit

Noise Level Mean

87

104



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NCBC Gulfport Noise Zones
January 2017

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0 1,500 3,000
Feet

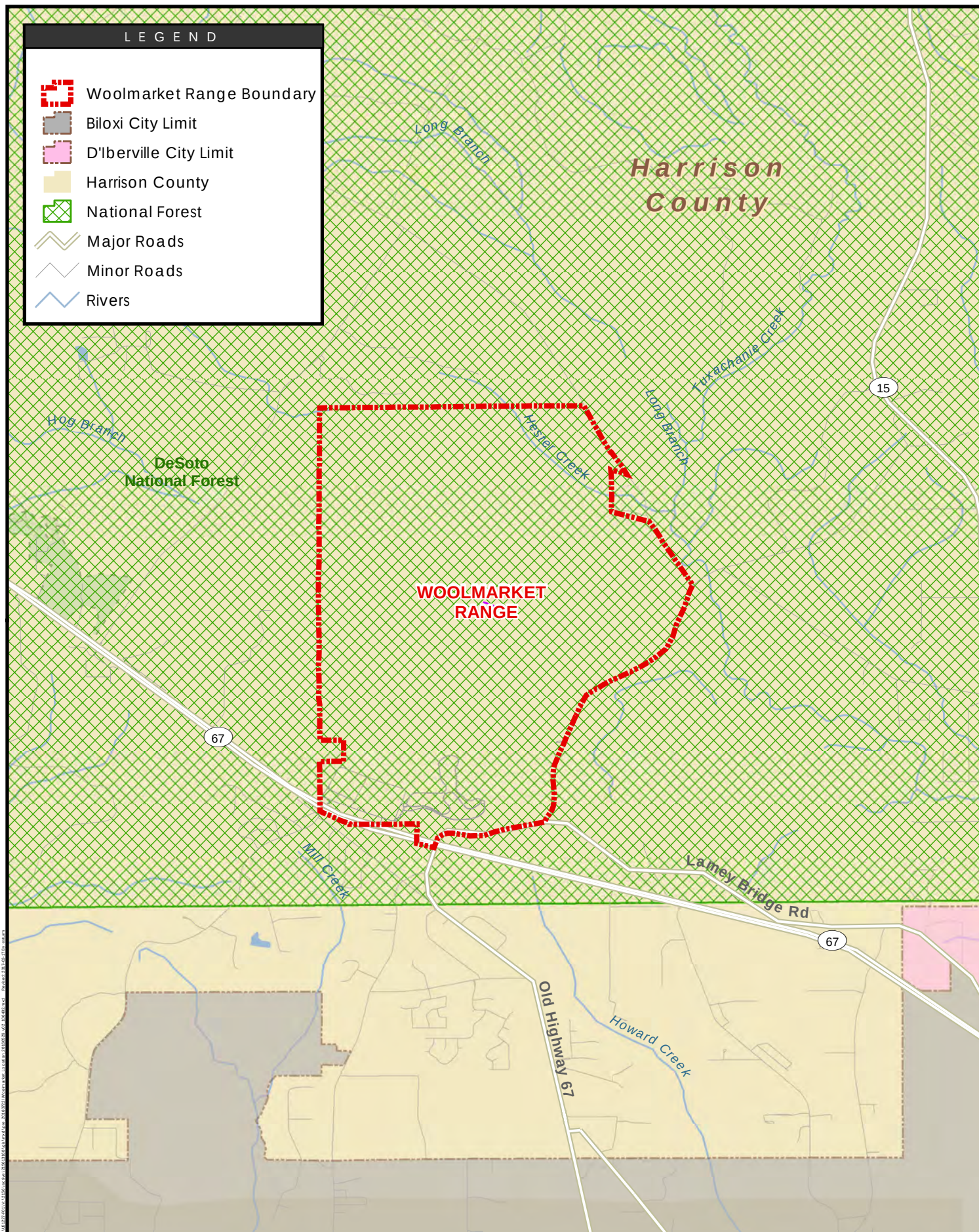
Prepared by: E.E.S. 01/12/17



NCBC + Special Areas Joint Land Use Study

Woolmarket Range Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Infrastructure
- Land Suitability for Development without Regard to Military Footprint
- Land Suitability for Development with Regard to Military Footprint
- Noise Zones (Max Peak)
- Noise Zones (DNL)



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Woolmarket Range Location Exhibit

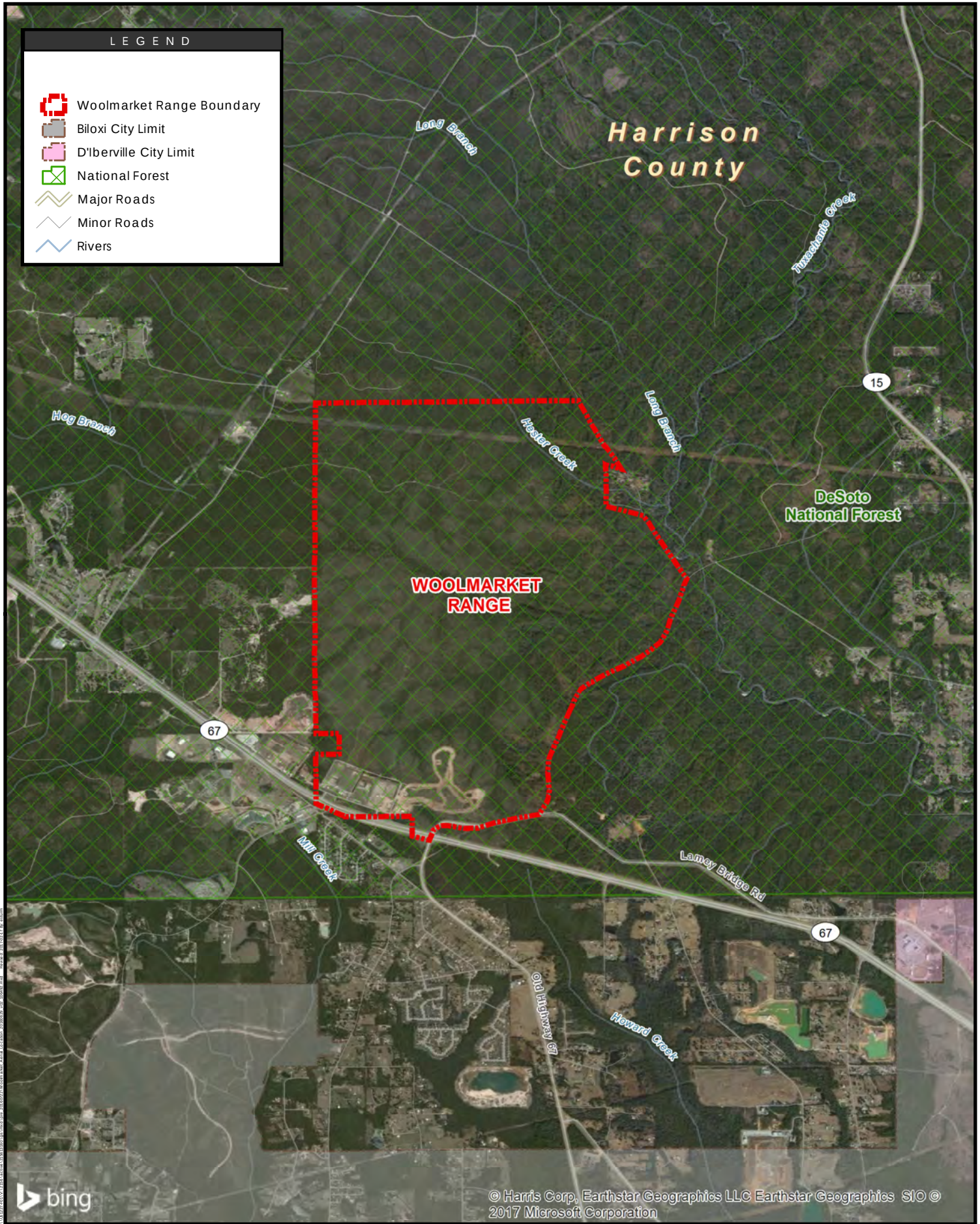
February 2017

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fax 941.907.6911

0 2,000 4,000 Feet



Prepared by: E.E.S. 05/26/16



\\nas01\apps\gis\mapserver\workspace\output\20170505\Woolmarket_Range_Loc Exhibit_20170505.aprx

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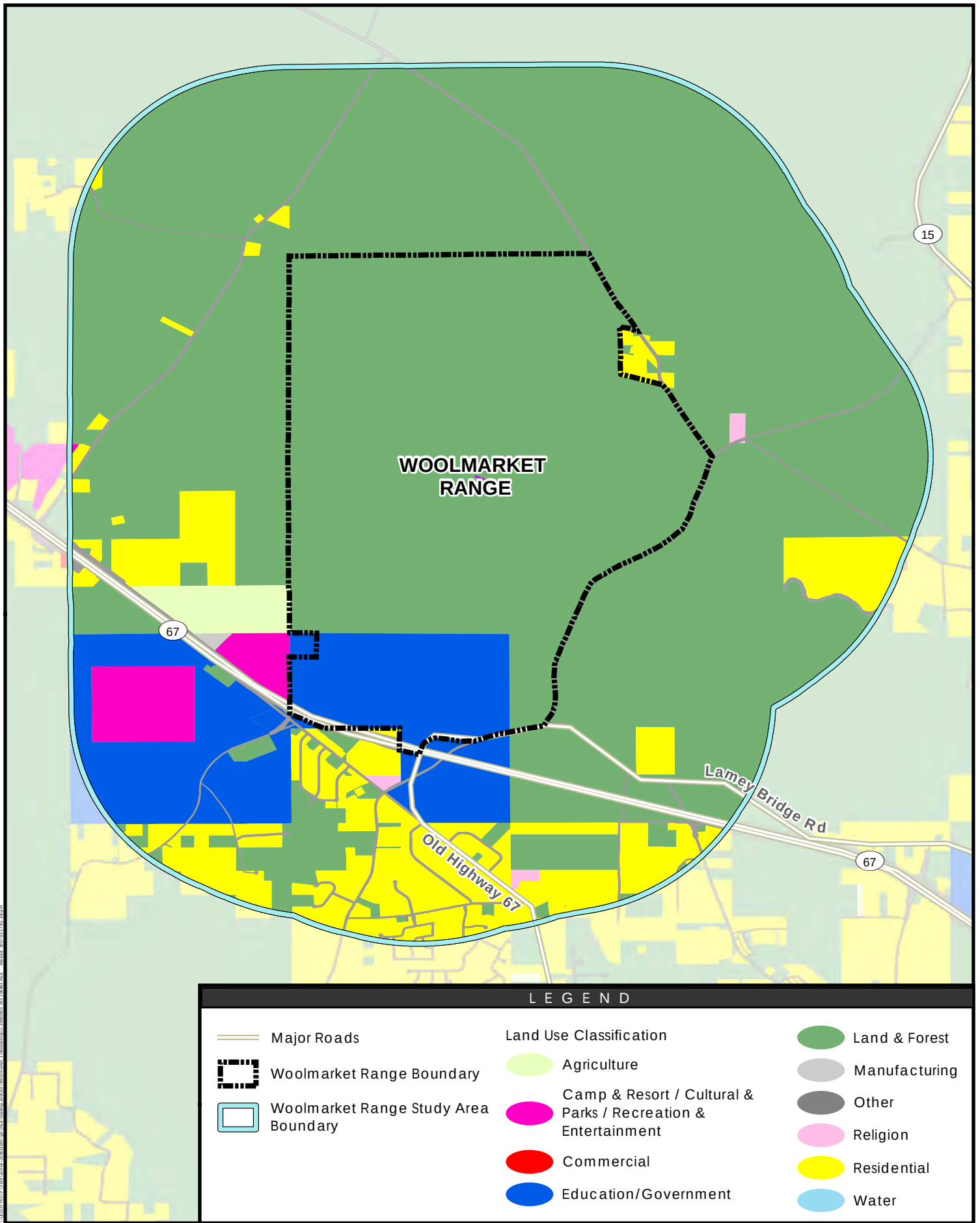


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Woolmarket Range Location Exhibit

February 2017





LEGEND

Major Roads

Woolmarket Range Boundary

Woolmarket Range Study Area Boundary

Land Use Classification

Agriculture

Camp & Resort / Cultural & Parks / Recreation & Entertainment

Commercial

Education/Government

Land & Forest

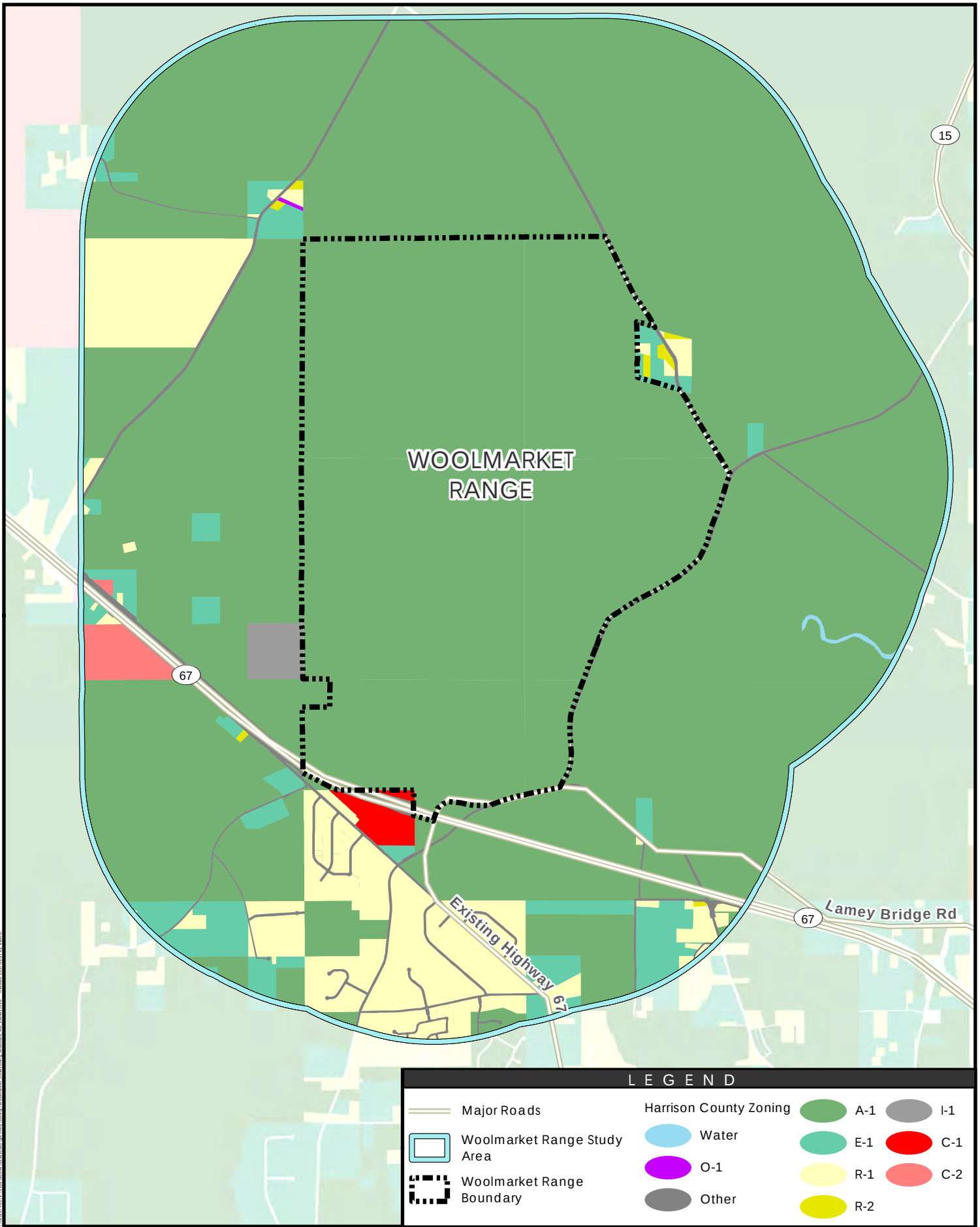
Manufacturing

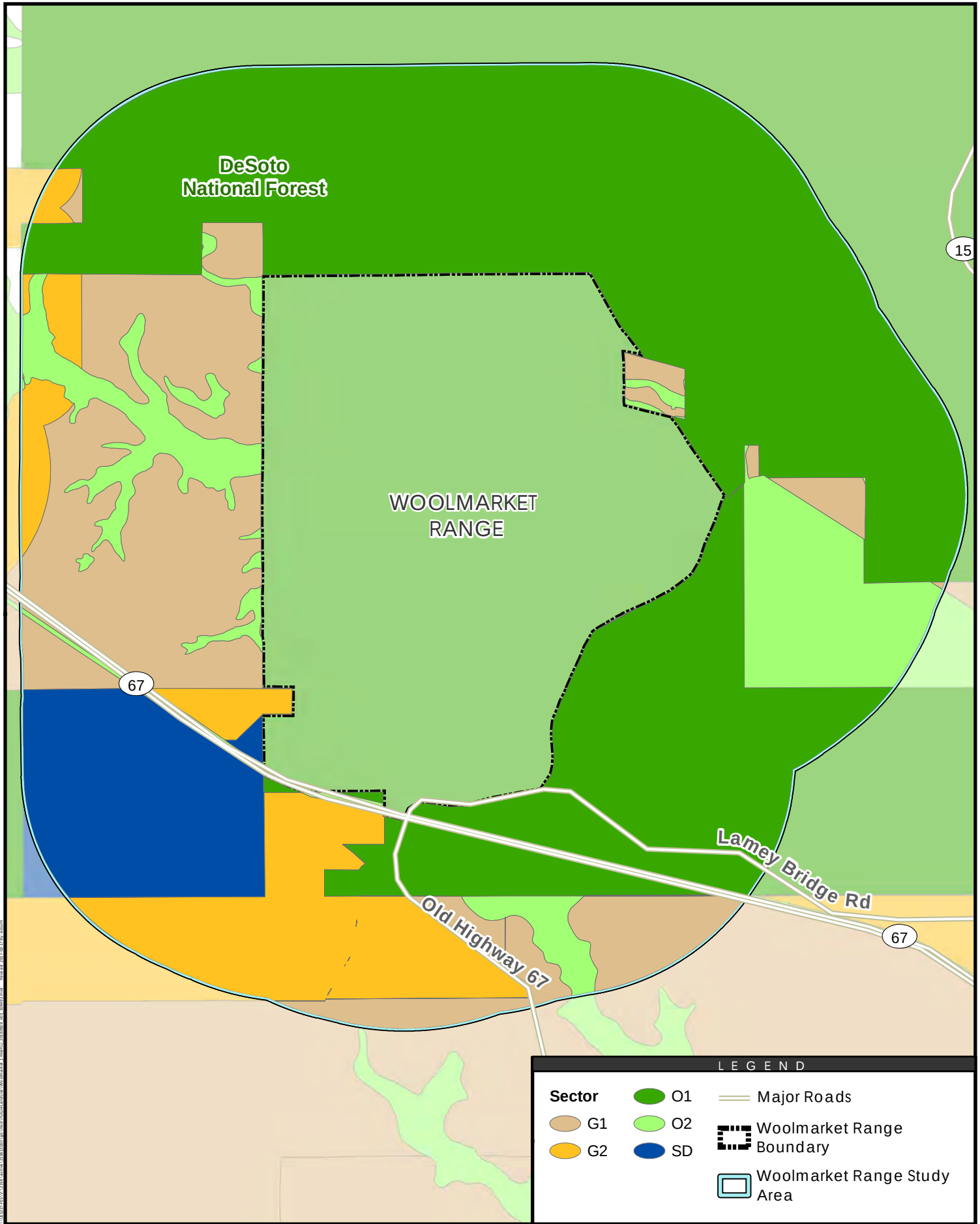
Other

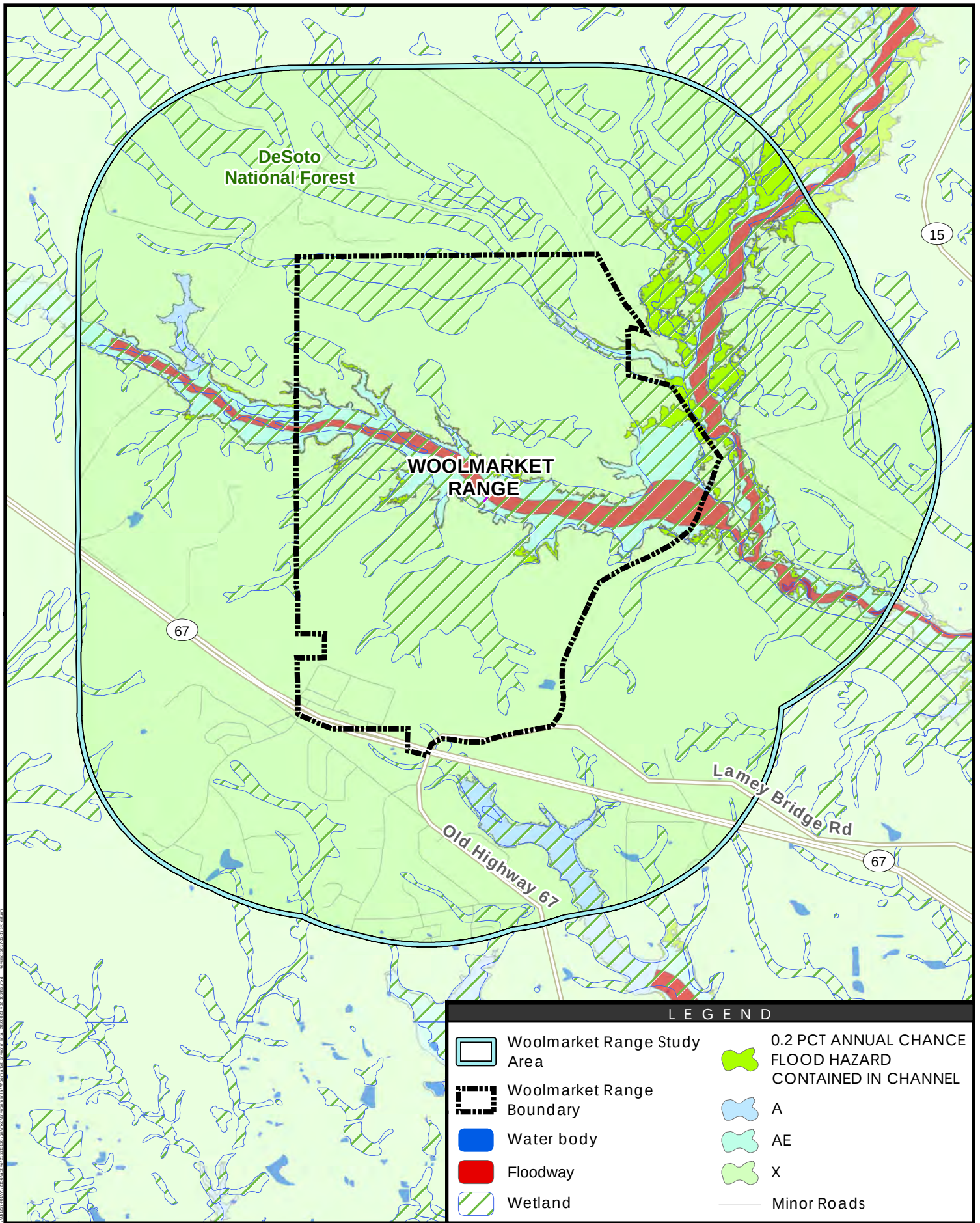
Religion

Residential

Water







LEGEND			
	Woolmarket Range Study Area		0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL
	Woolmarket Range Boundary		A
	Water body		AE
	Floodway		X
	Wetland		Minor Roads

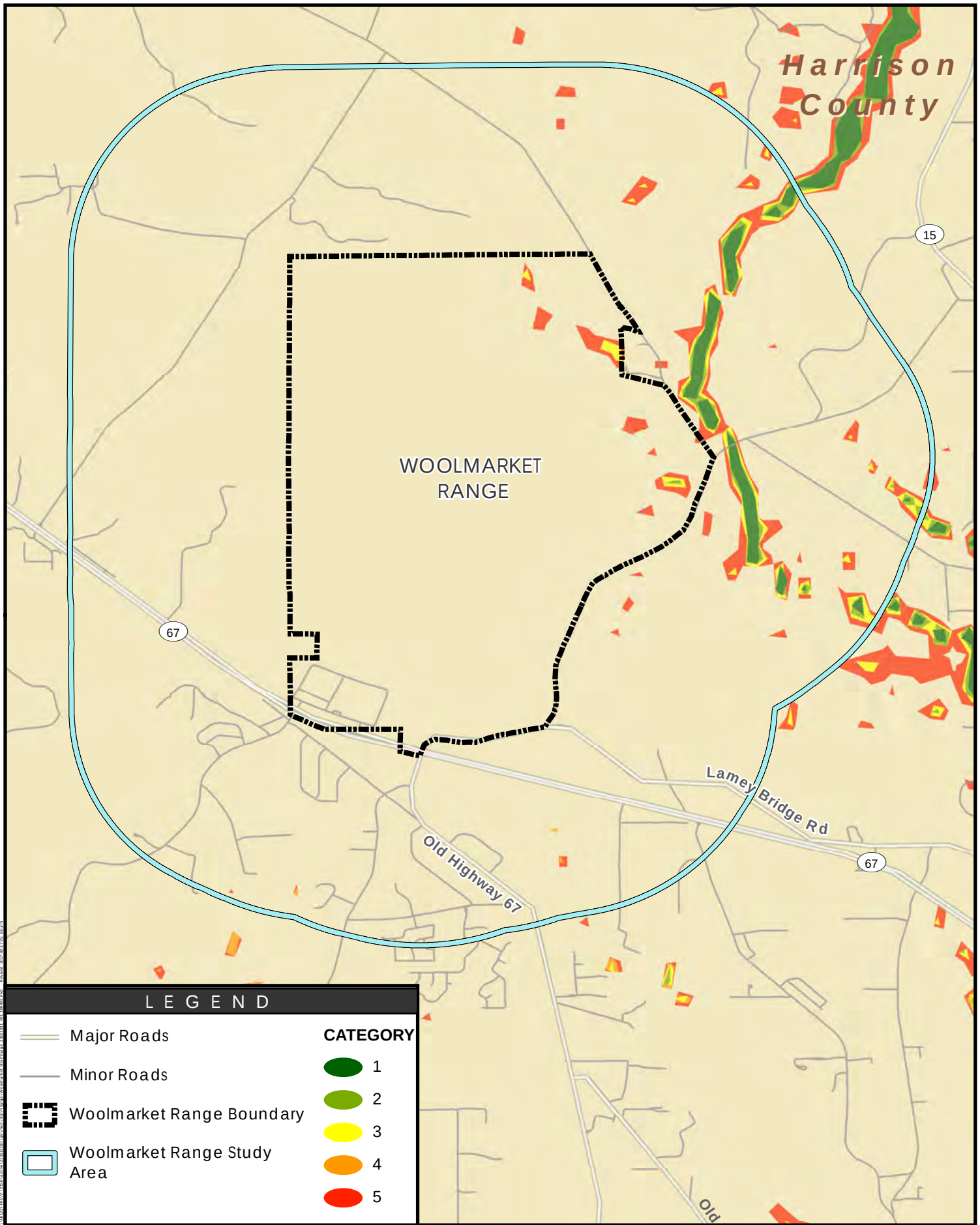


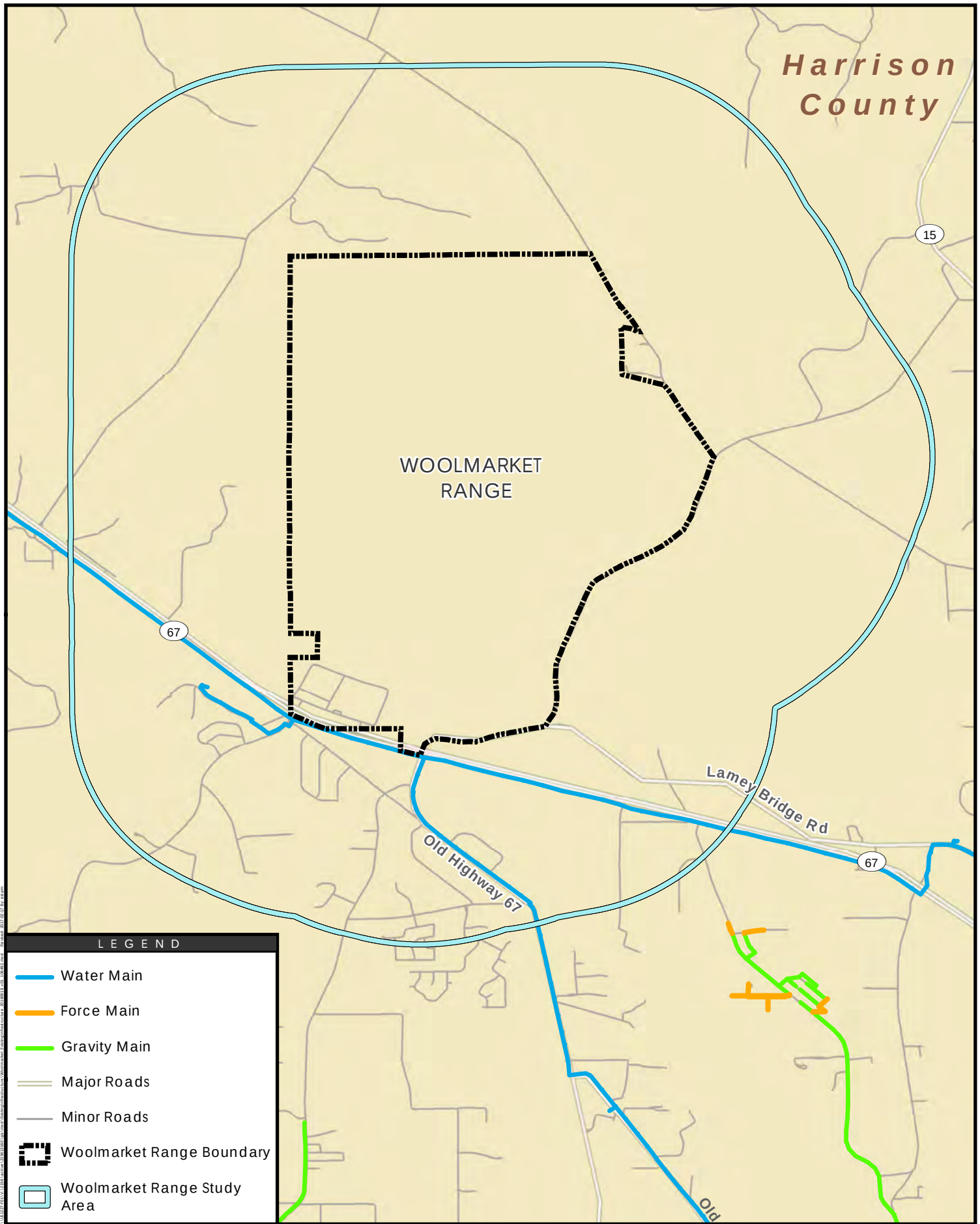
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Woolmarket Range
Environmental Factors Exhibit
February 2017



0 1,750 3,500
Feet





LEGEND

- Water Main
- Force Main
- Gravity Main
- Major Roads
- Minor Roads
- Woolmarket Range Boundary
- Woolmarket Range Study Area



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Woolmarket Range
Existing Infrastructure Exhibit
February 2017



0 1,750 3,500
Feet

**Harrison
County**

**WOOLMARKET
RANGE**

67

15

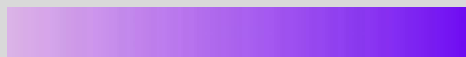
Old Highway 67

Lamey Bridge Rd

67

**Land Suitability for Development without Regard to
Military Footprint**

Less Factors Attractive to Development



More Factors Attractive to Development

**Harrison
County**

**WOOLMARKET
RANGE**

67

15

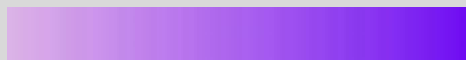
Old Highway 67

Lamey Bridge Rd

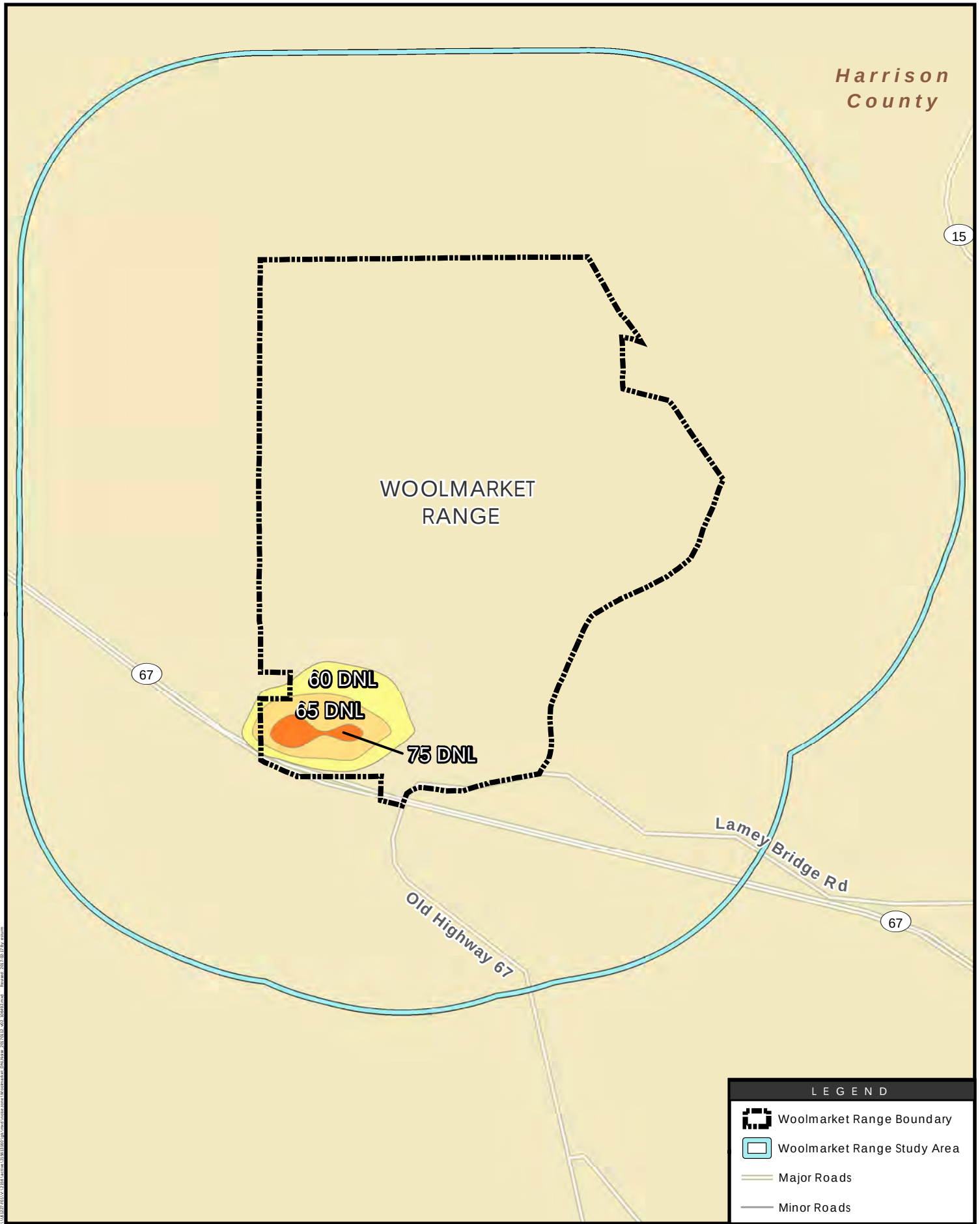
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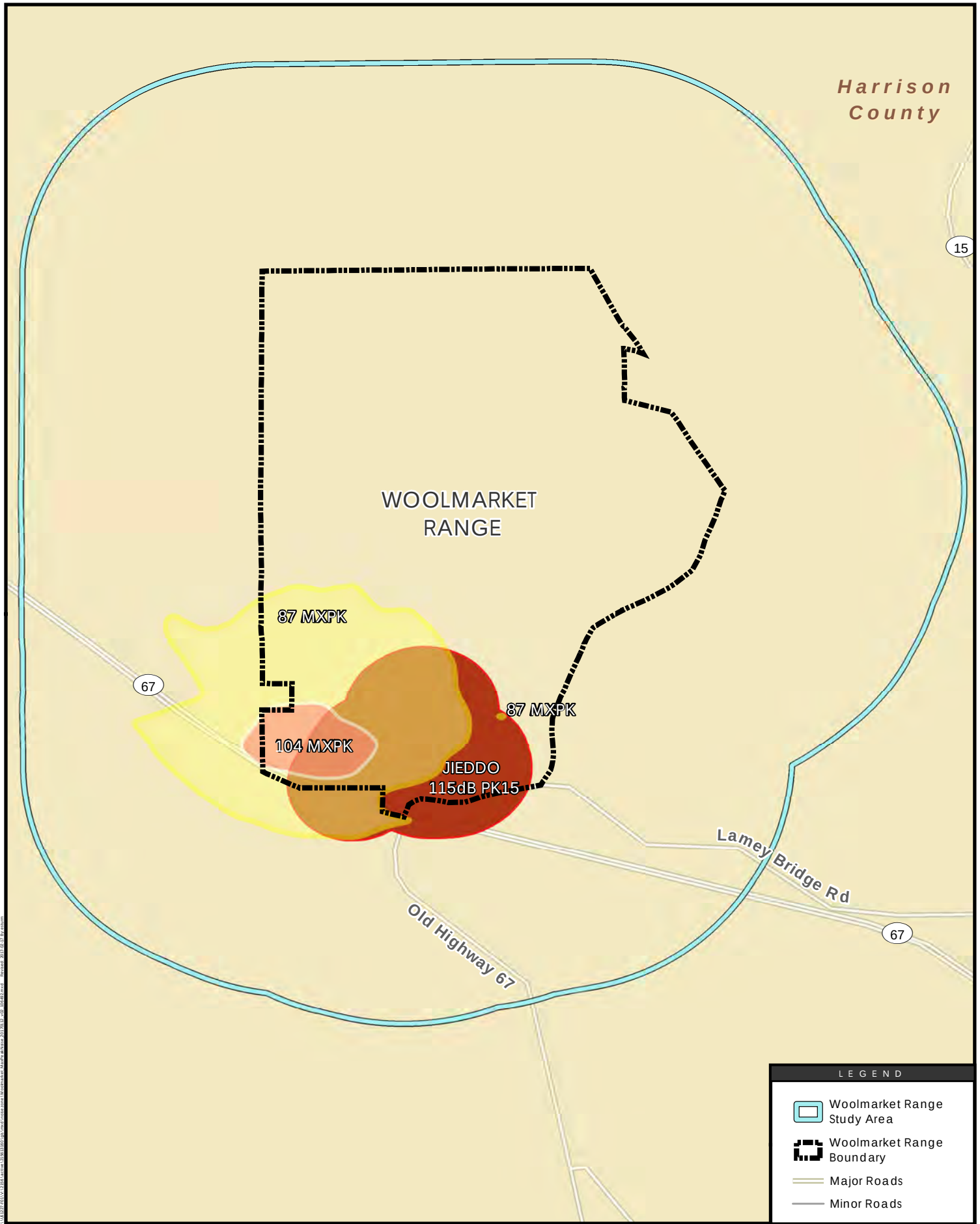
**Land Suitability for Development with Regard to Military
Footprint**

Less Factors Attractive to Development



More Factors Attractive to Development





\\nas01\proj\104155\104155.dwg 15/02/2017 10:51:15 AM User: stantec\jason.miller Plot Date: 15/02/2017 10:51:15 AM Plot By: jason.miller



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Woolmarket Range

Max Peak Noise Contours

February 2017

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0 1,600 3,200
Feet

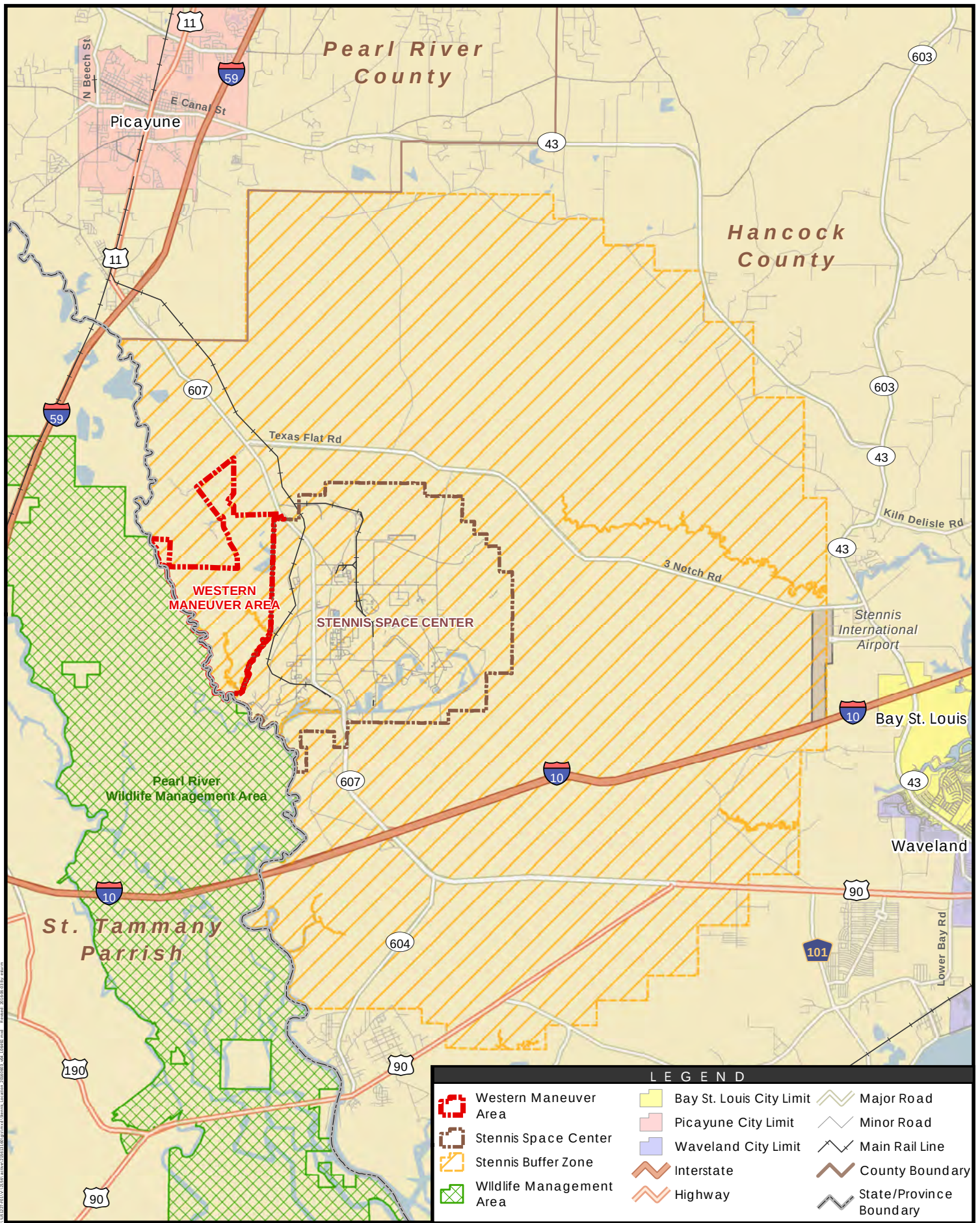
Prepared by: E.E.S. 01/12/17



NCBC + Special Areas Joint Land Use Study

Western Maneuver Area Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Proposed Expansions



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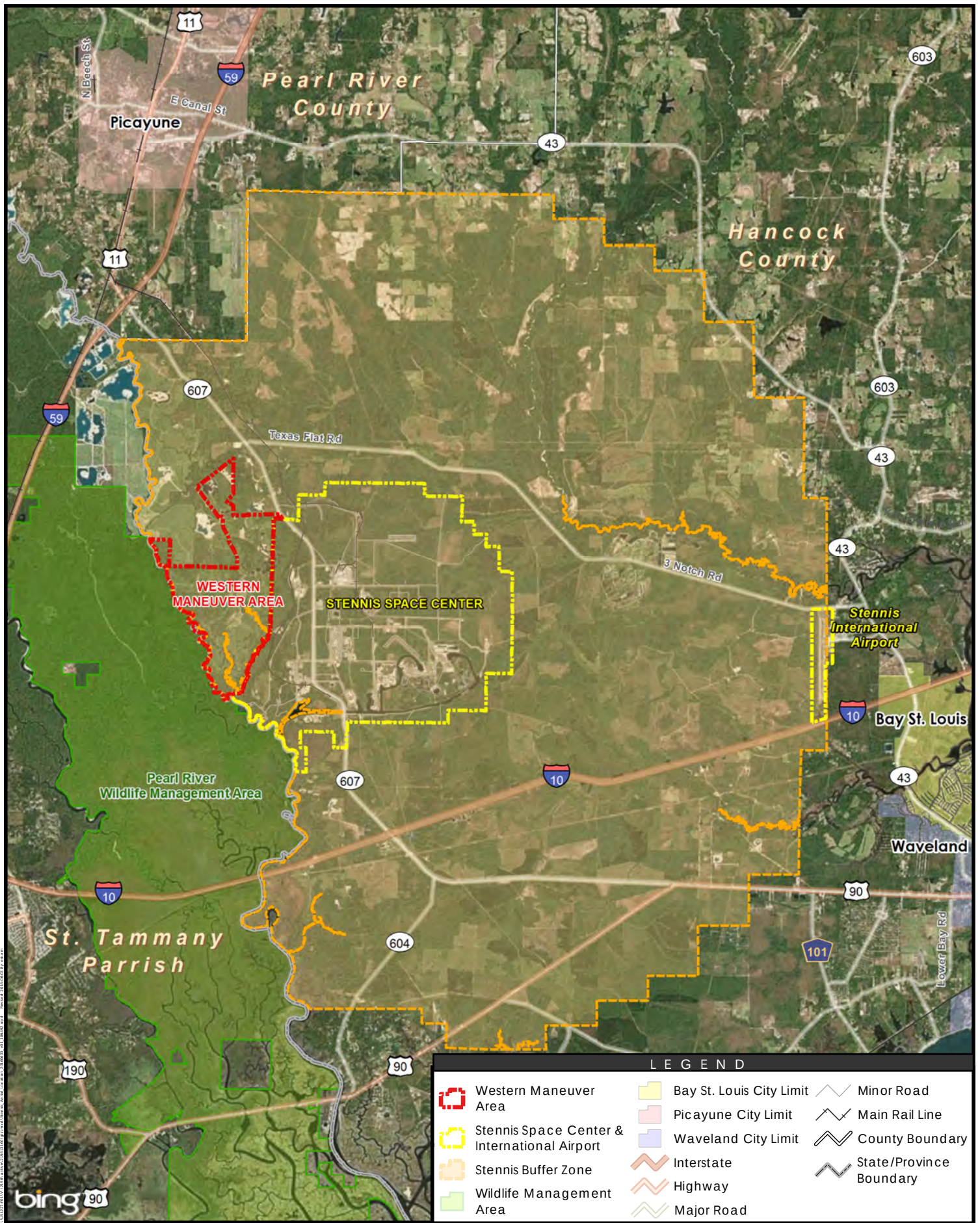
Western Maneuver Area Location Exhibit

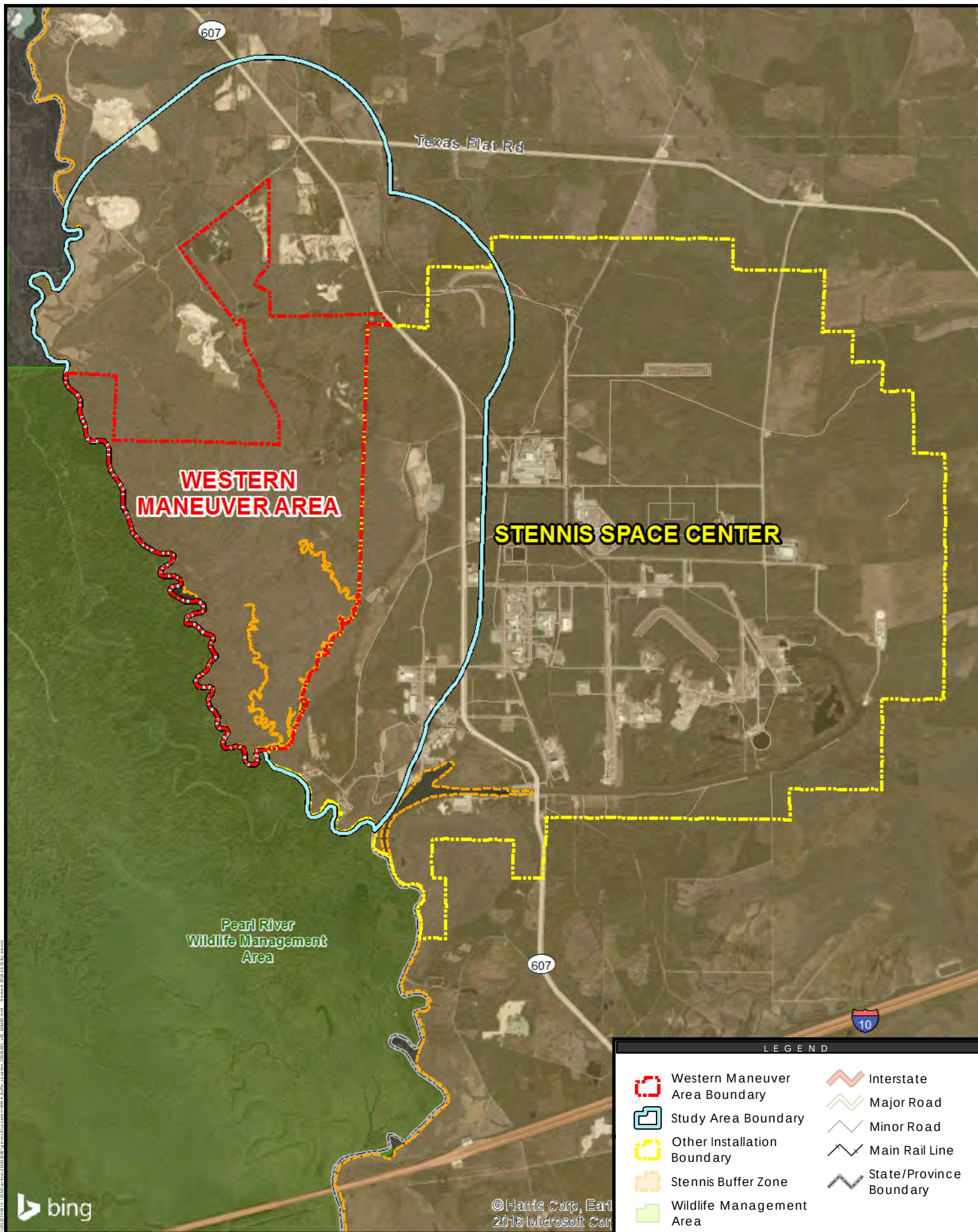
June 2016

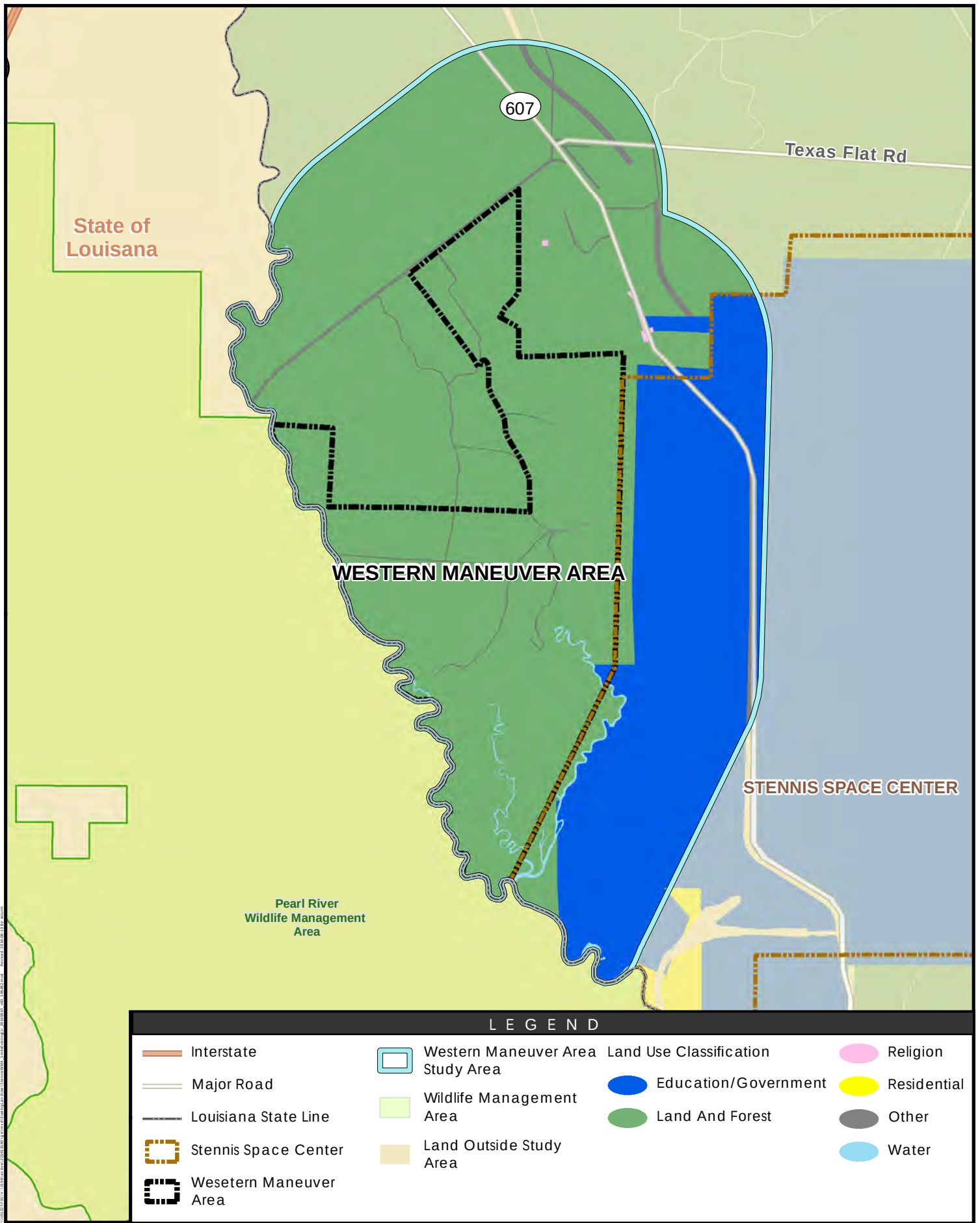


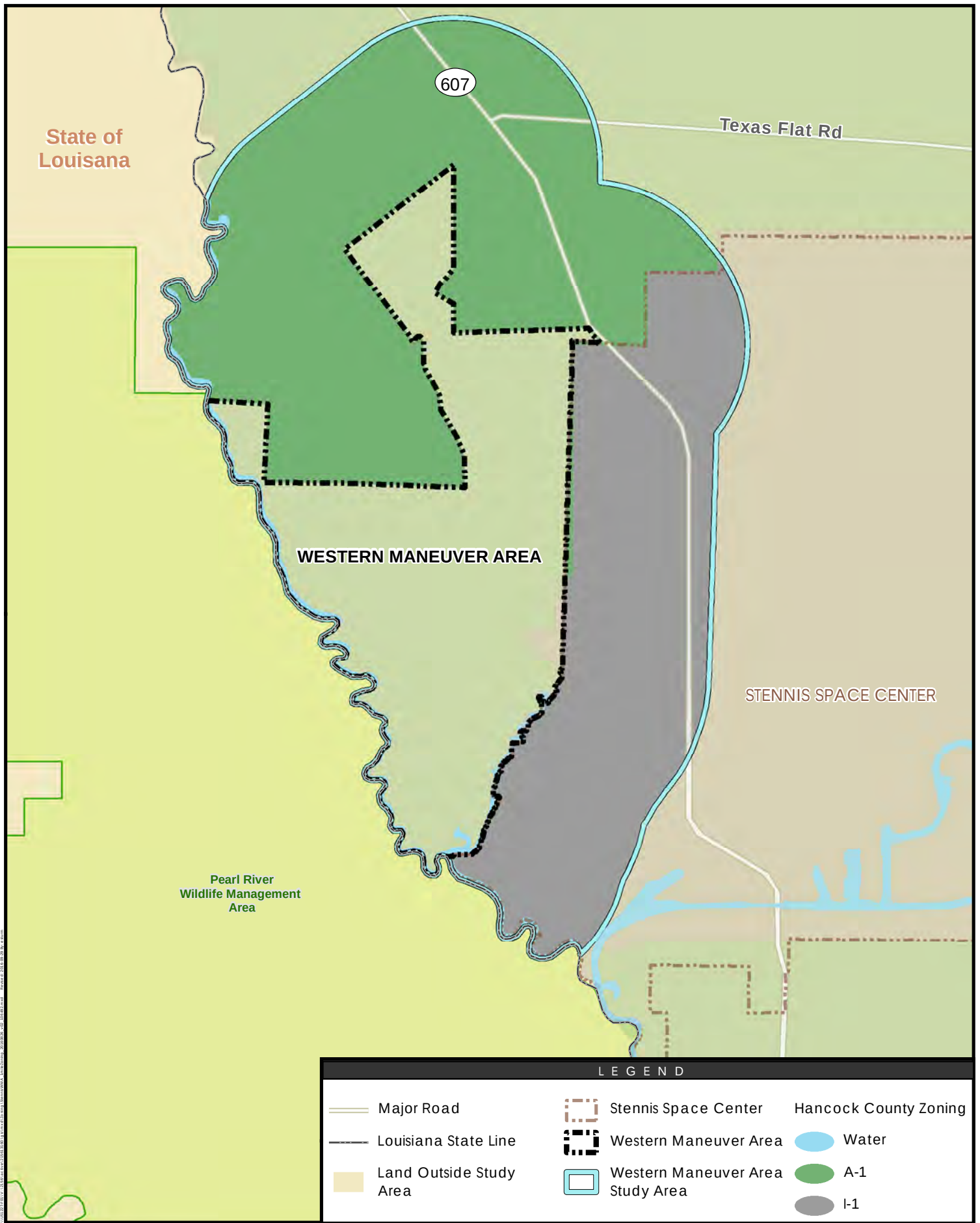
0 1.25 2.5 Miles

Prepared by: E.E.S. 06/03/16

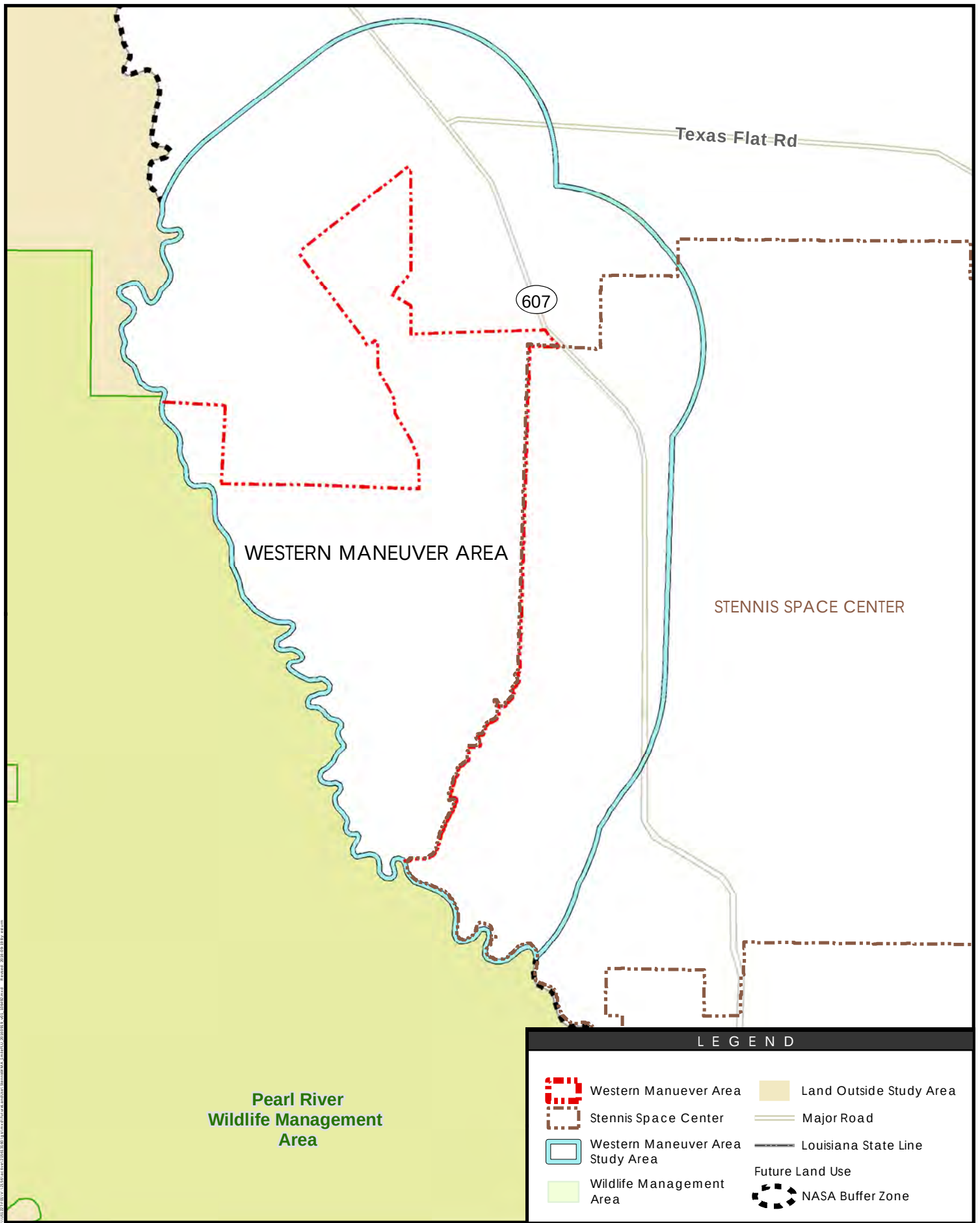


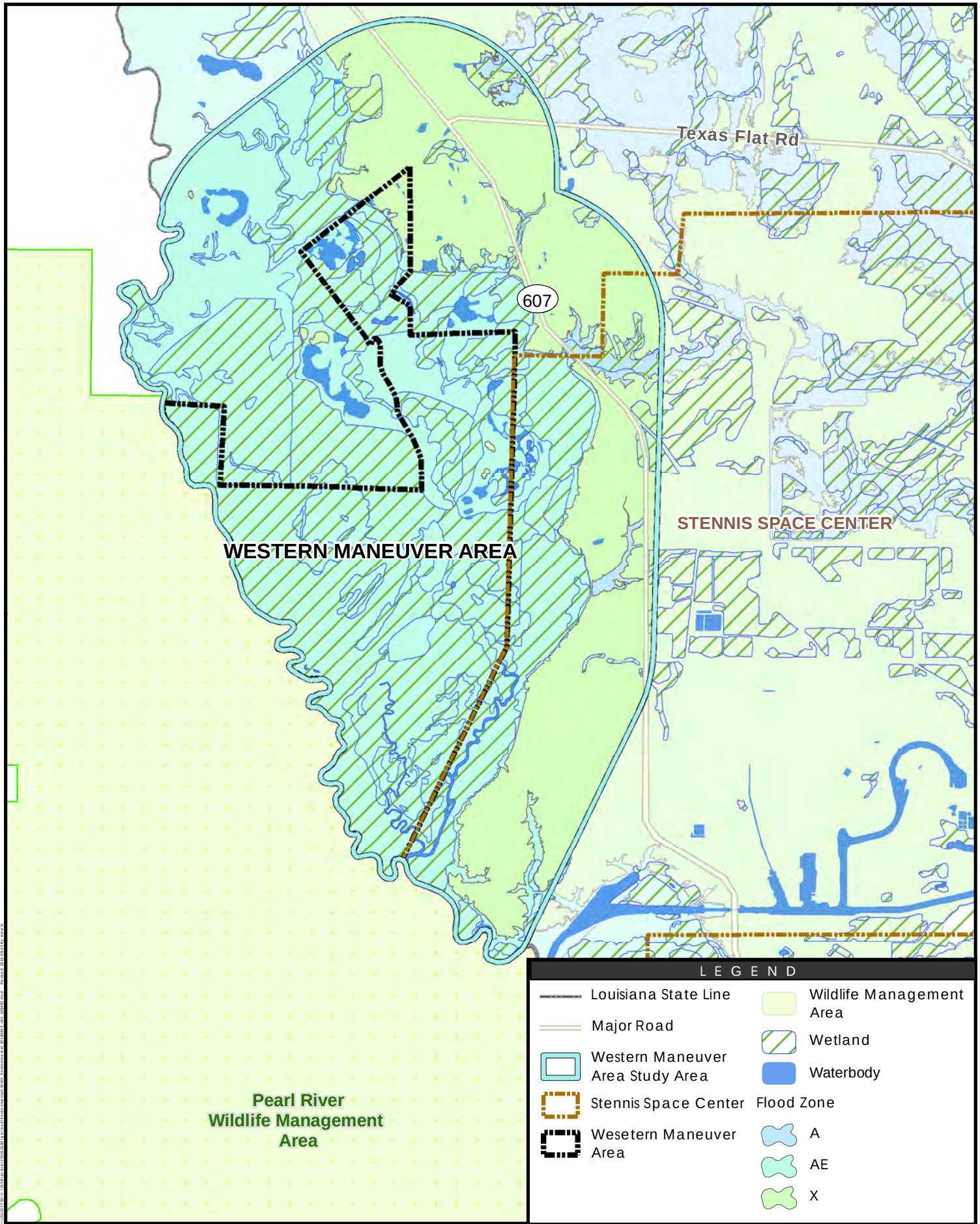


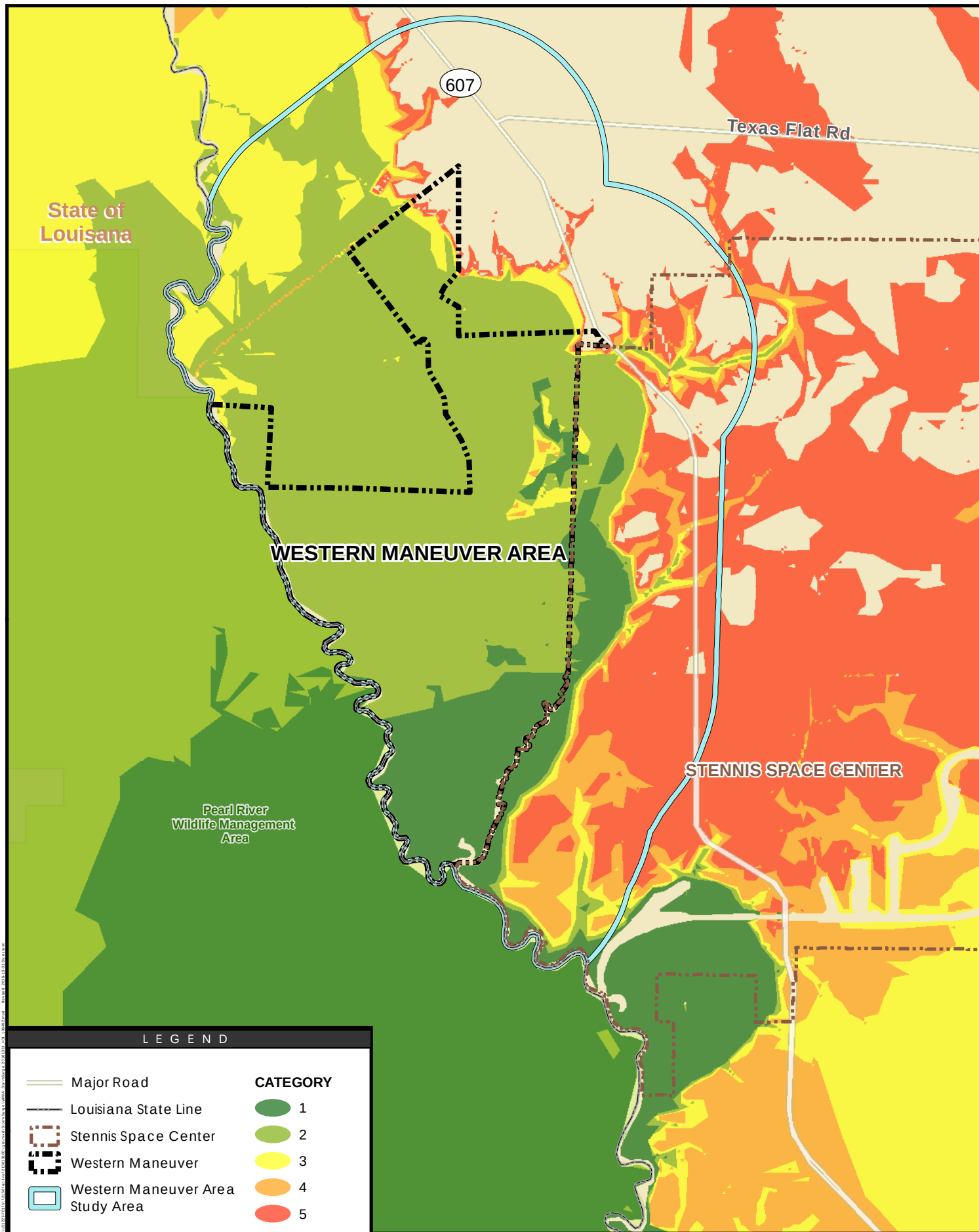




LEGEND		
Major Road	Stennis Space Center	Hancock County Zoning
Louisiana State Line	Western Maneuver Area	Water
Land Outside Study Area	Western Maneuver Area Study Area	A-1
		I-1





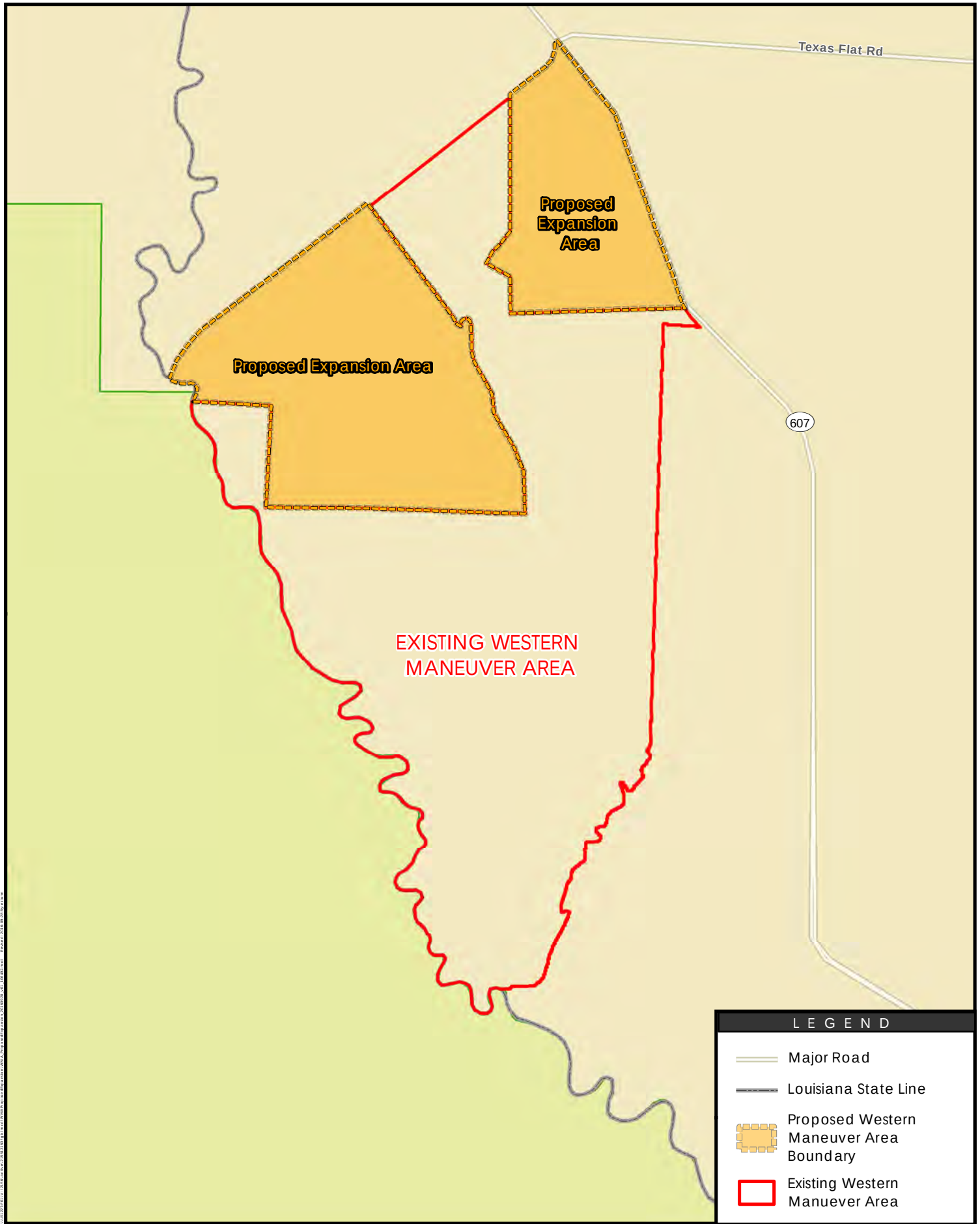


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Western Maneuver Area Storm Surge Exhibit October 2016



0 2,250 4,500
Feet



LEGEND

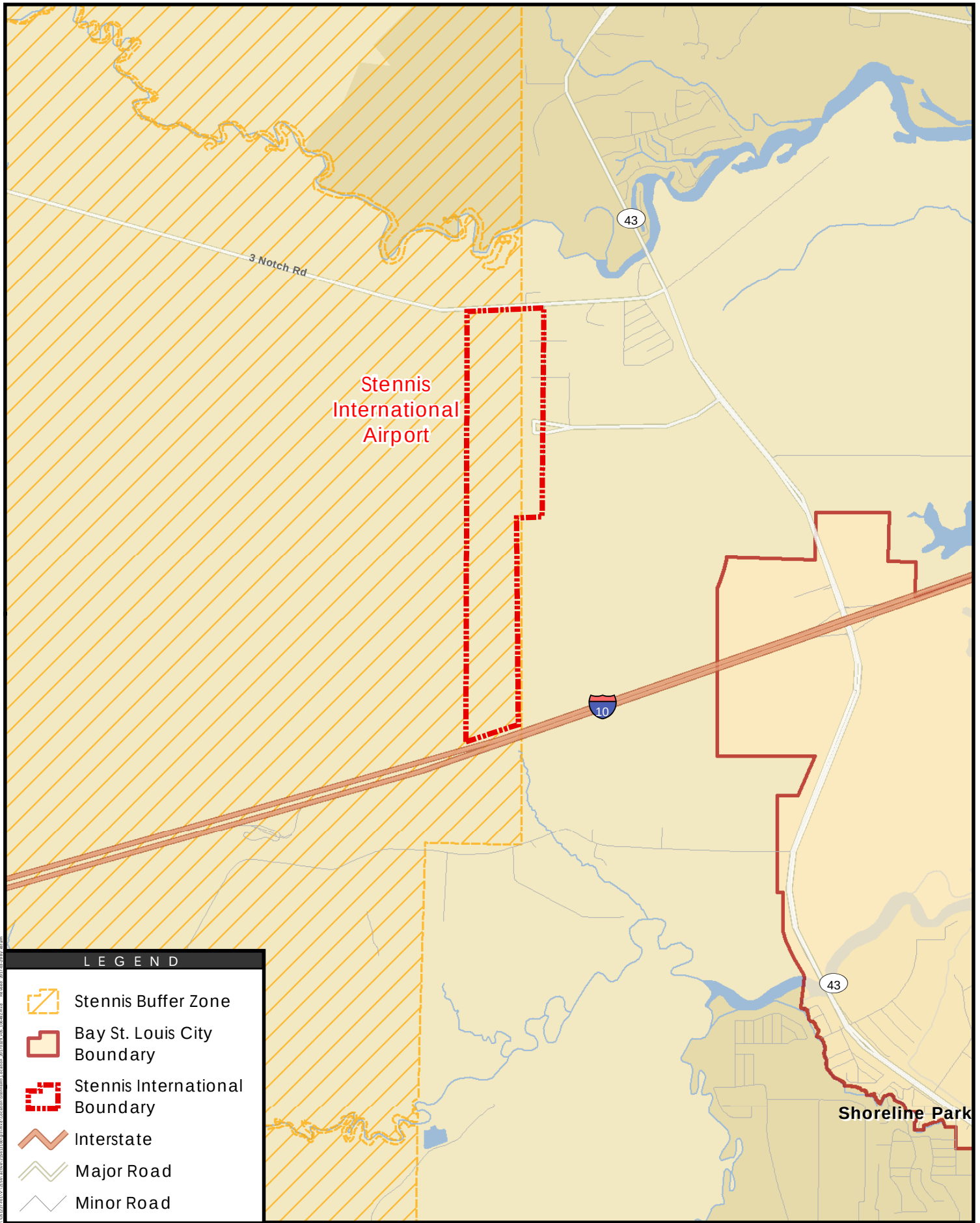
- Major Road
- Louisiana State Line
- Proposed Western Maneuver Area Boundary
- Existing Western Maneuver Area

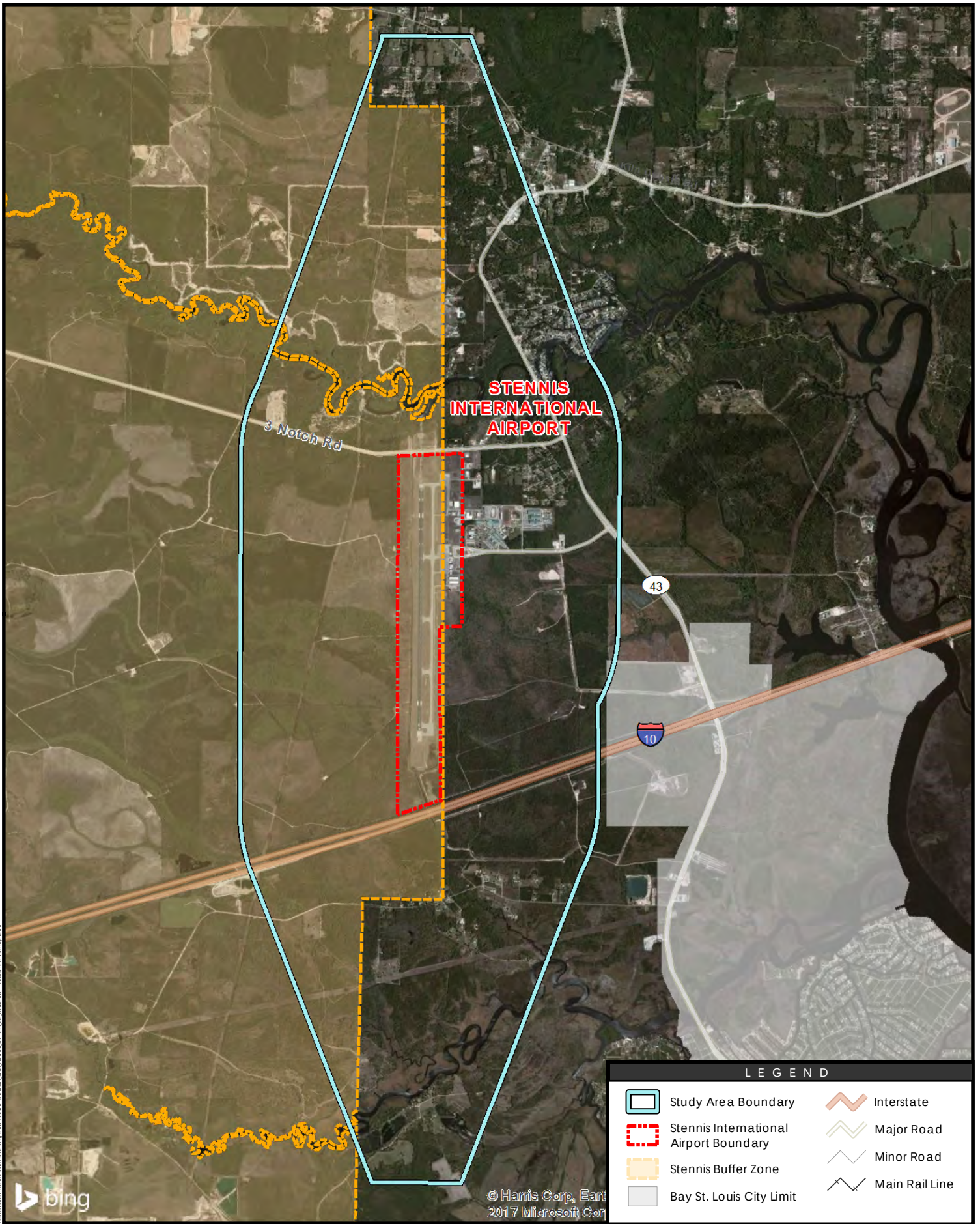


NCBC + Special Areas Joint Land Use Study

Stennis International Airport Maps

- Location
- Location (Aerial)
- Existing Land Use
- Zoning
- Future Land Use
- Environmental
- Storm Surge
- Land Suitability for Development without Regard to Military Footprint
- Land Suitability for Development with Regard to Military Footprint
- Existing Land Use and Flight Paths
- Night Lighting Average Visibility (1993)
- Night Lighting Average Visibility (2003)
- Night Lighting Average Visibility (2013)
- AICUZ Existing Land Use
- AICUZ Zoning
- AICUZ Future Land Use





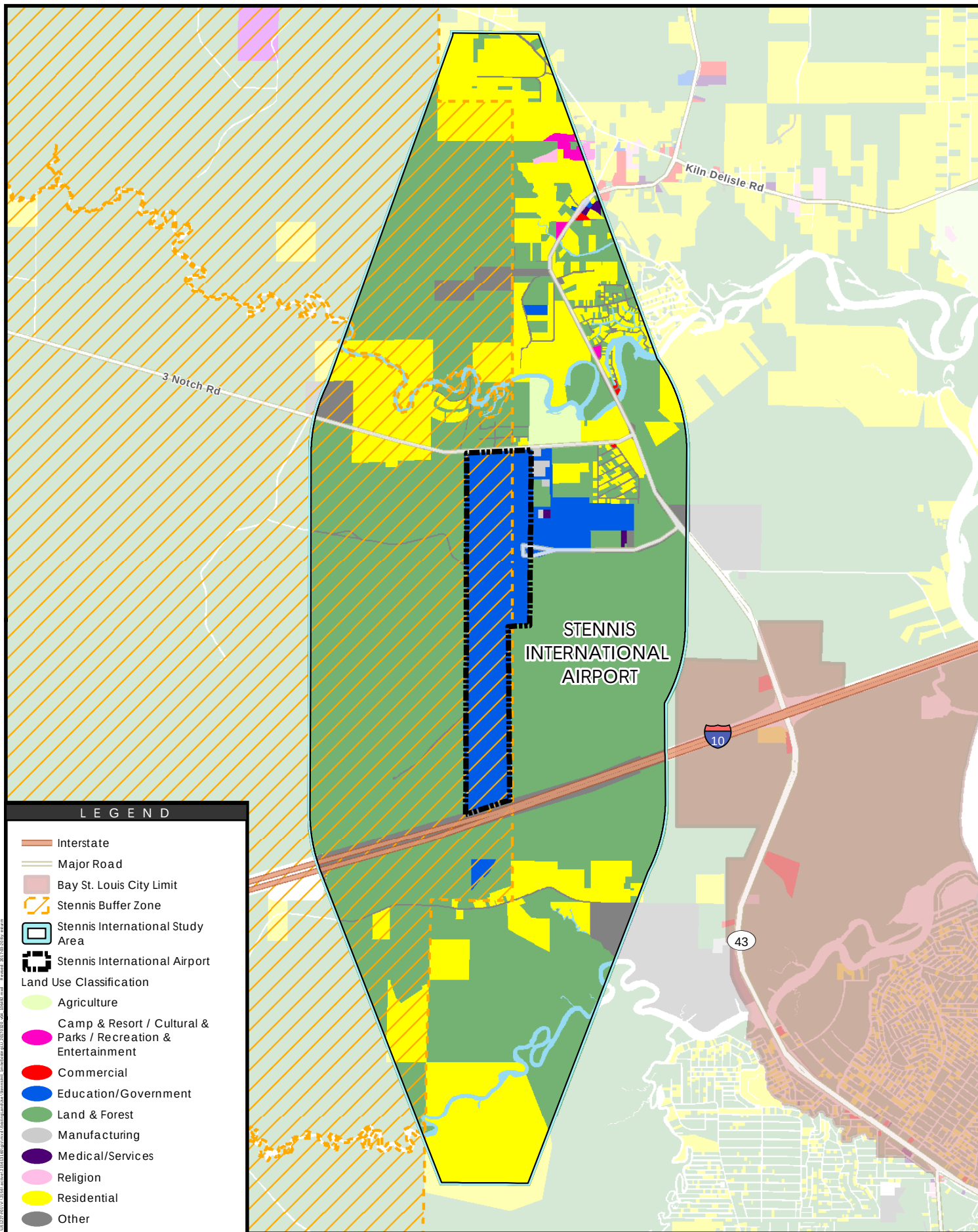
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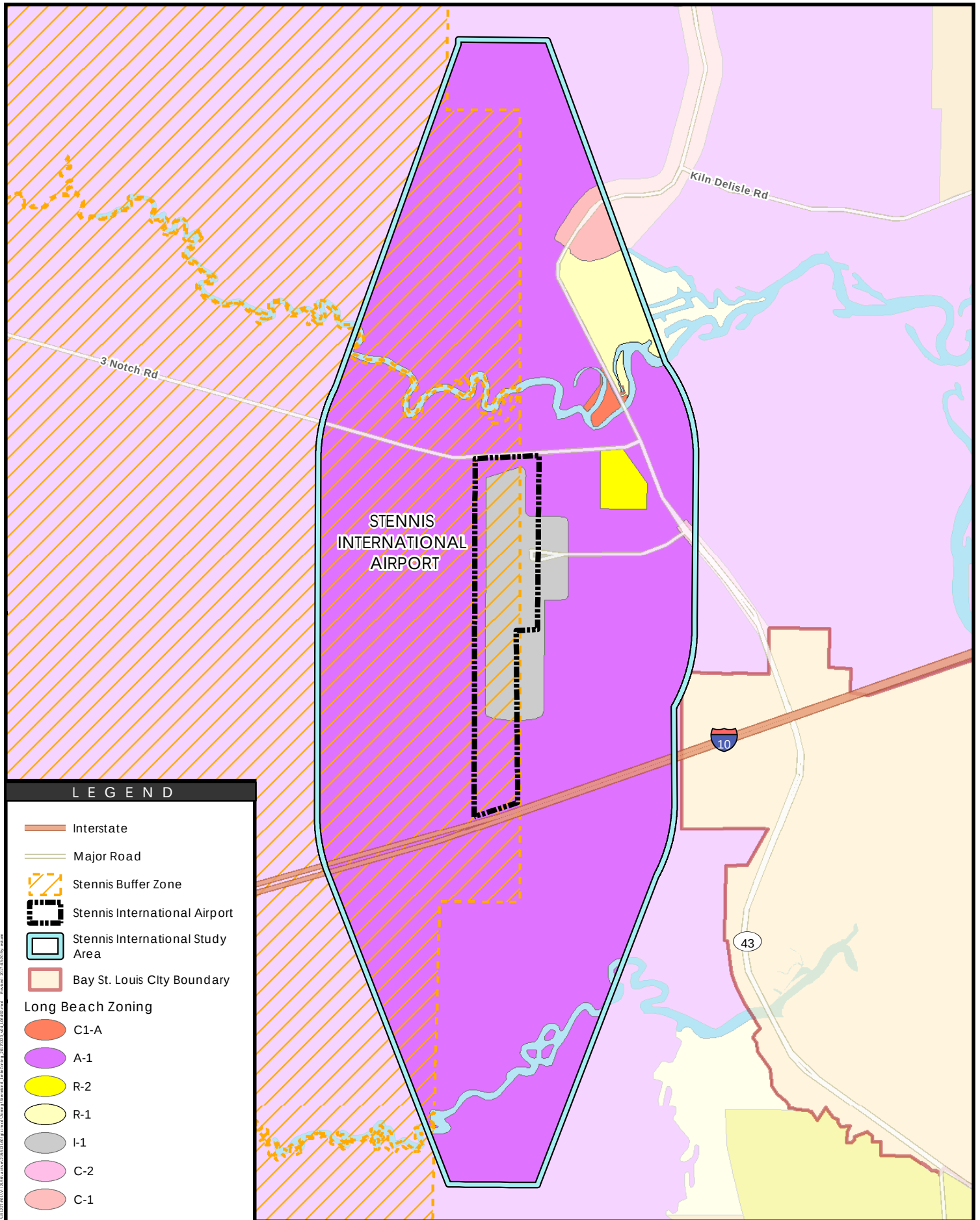
Stennis International Airport Location Exhibit

March 2017



0 2,100 4,200
Feet





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Stennis International Airport Zoning Exhibit March 2017

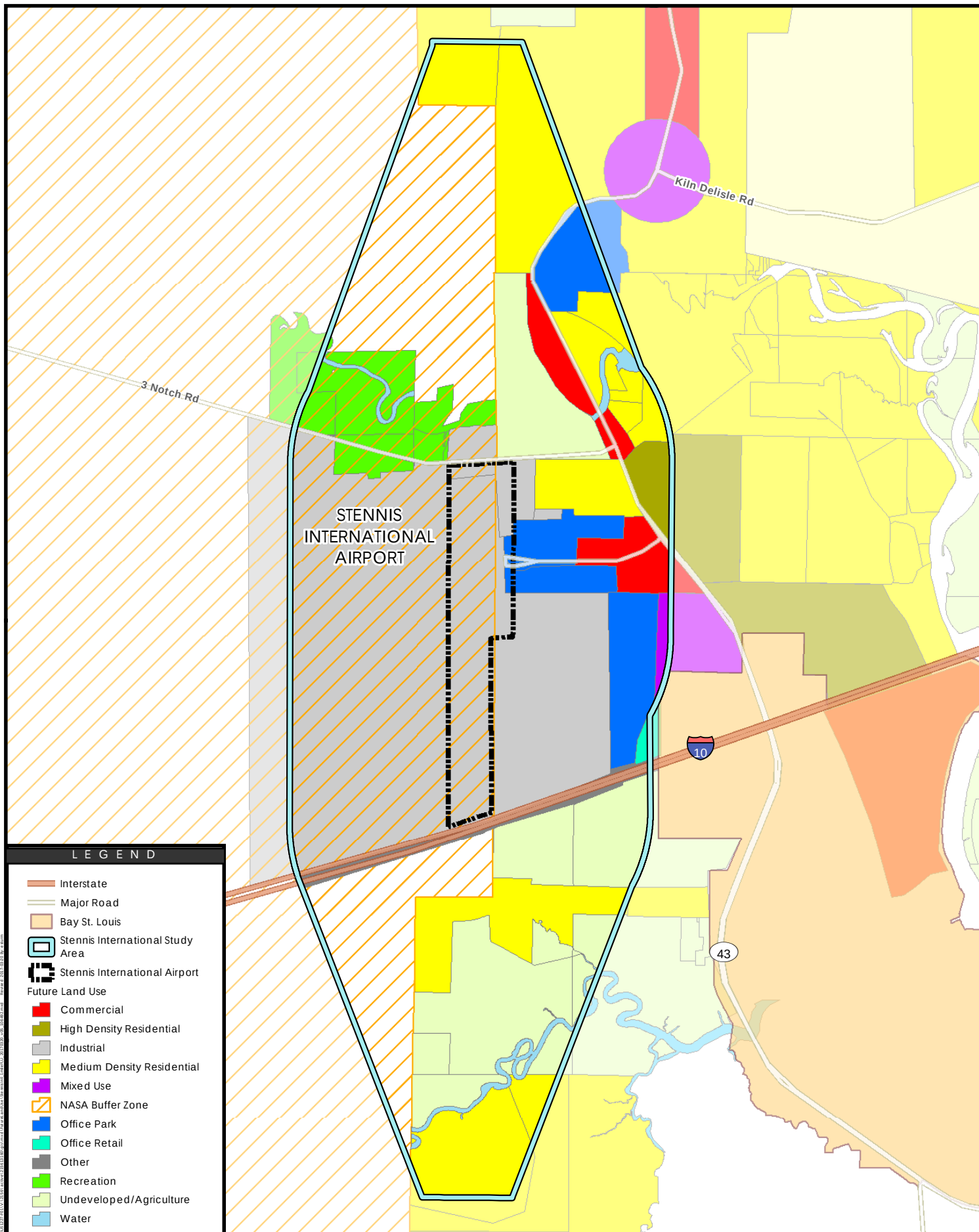


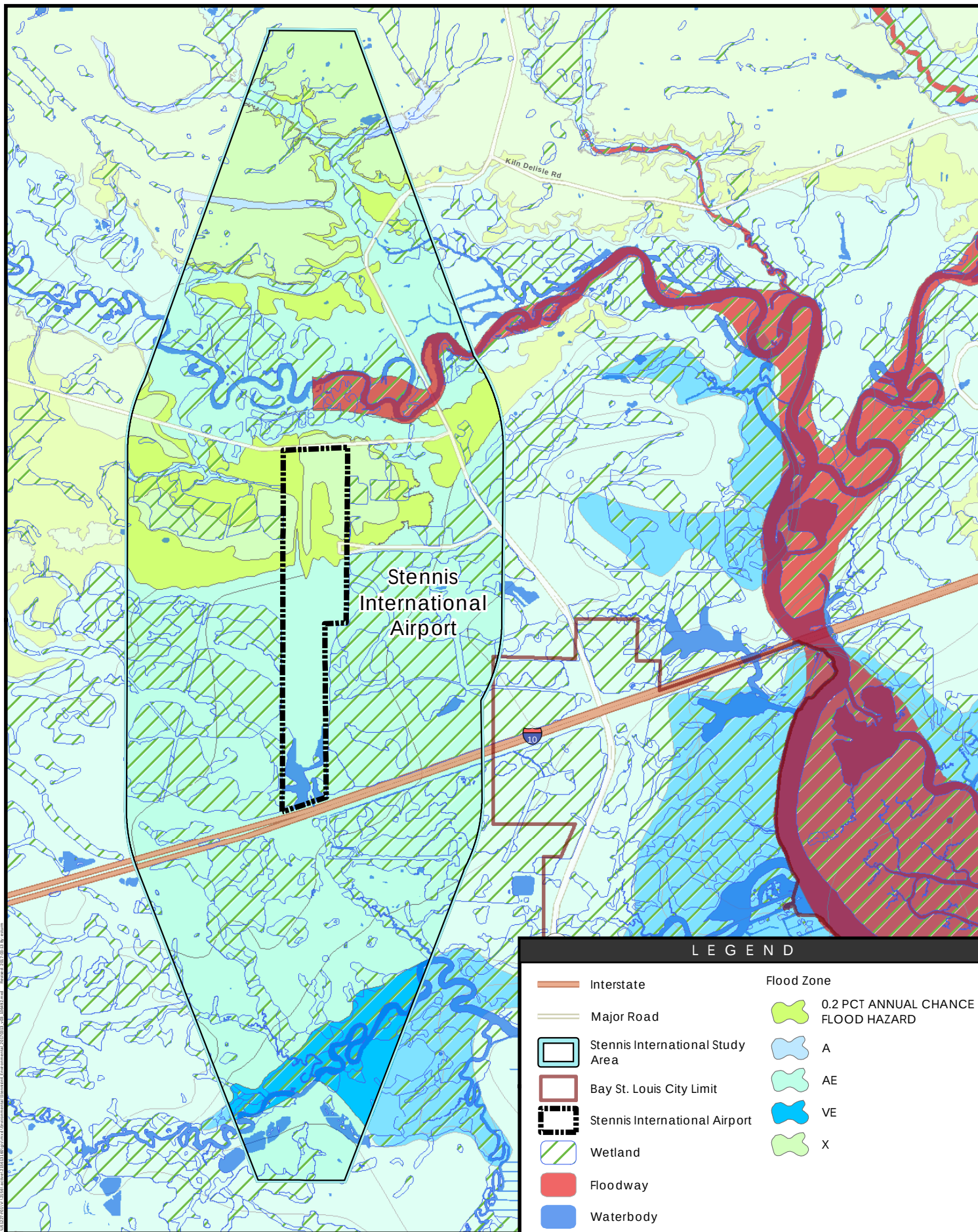
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0 2,100 4,200 Feet

Prepared by: E.E.S. 03/14/17





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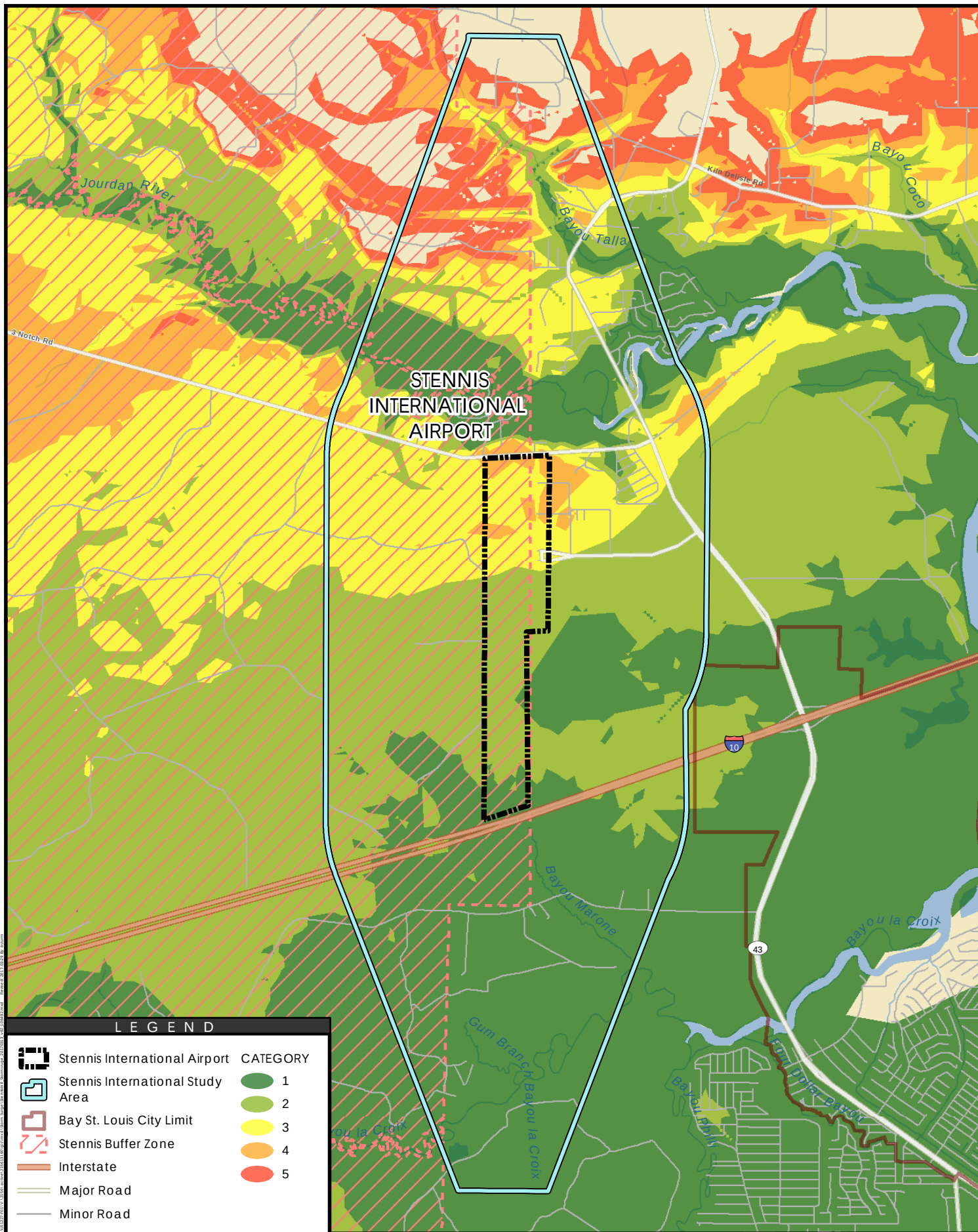
Stennis International Airport Environmental Factors Exhibit

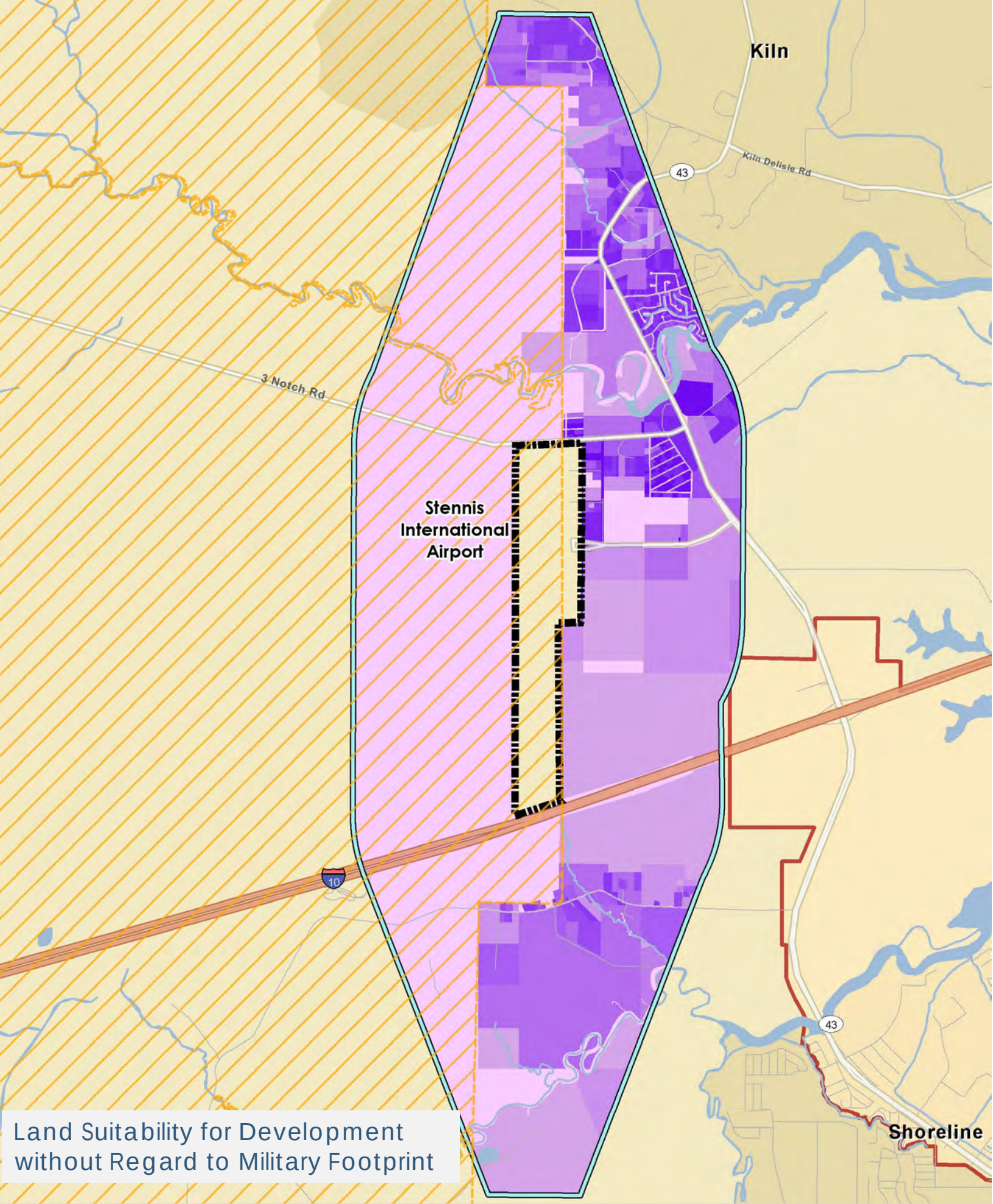
March 2017

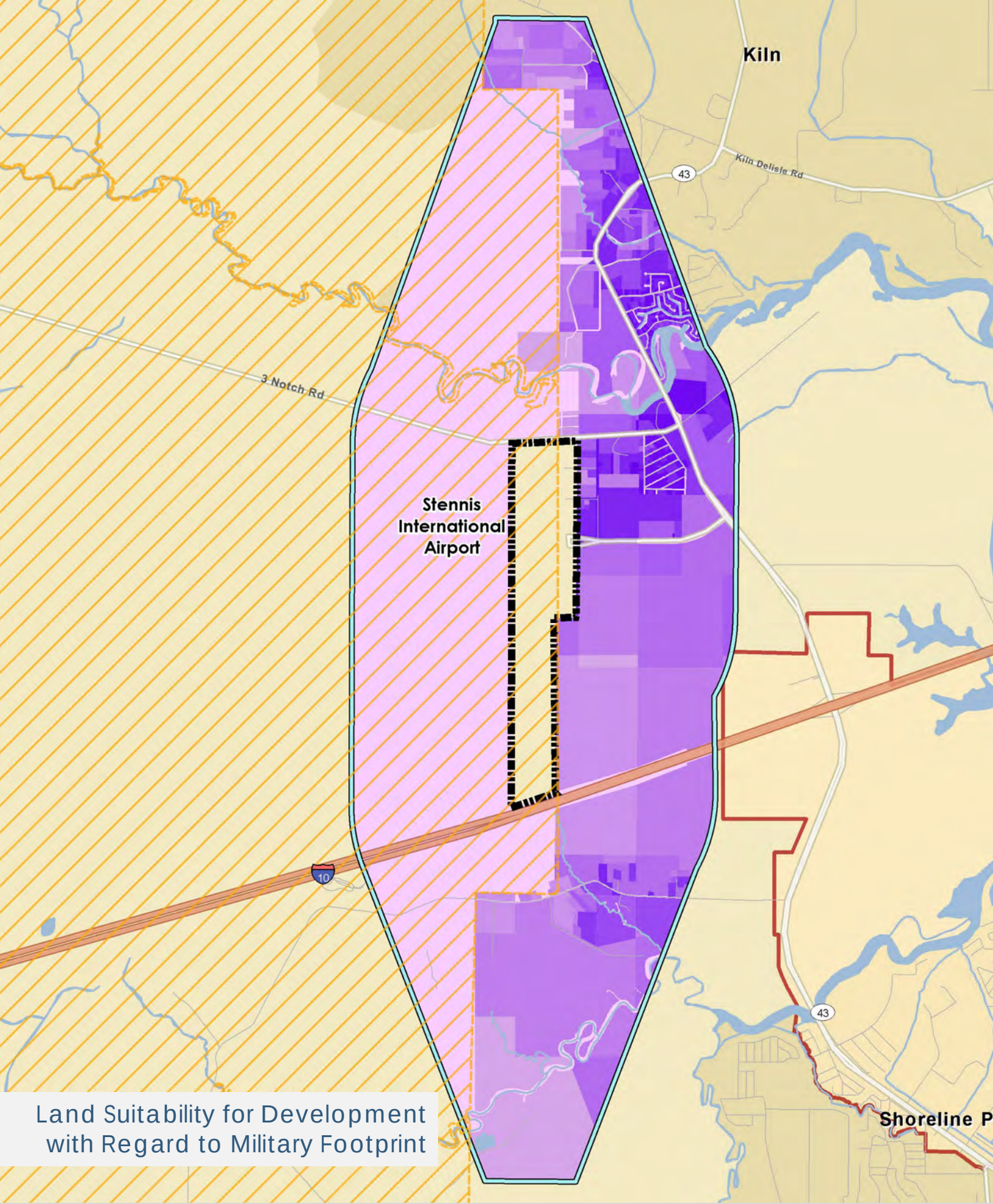


0 2,100 4,200
Feet

Prepared by: E.E.S. 03/13/17

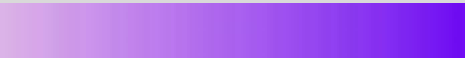




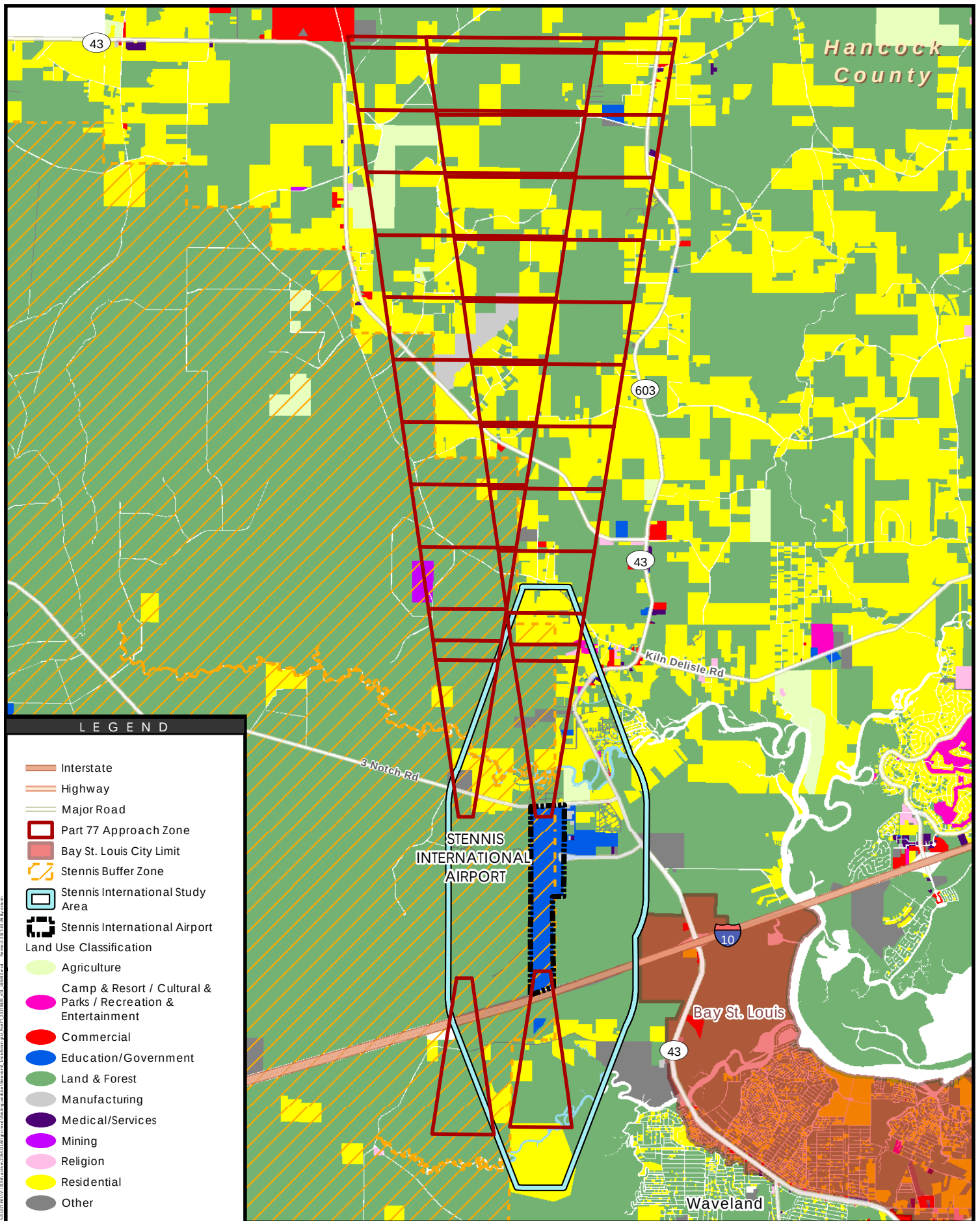


Land Suitability for Development
with Regard to Military Footprint

Less Factors Attractive to Development



More Factors Attractive to Development



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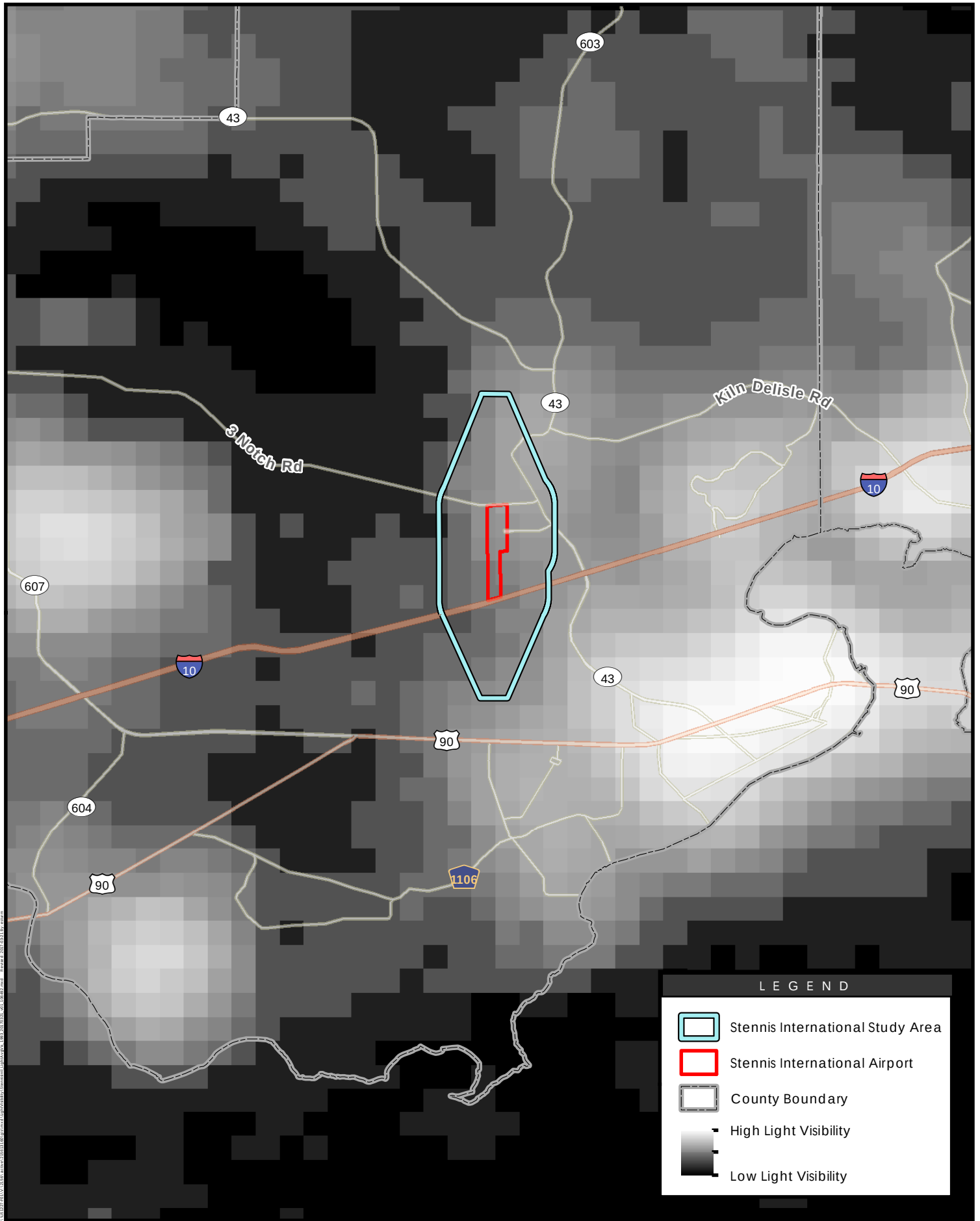
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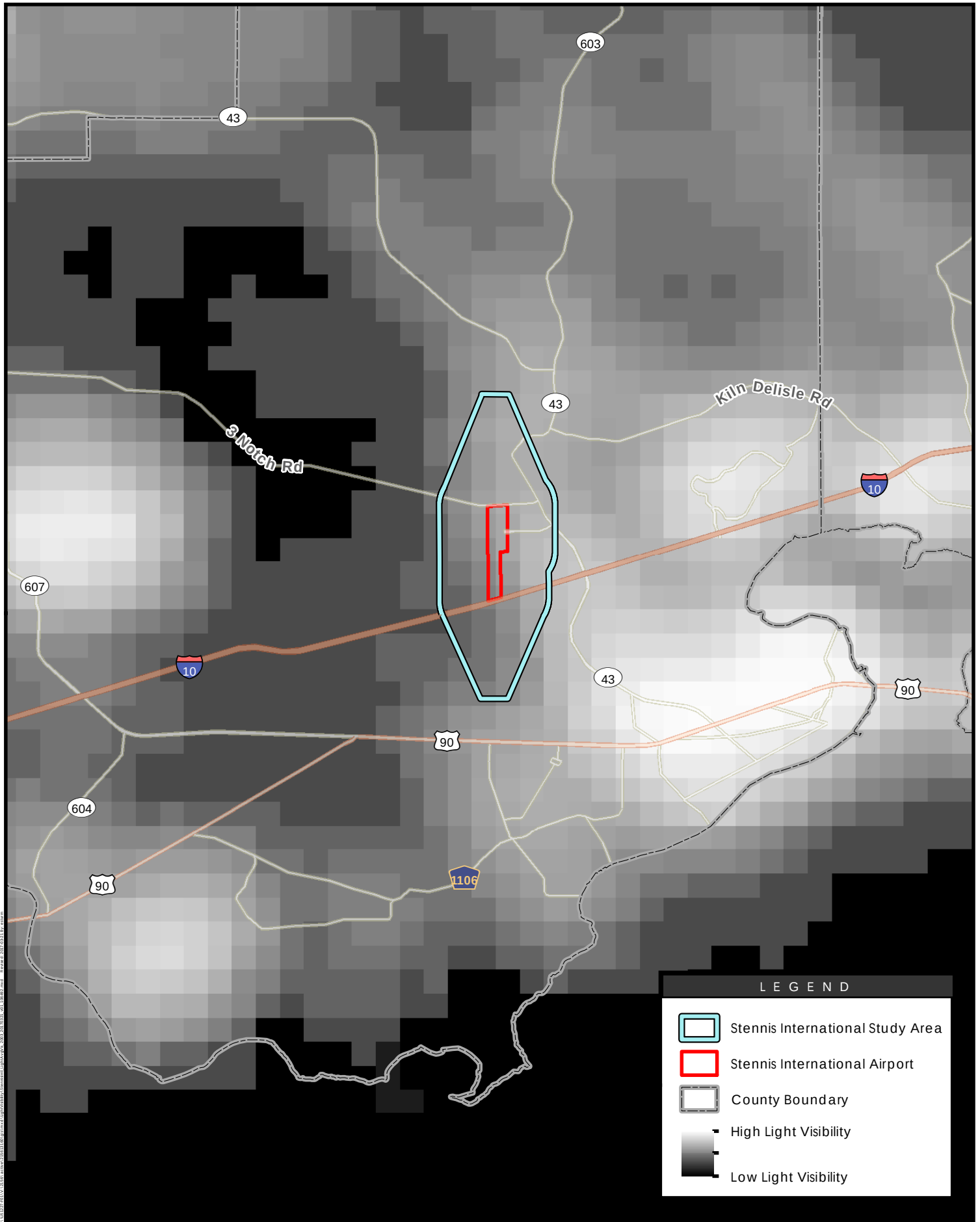
Stennis International Airport Existing Land Use Exhibit March 2017

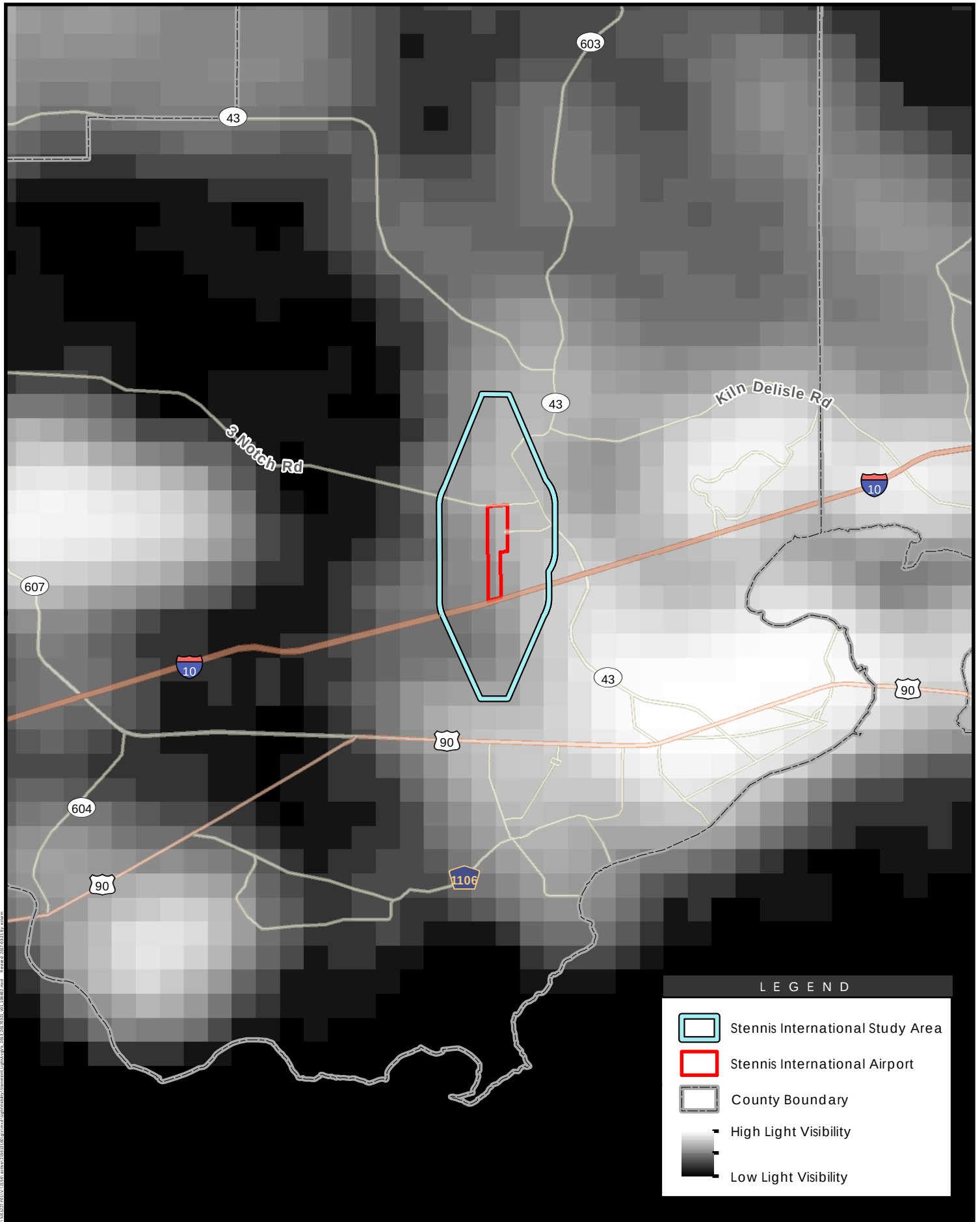


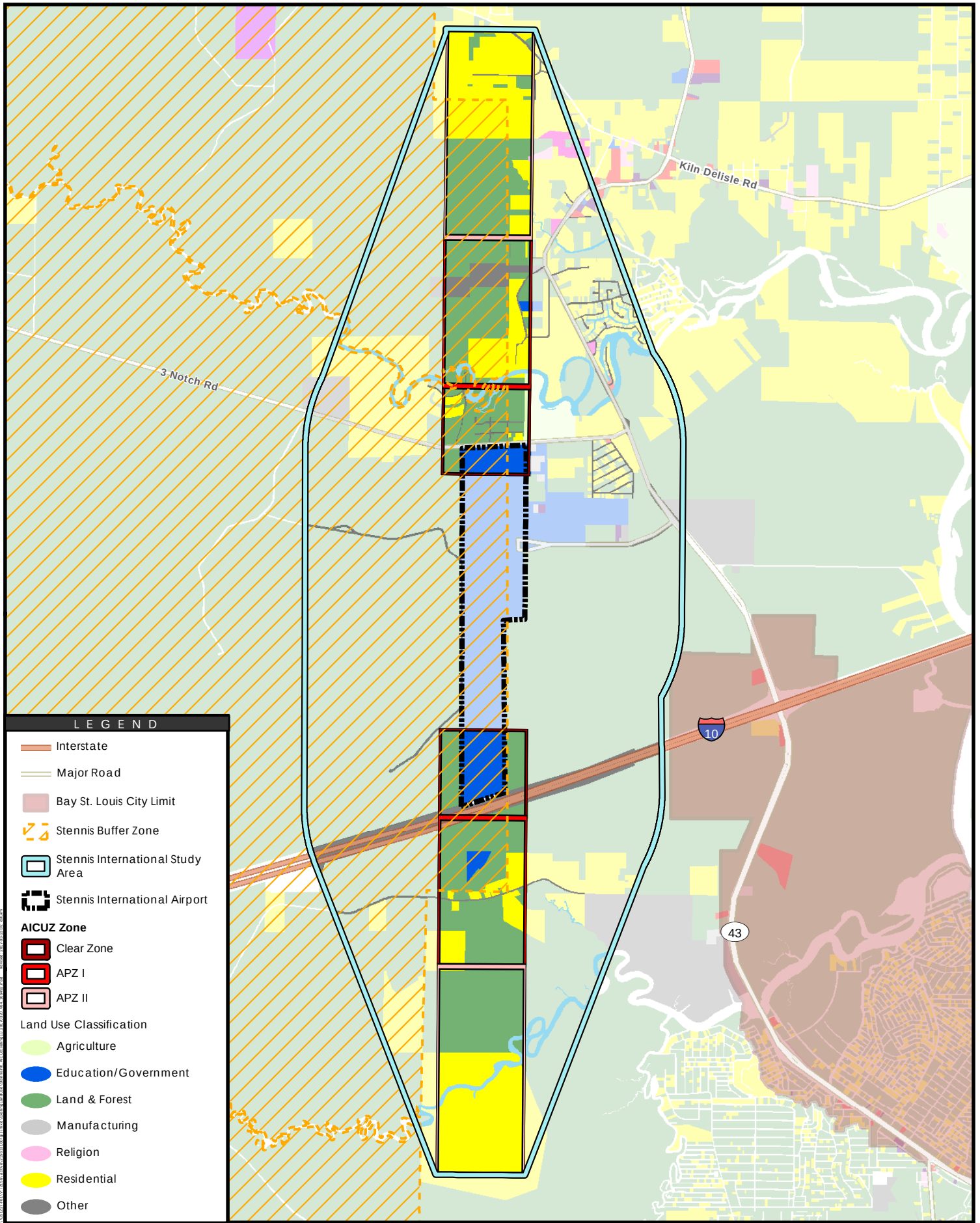
0 2,100 4,200
Feet

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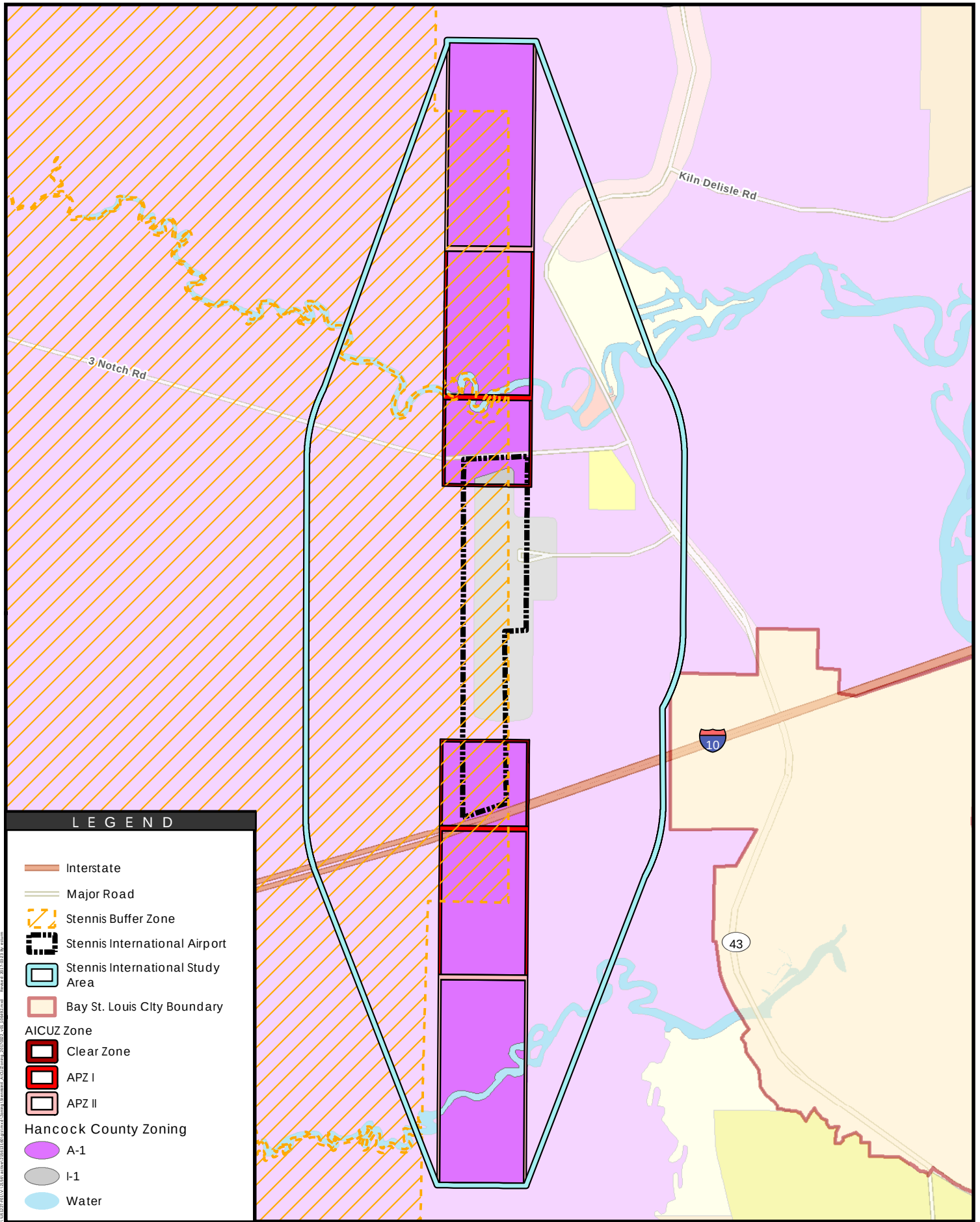
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Stennis International Airport AICUZ Existing Land Use Exhibit March 2017



0 2,100 4,200
Feet

Prepared by: E.E.S. 03/23/17



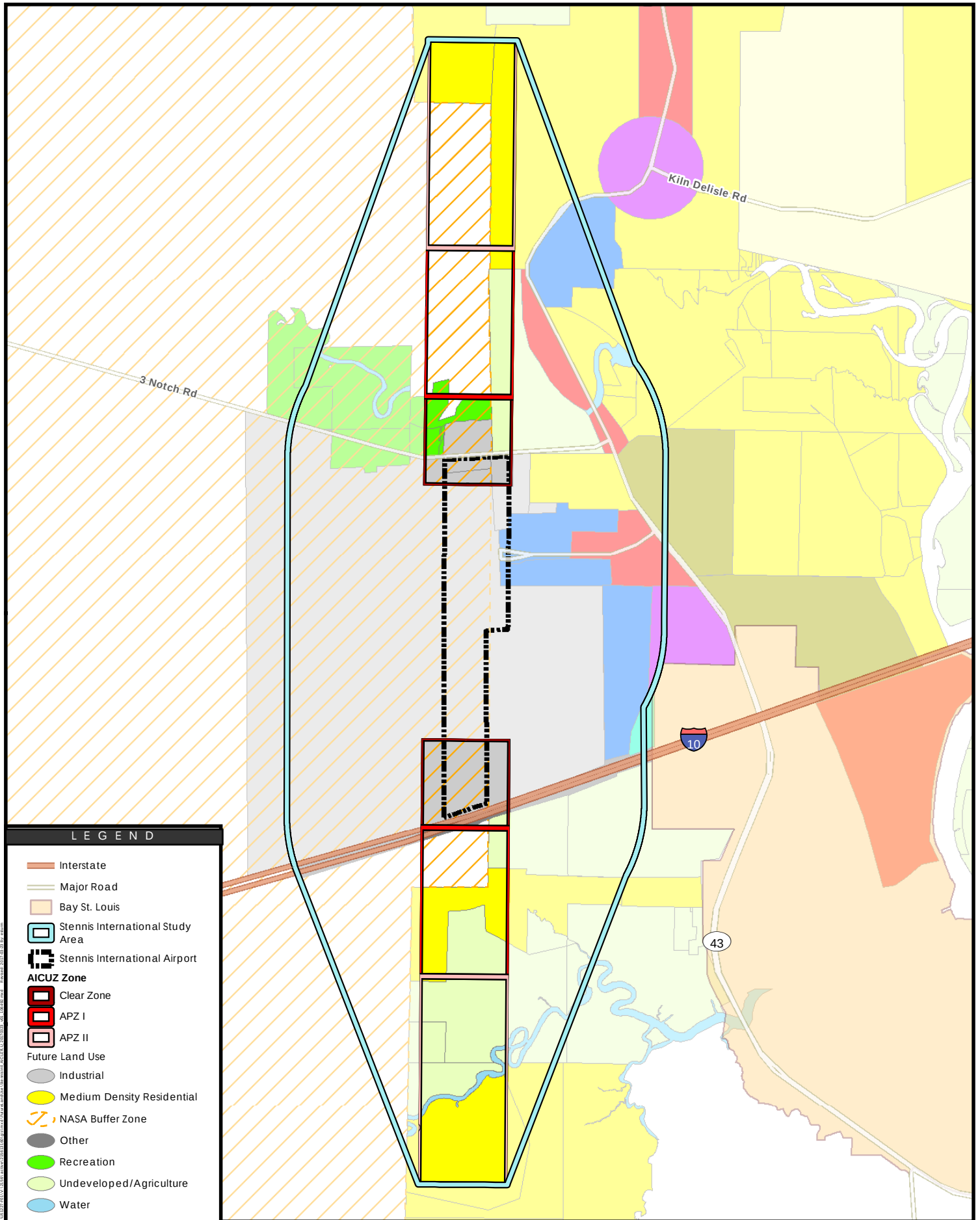
Stantec Consulting Services Inc.
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tel 941.907.6900
fax 941.907.6911

Stennis International Airport AICUZ Zoning Exhibit March 2017



0 2,100 4,200 Feet

Prepared by: E.E.S. 03/23/17



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Stennis International Airport AICUZ Future Land Use Exhibit March 2017



0 2,100 4,200
Feet

Prepared by: E.E.S. 03/14/17



APPENDIX



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

ACRONYMS

A

ACP	Access Control Point
ADC	Association of Defense Communities
AFN	Armed Forces Network
AICP	American Institute of Certified Planners
AICUZ	Air Installation Compatible Use Zone
ANSI	American National Standards Institute
APZ	Accident Potential Zone
ATFP	Anti-Terrorism Force Protection

B

BASH	Bird/Wildlife Aircraft Strike Hazard
BMP	Best Management Practice

C

CEPA	Coast Electric Power Association
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CIAP	Coastal Impact Assistance Program
C-IED	Counter-Improvised Explosive Devices
CMREC	Central Mississippi Research and Extension Center
CO	Commanding Officer
CPLO	Community Planning Liaison Officer
CSA	Combined Statistical Area
CENSECFOR	Center for Security Forces
CZ	Clear Zone

D

DAR	Defense Access Road
-----	---------------------



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

dB	Decibel
DHS	Department of Homeland Security
DNL	Day-Night Average Sound Level
DOD	Department of Defense
DOT	Department of Transportation

E

EA	Environmental Assessment
EAP	Encroachment Action Plan
IS	Environmental Impact Statement
EM	Electro Magnetic
EMF	Electro Magnetic Frequency
EPA	Environmental Protection Agency
ESA	Endangered Species Act
EXWC	Engineering and Expeditionary Warfare Center

F

FAA	Federal Aviation Administration
FAR	Federal Aviation Regulations
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FLP	Forest Legacy Program
FTX	Field Training Exercises

G

GIS	Geographic Information System
GISP	GIS Professional
GRPC	Gulf Regional Planning Commission



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

H

HCDC	Harrison County Development Commission
HCPHC	Hancock County Port and Harbor Commission
HCMT	Harrison County Military Team
HUD	Housing and Urban Development, US Department of

I

ICRMP	Integrated Cultural Resource Management Plan
INRMP	Integrated Natural Resource Management Plan

J

JIEDDO	Joint Improvised Explosive Device Defeat Organization
JLUS	Joint Land Use Study

K

KHSA	Stennis International Airport Identifier
------	--

L

LBIP	Long Beach Industrial Park
LDWF	Louisiana Department of Wildlife and Fisheries
LID	Low Impact Development
LWCF	Land and Water Conservation Fund

M

MARSOC	Marine Corps Special Operations Command
MCDEMA	Mississippi Civil Defense Emergency Management Agency
MDA	Mississippi Development Authority
MDEQ	Mississippi Department of Environmental Quality
MDOT	Mississippi Department of Transportation
MGCCC	Mississippi Gulf Coast Community College



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

MIA	Military Influence Area
MIOD	Military Influence Overlay District
MMCC	Mississippi Military Communities Council
MNRRRA	Mississippi National River and Recreation Area
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MS	Mississippi
MSA	Metropolitan Statistical Area

N

NAS	Naval Air Station
NASA	National Aeronautics and Space Administration
NAVFAC	Naval Facilities Engineering Command
NAVOCEANO	Naval Oceanographic Office
NAVSCIATTS	Naval Small Craft Instructional and Technical Training School
NAQQ	National Ambient Air Quality Standards
NCBC	Naval Construction Battalion Center
NCF	Naval Construction Forces
NCG	Naval Construction Group
NCIS	Naval Criminal Investigation Service
NCTC	Naval Construction Training Center
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NGO	Non-Governmental Organization
NMCB	Naval Mobile Construction Battalion
NMCRC	Navy and Marine Corps Reserve Units
NMOC	Naval Meteorology and Oceanography Command
NMPS	Navy Mobilization Processing Site
NOAA	National Oceanic and Atmospheric Administration
NSA	Naval Support Activity
NSW	Naval Special Warfare
NSWG	Naval Special Warfare Group
NTIA	National Telecommunications and Information Administration



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

O

OEA Office of Economic Adjustment

P

PC Policy Committee
PE Professional Engineer
PIC Principal in Charge
PIO Public Information Officer
PM Project Manager
PRWMA Pearl River Wildlife Management Area
PUD Planned Unit Development

R

RCUZ Range Compatible Use Zone
REPI Readiness and Environmental Protection Integration
RRR Rapid Runway Repair

S

SAR Small Arms Range
SARNAM Small Arms Range Noise Assessment Model
SBT Special Boat Team
SDZ Surface Danger Zone
SEABEE Construction Battalion (CB)
SEAL Sea Air and Land Teams, US Navy
SERPPAS Southeast Regional Partnership for Planning and Sustainability
SIA Stennis International Airport
SOF Special Operations Forces
SREPA Singing River Electric Power Association
SUP Special Use Permit
SSC Stennis Space Center
STRAHNET Strategic Highway Network



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

T

TC	Technical Committee
T&E	Testing and Evaluation

U

UAS	Unmanned Aerial Systems
UAV	Unmanned Aerial Vehicles
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFS	United States Forestry Service
USFWS	United States Fish and Wildlife Service
USN	United States Navy
USV	Unmanned Surface Vehicles
UUV	Unmanned Underwater Vehicles

W

WMA	Western Maneuver Area
-----	-----------------------



NCBC GULFPORT + SPECIAL AREAS JOINT LAND USE STUDY

RESOURCES

- 2030 Harrison County Comprehensive Plan
- Bird/Wildlife Aircraft Strike Hazard. Retrieved December 2016. www.dodpif.org
- City of Gulfport Comprehensive Plan (March 2004)
- City of Gulfport Smart Code
- City of Gulfport Zoning Ordinance
- DeSoto Ranger District. U.S. Department of Agriculture Forest Service. Retrieved September 2016. <http://www.fs.usda.gov>
- Federal Aviation Administration Office of the Chief Counsel. (2015, December 17). State and Local Regulation of Unmanned Aircraft Systems Fact Sheet.
- Federal Aviation Administration. (2016, September 9). Fact Sheet – The Federal Aviation Administration’s Wildlife Hazard Mitigation Program
- Final Environmental Assessment for the Redesignation and Expansion of Restricted Airspace R-4403. (2015, October). Department of the Navy.
- Gulf Coast Business Council Economic Snapshot. December 8, 2015. Volume 4, Issue 2.
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Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ronda Cole, Clerk of Council
Administration

Date: 08/03/2017

Subject: Resolution - approving Memorandum of Understanding with Gulfport Redevelopment Commission (GRC) regarding the MDEQ Agreement related MS Aquarium Project and authorizing the Mayor to execute the same.

Recommendation:

MEMORANDUM OF UNDERSTANDING
Regarding MDEQ Agreement No. _____

This Memorandum of Understanding Regarding MDEQ Agreement No. _____ (“MOU”) is entered into between the City of Gulfport, Mississippi (the “City”) and the Gulfport Redevelopment Commission, the urban renewal agency for the City (the “GRC”) for the GRC to undertake the responsibilities and obligations of the City set forth in the Sub-Award Agreement entered into between the Mississippi Department of Environmental Quality (“MDEQ”) and the City (the “Grant Agreement”) attached hereto as Exhibit “A.”

RECITALS

WHEREAS, MDEQ submitted an application to the United States Treasury for financial assistance under the Direct Component – Real Property Activities of the Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act of 2012 (“Restore Act”), P.L. 112-4-141 (hereinafter the “Act”); and

WHEREAS, by Offer of Award, dated June 23, 2017, Treasury offered to MDEQ a financial assistance award designated as Grant No. 1 RDCGR470029-01-00 (the “Award”) in the amount of Sixteen Million Nine Hundred Ninety-Nine Thousand Six Hundred Twenty Dollars and 00/100s (\$16,999,620.00) (hereinafter called “Award Amount”) to support the construction of the Mississippi Aquarium in Gulfport, MS (hereinafter called “Project”) pursued by the City through the GRC, the City’s urban renewal agency; and

WHEREAS, MDEQ executed Sub-Award Agreement No. _____, dated _____, 2017 to the City where MDEQ agreed to disburse the Award funds to City to implement the Project; and

WHEREAS, the City will rely on the GRC to carry out all responsibilities obligated to it pursuant to the Grant Agreement, including, but not limited to, signatory authority; and

WHEREAS, the City intends that the Grant Agreement be incorporated into this MOU in its entirety; and

WHEREAS, the City desires to assign and the GRC desires to assume and undertake all the responsibilities and obligations set forth in the Grant Agreement.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY THE CITY OF GULFPORT, MISSISSIPPI AND THE GULFPORT DEVELOPMENT COMMISSION AS FOLLOWS:

1. Each and all of the facts and findings set forth in the preamble and recital clauses of this MOU are hereby found and determined to be true and accurate and are incorporated herein by this reference thereto as though set forth again in words and figures, including without limitation, the terms and provisions of the Grant Agreement.

2. The GRC agrees to undertake and assume the responsibilities and obligations of the City as set forth in the Grant Agreement attached hereto as Exhibit "A" and the GRC agrees to comply with those terms and provisions all of which are fully incorporated herein.
3. The GRC will coordinate with MDEQ to fulfill Grant Agreement obligations including, all reporting requirements, if any, and Special Award Conditions.
4. The GRC is granted signatory authority for all documents related to the Grant Agreement and the GRC hereby designates the City Comptroller and/or the City Grant Manager as its authorized signatory.
5. All notices or information pursuant to this MOU shall be provided as follows:

Gulfport Redevelopment Commission

Carole Lynn Meadows, Chairperson
2309 15th Street
Gulfport, Mississippi 39501
Email: carole.meadows@mgccc.edu

City of Gulfport, Mississippi

Billy Hewes, Mayor
Post Office Box 1780
Gulfport, Mississippi 39502
Phone: (228) 868-5700
Email: bhewes@gulfport-ms.gov

The GRC and the City may change the notice requirements of this MOU pursuant to written notification to the other party.

6. This MOU shall be effective from and after signature date.
7. The MOU may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

[Signature page immediately follows]

IN WITNESS WHEREOF, the parties have affixed their signatures on the dates indicated below.

GULFPORT REDEVELOPMENT COMMISSION

By: _____
Carole Lynn Meadows, Chairperson

Date: _____

By: _____
Sal Domino, Treasurer

CITY OF GULFPORT, MISSISSIPPI

By: _____
Billy Hewes, Mayor

Date: _____

[Signature Page to MOU Regarding MDEQ Agreement No. _____]

EXHIBIT “A”

Sub-Award Agreement
MDEQ Agreement No. _____



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Economic Development

Date: 07/20/2017

Subject: Resolution - approving Lease Agreements with Hair Tonic, LLC, and Sean Smith d/b/a Sean Smith Photography and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO APPROVE LEASE AGREEMENTS WITH HAIR TONIC, LLC, AND SEAN SMITH
D/B/A SEAN SMITH PHOTOGRAPHY, TO AUTHORIZE THE MAYOR TO EXECUTE
THE SAME ON BEHALF OF THE CITY OF GULFPORT, AND FOR RELATED
PURPOSES**

WHEREAS, the City of Gulfport desires to foster economic development within the downtown area and, as a part of that desire, has previously declared surplus that certain piece of municipal real property commonly known as the Depot which is located on 27th Avenue in downtown Gulfport; and

WHEREAS, the City has leased space in the “Depot” to various small businesses and desires to continue the leases of two of the existing tenants, hair + tonic, llc (successor to Tonya Tancredi Salon) and Sean Smith d/b/a Sean Smith Photography according to the terms and conditions set out in the attached proposed Lease Agreements; and

WHEREAS, the lease of such property via sealed bids, as otherwise required by law, is not necessary or desirable for the financial welfare of the municipality; and

WHEREAS, the use of such property for the purpose for which it is to be leased will promote and foster the development and improvement of the community in which it is located and the civic, social, educational, cultural, moral, economic or industrial welfare thereof; and

WHEREAS, Kenneth Jones, a licensed real estate broker in the State of Mississippi, has provided the City with an opinion as to the rental value of the space in the “Depot” as required by Miss Code Ann. § 21-17-1 (\$14.00/square foot), and the City is further authorized to lease space in the “Depot” for such terms as it may prescribe pursuant to Miss. Code Ann. § 57-7-1; and

WHEREAS, pursuant to the foregoing authority, the City desires to lease space in the “Depot”, as the same continues not to be needed for any valid municipal purpose and, therefore, remains as surplus municipal real property, to hair tonic, llc, and Sean Smith d/b/a Sean Smith Photography according to the terms and provisions set forth in the proposed Lease Agreements attached hereto; and

WHEREAS, because the real property is no longer needed for municipal or related purposes and is not to be used in the operation of the municipality, and the sale of such property in the manner otherwise provided by law is not necessary or desirable for the financial welfare of the municipality, and that the use of such property for the purpose for which it is to be sold, conveyed or leased will promote and foster the development and improvement of the community in which it is located and the civic, social, educational, cultural, moral, economic or industrial welfare thereof, lease of the space in the “Depot” as set forth more fully herein is in the best interest of the City of Gulfport to foster continued economic growth and development in the downtown area.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the Lease Agreements attached hereto as “Exhibit “A” be and the same are approved in substantially the form attached hereto, and the Mayor be and he is hereby authorized to execute the same on behalf of the City of Gulfport.

SECTION 3. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the _____ day of _____, 2017.

MAYOR

STATE OF MISSISSIPPI

COUNTY OF HARRISON

LEASE AGREEMENT

THIS AGREEMENT entered into and executed in the City of Gulfport, Mississippi, on the dates hereinafter set forth by and between the CITY OF GULFPORT, MISSISSIPPI, hereinafter referred to as “Landlord” or “City”, and HAIR TONIC, LLC, hereinafter referred to as “Tenant” for the purposes, and on the terms and conditions, and under the authority hereinafter set forth:

WITNESSETH THAT:

WHEREAS, the City desires to lease a portion (1195 square feet) of the Depot structure, as set forth more specifically in Exhibit “1” hereto, to Tenant according to the terms and conditions set forth herein;

NOW THEREFORE, for the purposes hereinabove recited, the City of Gulfport does hereby agree to lease a portion of the structure located at 1419 27th Avenue, as hereinabove identified, to HAIR TONIC, LLC, and the parties covenant and agree as follows, to wit:

1. Term. The initial term of the Lease Agreement is for three (3) years, commencing September 1, 2017, and ending at midnight on August 31, 2020, unless sooner terminated as hereinafter provided. Upon and after expiration of the initial term, the lease shall continue on a month to month basis until such time as it is terminated by either party upon thirty (30) days written notice to the other party or extended according to terms then mutually acceptable to the parties and agreed to in writing. Tenant acknowledges that it understands that a new governing authority for the City of Gulfport will assume office on July 1, 2017, and that on and after that date, this Agreement shall be voidable by the City’s governing authority for any or no reason, unless, on or after July 1, 2017, the governing authority acts to ratify this Agreement.

2. Early Termination. This Lease Agreement may be terminated, prior to its expiration, upon the following conditions or occurrences:

- a. Tenant may terminate this Lease Agreement at any time upon thirty (30) days written notice to Landlord.
- b. Landlord may terminate and cancel this Lease Agreement, and retake possession of the premises by giving Tenant sixty (60) days written notice of termination for any reason or

upon thirty (30) days written notice of termination and to surrender the premises or hereinafter specified for any of the following reasons:

- i. Tenant ceases to use said building property for the sole and exclusive use as a hair salon, and the cessation of use continues for a period of thirty (30) days or more after written notice of termination from Landlord to Tenant.
- ii. Tenant is in default of any condition of this Lease Agreement, and said default is not cured within thirty (30) days after written notice of termination from Landlord to Tenant specifying the reason for default.
- c. It is understood by both parties that, during the term of this Agreement, a new governing authority for the City of Gulfport will assume office on July 1, 2017. It is further understood that, as of July 1, 2017, this agreement shall become voidable by the newly elected governing authority unless ratified by such new governing authority.

3. Rent and Taxes. Rent, payable in advance, on or before the 1st of each month, shall be \$1,394.00 per month for the interior space rental.

In the event that this lease is renewed at or near the end of its term or otherwise extended beyond the term of this Lease Agreement, the rent for the additional terms shall be set by any means allowed by law.

Should this Lease Agreement result in any taxes, including ad valorem taxes, being assessed to Tenant on its leasehold interest in the Leased Premises or in any way assessed against the City by any appropriate and duly authorized taxing authority, Tenant shall be solely responsible for the payment of the same.

4. Maintenance. Tenant shall maintain the leased premises and return it upon termination of the Lease in a clean and sanitary condition, and in a good state of repair, normal wear and tear excepted. Landlord shall be responsible for repairs to and maintenance of plumbing, electrical, heating, ventilation and air conditioning, appliances, and landscaping. Landlord shall be responsible for repairs and maintenance to the physical structure existing at the time of this agreement. Tenant shall properly dispose of all garbage and trash, and maintain the exterior of the building entrance in clean condition, and shall notify the City of Gulfport of any apparent structural hazard or dangerous condition existing within or without the facility. Tenant shall supervise the assembly of patrons, and shall not allow more persons within the facility than are allowed by state and local laws, ordinances, and fire codes, and shall take immediate precaution and security measures to avoid imminent danger to life and health. City shall have the right to inspect the premises at any time.

5. Improvements. No improvements shall be made that affect the structural integrity of the building. Any improvements or renovations to the building during the term of this Lease shall require plan approval by the City of Gulfport and may, as required by that certain Historic Preservation Easement as executed by the City, require approval of the Mississippi Department of Archives and History. All tenant owned appliances and building improvements shall be maintained by Tenant. At the termination, cancellation or end of lease, Tenant shall remove all of its personal property and shall return premises to the condition it was in prior to the placement of the property on the premises, reasonable wear and tear excepted.

6. Utilities. Tenant shall pay cost of use for electricity, water and gas and all other utility costs and fees, including, but not limited to, alarm monitoring, and any communication lines.

Tenant shall be billed by the City for electricity and water and gas on a pro-rata basis based on the square footage of the building and the square footage allocated to Tenant; the bill for utilities shall be paid to the City within thirty (30) days of the date of the bill. Upon change in number of tenants in the Depot, the City shall, in writing, notify Tenant of the pro-rata share of utilities for which Tenant shall be responsible and Tenant shall acknowledge receipt of that notice via signature provided to City.

7. Insurance. Tenant shall maintain liability insurance on the leased premises, including general liability insurance, with a minimum policy limits of \$1 million dollars to cover all activities and functions of Tenant at the leased premises. Tenant shall maintain workers compensation insurance, if required by law, and/or employees liability insurance, to the extent that it utilizes paid employees on or within the leased premises, and any and all other insurance it deems advisable or necessary for its property, employees, business, activities, and any liabilities and shall provide for the City of Gulfport as an additional named insured on all Tenant's policies. Tenant shall inform and notify Landlord in writing within fourteen (14) days of any claims of liability resulting from the use of the leased premises. Tenant shall provide proof of coverage. Within thirty (30) days of annual expiration of tenant's insurance policy(ies), Tenant shall provide City with proof of renewal or proof of coverage by a different carrier.

8. Indemnity. HAIR TONIC, LLC, and its agents, servants, employees, and representatives agree to fully defend, indemnify, and hold harmless the City and its employees, agents, and officials with respect to and from and against any and all claims, demands, causes of actions, damages, injuries, fees, expenses, penalties, lawsuits, judgments, and orders, including, without limitation, attorneys' fees, which in any way arise out of or relate to any acts of omission or commission of or attributed to HAIR TONIC, LLC, and/or its agents, servants, employees, visitors, invites, guests, and representatives, including, but not limited to, those asserted as negligent, gross negligent, and/or intentional. Only to the extent that the City is authorized by the laws of the State of Mississippi, and without waiving any constitutional, statutory, or common law defenses, immunities, or exemptions from liability, including, but not limited to, those set forth in Miss. Code Ann. § 11-46-9(1) (Rev. 2001), the City agrees to defend, indemnify, and hold harmless HAIR TONIC, LLC, with respect to or from and against all claims, demands, causes of actions, lawsuits, judgments, and orders arising out of or as a result of negligent acts or omissions of the City.

9. Notice. Any official written notices required to be given under this Lease shall be hand delivered or mailed by U.S. Mail to the following:

Landlord: City of Gulfport
Attention: Mayor
2309-15th Street
Gulfport, Mississippi 39501

Tenant: HAIR TONIC, LLC
5169 Eden Place
Biloxi, MS 39532

or to:

HAIR TONIC, LLC
By Personal Delivery At
1419 27th Avenue
Gulfport, MS 39501

Also, for unofficial notices, and requests, Tenant may notify Landlord by contacting the Office of the Chief Administrative Officer, telephone number 868-5770.

10. Nondiscrimination. Landlord and Tenant agree not to discriminate because of race, color, religion, sex, age, national origin, disability, or status as a Vietnam Veteran, as defined and prohibited by applicable law, and that they will operate as Equal Opportunity Employers in compliance with applicable federal, state and local laws, ordinances, and regulations.

11. Severability; Non-Endorsement. If any word, clause, sentence, paragraph, condition, provision, or term of this agreement is or hereafter becomes legally unenforceable, the same shall be severed from this agreement, and all remaining provisions of this agreement shall be unaffected, and shall be interpreted in accordance with the express written intention of this Lease Agreement. It is further understood by the parties that Landlord exercises no view or position concerning and does not sponsor, endorse, or adopt the beliefs, opinions, or philosophies of Tenant and the execution, enforcement, and administration of, or any performance in accordance with this Agreement, and/or any use or occupancy of the leased premises by Landlord, Tenant, or any other person or entity shall not in any way be construed or interpreted as Landlord's sponsorship, endorsement, or adoption of such beliefs, opinions, or philosophies.

12. Assignment and sub-letting. Tenant may not assign this lease or sub-let the Depot space governed by this Lease Agreement without the express written consent, in advance, of the Landlord.

13. Non-Waiver. In the event Landlord fails to enforce any provision of this Lease, it shall not thereby be construed to waive its right of enforcement thereof at some later time.

14. Amendment. This Lease Agreement may be amended only by written instrument approved by Landlord and Tenant.

15. Entire Agreement. This Lease constitutes the entire agreement between Landlord and Tenant relating to the lease of the Leased Premises and no prior written or oral covenants or representations relating thereto and not set forth herein shall be binding on either party hereto. This Lease Agreement supersedes any covenant appurtenant to or involving the Leased Premises or the property on which it is located.

IN WITNESS WHEREOF as duly authorized:

Landlord:

City of Gulfport

By: _____
Billy Hewes, Mayor

Attest: _____
Linda Elias, Clerk

Dated: May _____, 2017

Tenant: HAIR TONIC, LLC

By: _____
Lauren Damond

Dated: May _____, 2017

STATE OF MISSISSIPPI

COUNTY OF HARRISON

LEASE AGREEMENT

THIS AGREEMENT entered into and executed in the City of Gulfport, Mississippi, on the dates hereinafter set forth by and between the CITY OF GULFPORT, MISSISSIPPI, hereinafter referred to as “Landlord” or “City”, and HAIR TONIC, LLC, hereinafter referred to as “Tenant” for the purposes, and on the terms and conditions, and under the authority hereinafter set forth:

WITNESSETH THAT:

WHEREAS, the City desires to lease a portion (1195 square feet) of the Depot structure, as set forth more specifically in Exhibit “1” hereto, to Tenant according to the terms and conditions set forth herein;

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- b. Landlord may terminate and cancel this Lease Agreement, and retake possession of the premises by giving Tenant sixty (60) days written notice of termination for any reason or

upon thirty (30) days written notice of termination and to surrender the premises or hereinafter specified for any of the following reasons:

- i. Tenant ceases to use said building property for the sole and exclusive use as a hair salon, and the cessation of use continues for a period of thirty (30) days or more after written notice of termination from Landlord to Tenant.
- ii. Tenant is in default of any condition of this Lease Agreement, and said default is not cured within thirty (30) days after written notice of termination from Landlord to Tenant specifying the reason for default.
- c. It is understood by both parties that, during the term of this Agreement, a new governing authority for the City of Gulfport will assume office on July 1, 2017. It is further understood that, as of July 1, 2017, this agreement shall become voidable by the newly elected governing authority unless ratified by such new governing authority.

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In the event that this lease is renewed at or near the end of its term or otherwise extended beyond the term of this Lease Agreement, the rent for the additional terms shall be set by any means allowed by law.

Should this Lease Agreement result in any taxes, including ad valorem taxes, being assessed to Tenant on its leasehold interest in the Leased Premises or in any way assessed against the City by any appropriate and duly authorized taxing authority, Tenant shall be solely responsible for the payment of the same.

4. Maintenance. Tenant shall maintain the leased premises and return it upon termination of the Lease in a clean and sanitary condition, and in a good state of repair, normal wear and tear excepted. Landlord shall be responsible for repairs to and maintenance of plumbing, electrical, heating, ventilation and air conditioning, appliances, and landscaping. Landlord shall be responsible for repairs and maintenance to the physical structure existing at the time of this agreement. Tenant shall properly dispose of all garbage and trash, and maintain the exterior of the building entrance in clean condition, and shall notify the City of Gulfport of any apparent structural hazard or dangerous condition existing within or without the facility. Tenant shall supervise the assembly of patrons, and shall not allow more persons within the facility than are allowed by state and local laws, ordinances, and fire codes, and shall take immediate precaution and security measures to avoid imminent danger to life and health. City shall have the right to inspect the premises at any time.

5. Improvements. No improvements shall be made that affect the structural integrity of the building. Any improvements or renovations to the building during the term of this Lease shall require plan approval by the City of Gulfport and may, as required by that certain Historic Preservation Easement as executed by the City, require approval of the Mississippi Department of Archives and History. All tenant owned appliances and building improvements shall be maintained by Tenant. At the termination, cancellation or end of lease, Tenant shall remove all of its personal property and shall return premises to the condition it was in prior to the placement of the property on the premises, reasonable wear and tear excepted.

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7. Insurance. Tenant shall maintain liability insurance on the leased premises, including general liability insurance, with a minimum policy limits of \$1 million dollars to cover all activities and functions of Tenant at the leased premises. Tenant shall maintain workers compensation insurance, if required by law, and/or employees liability insurance, to the extent that it utilizes paid employees on or within the leased premises, and any and all other insurance it deems advisable or necessary for its property, employees, business, activities, and any liabilities and shall provide for the City of Gulfport as an additional named insured on all Tenant's policies. Tenant shall inform and notify Landlord in writing within fourteen (14) days of any claims of liability resulting from the use of the leased premises. Tenant shall provide proof of coverage. Within thirty (30) days of annual expiration of tenant's insurance policy(ies), Tenant shall provide City with proof of renewal or proof of coverage by a different carrier.

8. Indemnity. HAIR TONIC, LLC, and its agents, servants, employees, and representatives agree to fully defend, indemnify, and hold harmless the City and its employees, agents, and officials with respect to and from and against any and all claims, demands, causes of actions, damages, injuries, fees, expenses, penalties, lawsuits, judgments, and orders, including, without limitation, attorneys' fees, which in any way arise out of or relate to any acts of omission or commission of or attributed to HAIR TONIC, LLC, and/or its agents, servants, employees, visitors, invites, guests, and representatives, including, but not limited to, those asserted as negligent, gross negligent, and/or intentional. Only to the extent that the City is authorized by the laws of the State of Mississippi, and without waiving any constitutional, statutory, or common law defenses, immunities, or exemptions from liability, including, but not limited to, those set forth in Miss. Code Ann. § 11-46-9(1) (Rev. 2001), the City agrees to defend, indemnify, and hold harmless HAIR TONIC, LLC, with respect to or from and against all claims, demands, causes of actions, lawsuits, judgments, and orders arising out of or as a result of negligent acts or omissions of the City.

9. Notice. Any official written notices required to be given under this Lease shall be hand delivered or mailed by U.S. Mail to the following:

Landlord: City of Gulfport
Attention: Mayor
2309-15th Street
Gulfport, Mississippi 39501

Tenant: HAIR TONIC, LLC
5169 Eden Place
Biloxi, MS 39532

or to:

HAIR TONIC, LLC
By Personal Delivery At
1419 27th Avenue
Gulfport, MS 39501

Also, for unofficial notices, and requests, Tenant may notify Landlord by contacting the Office of the Chief Administrative Officer, telephone number 868-5770.

10. Nondiscrimination. Landlord and Tenant agree not to discriminate because of race, color, religion, sex, age, national origin, disability, or status as a Vietnam Veteran, as defined and prohibited by applicable law, and that they will operate as Equal Opportunity Employers in compliance with applicable federal, state and local laws, ordinances, and regulations.

11. Severability; Non-Endorsement. If any word, clause, sentence, paragraph, condition, provision, or term of this agreement is or hereafter becomes legally unenforceable, the same shall be severed from this agreement, and all remaining provisions of this agreement shall be unaffected, and shall be interpreted in accordance with the express written intention of this Lease Agreement. It is further understood by the parties that Landlord exercises no view or position concerning and does not sponsor, endorse, or adopt the beliefs, opinions, or philosophies of Tenant and the execution, enforcement, and administration of, or any performance in accordance with this Agreement, and/or any use or occupancy of the leased premises by Landlord, Tenant, or any other person or entity shall not in any way be construed or interpreted as Landlord's sponsorship, endorsement, or adoption of such beliefs, opinions, or philosophies.

12. Assignment and sub-letting. Tenant may not assign this lease or sub-let the Depot space governed by this Lease Agreement without the express written consent, in advance, of the Landlord.

13. Non-Waiver. In the event Landlord fails to enforce any provision of this Lease, it shall not thereby be construed to waive its right of enforcement thereof at some later time.

14. Amendment. This Lease Agreement may be amended only by written instrument approved by Landlord and Tenant.

15. Entire Agreement. This Lease constitutes the entire agreement between Landlord and Tenant relating to the lease of the Leased Premises and no prior written or oral covenants or representations relating thereto and not set forth herein shall be binding on either party hereto. This Lease Agreement supersedes any covenant appurtenant to or involving the Leased Premises or the property on which it is located.

IN WITNESS WHEREOF as duly authorized:

Landlord:

City of Gulfport

By: _____
Billy Hewes, Mayor

Attest: _____
Linda Elias, Clerk

Dated: May _____, 2017

Tenant: HAIR TONIC, LLC

By: _____
Lauren Damond

Dated: May _____, 2017



Alfonso Realty

April 7, 2017

To Whom It May Concern:

Based on current values being charged in downtown Gulfport for retail, it is of my estimation that the valuations of the price per square foot should be approximately \$14 per sq. ft. The price could fluctuate depending on amenities, whether the property had to be brought up to code, and other factors.

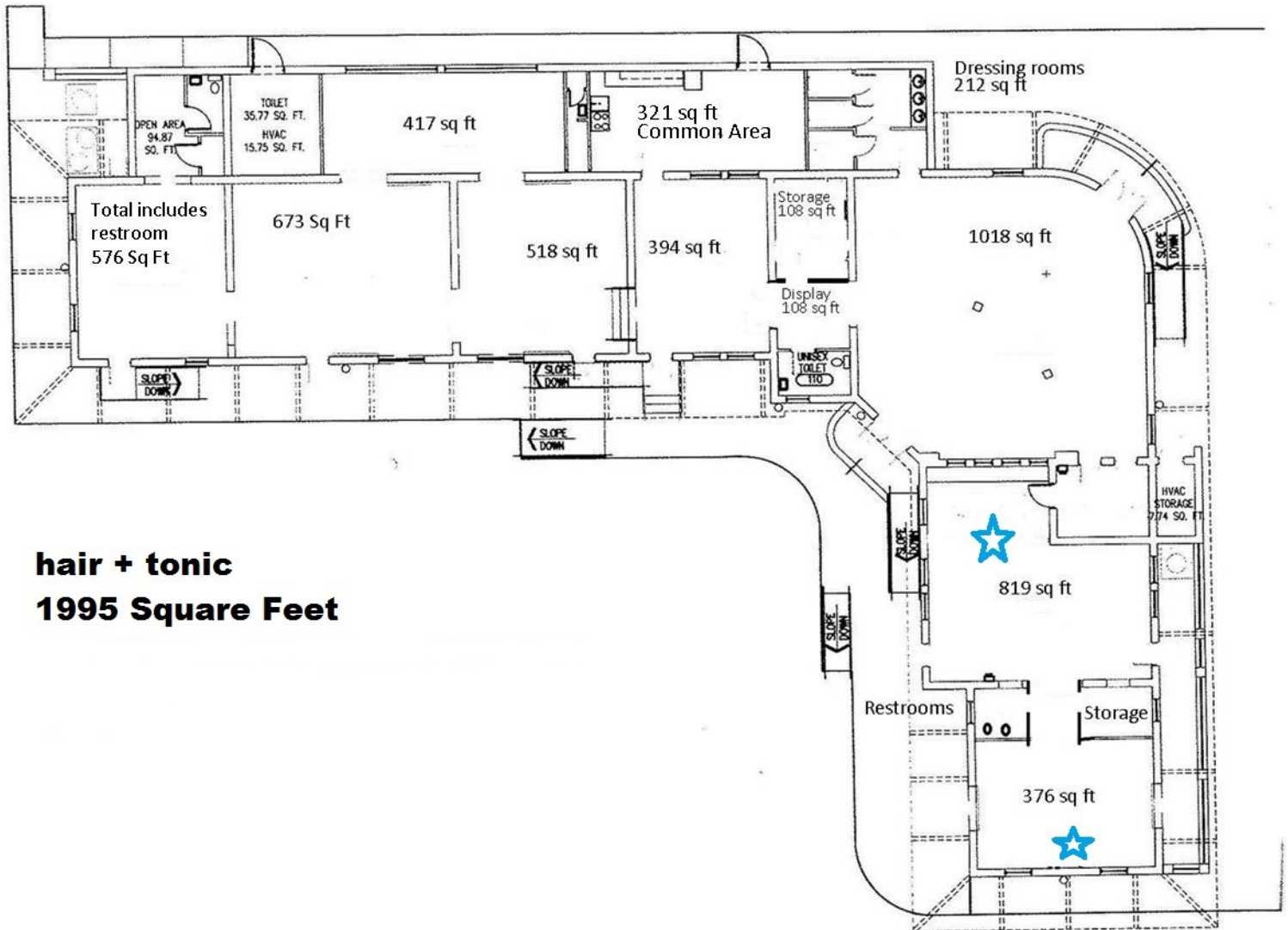
If you have any further questions, please feel free to give me a call at 228-596-4471 or e-mail me at kjones@cbcworldwide.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Kenneth Jones II', written over a horizontal line.

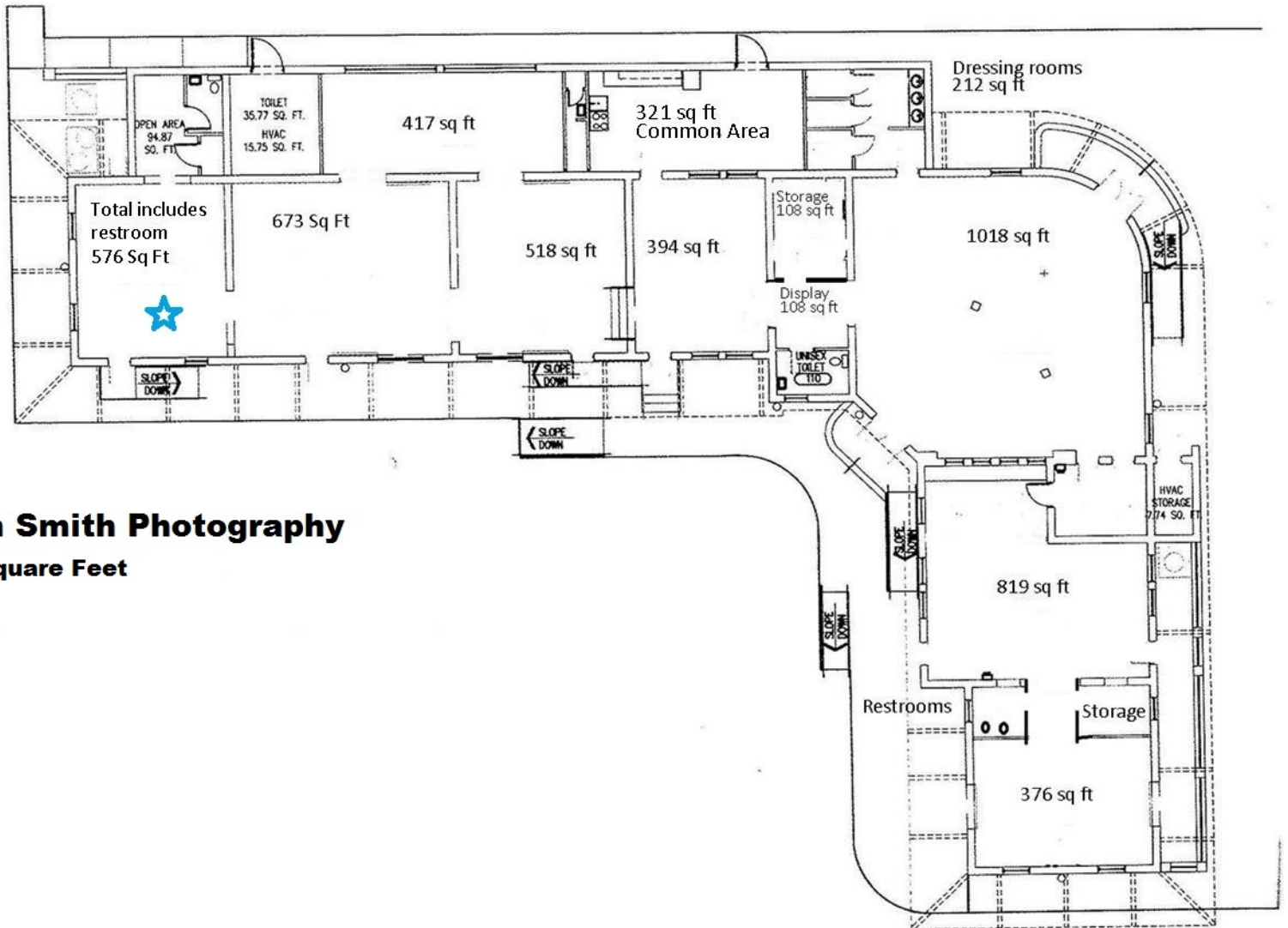
Kenneth Jones II

Depot Layout As of 6/10/16



hair + tonic
1995 Square Feet

Depot Layout As of 6/10/16



ean Smith Photography
6 Square Feet



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Kris Riemann, Director
Engineering

Date: 07/26/2017

Subject: Resolution - approving Engineering Consultant Services with Brown, Mitchell and Alexander, Inc., for Engineering Consultant Services related to the 20th Avenue Improvements Project and authorizing the Mayor to execute the small purchase letter on behalf of the City.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO APPROVE ENGINEERING CONSULTANT SERVICES WITH BROWN,
MITCHELL, AND ALEXANDER, INC., FOR ENGINEERING CONSULTANT
SERVICES RELATED TO THE 20TH AVENUE IMPROVEMENTS PROJECT; TO
AUTHORIZE THE MAYOR TO EXECUTE THE SMALL PURCHASE LETTER ON
BEHALF OF THE CITY OF GULFPORT; AND FOR RELATED PURPOSES**

WHEREAS, the City of Gulfport intends to undertake a project to improve bus access to the planned multimodal passenger transportation center immediately south of the existing Gulfport Transit Center and the installation of ADA-compliant pedestrian facilities between Jones Park on the south side of Highway 90 and 15th Street on the north side of the existing transit center; and

WHEREAS, three firms were considered to provide the engineering consultant services required to assist with this project per Small Purchase regulations and Brown, Mitchell, and Alexander, Inc., was selected as the project professional Consultant on all phases of the project, as more fully set forth in the memorandum attached hereto as part of collective Exhibit “A”; and

WHEREAS, a proposed Small Purchase letter is attached hereto as a part of Exhibit “A” for consideration by the City council.

WHEREAS, agreements for the design engineering, construction engineering and inspection will be submitted to the City Council for approval at a later date, contingent on the approval of the Mississippi Department of Transportation, it is found that submission of the Small Purchase Letter attached hereto as a part of Exhibit “A” is in the best interest of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the Small Purchase letter included as a part of Exhibit “A” hereto be and the same is hereby approved and the Mayor be and he is hereby authorized to execute the same and submit it to the Mississippi Department of Transportation.

SECTION 3. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the _____ day of _____, 2017.

MAYOR

Memorandum – City of Gulfport

To: Connie Debenport, Purchasing

CC: Mayor Billy Hewes

Dr. John Kelly, CAO

Wayne Miller, P.E., Public Works

Linda Elias, Finance

From: Kris Riemann, P.E.

RKR

Date: 7/26/17

Re: Recommendation to Approve Engineering Consultant Selection for the 20th Avenue Improvements

-STP-7822-00(004) LPA/107556-701000

Attached for your consideration is the letter addressed to the Mississippi Department of Transportation (MDOT) in order to select Brown, Mitchell, and Alexander, Inc. to be the engineering consultant for the above referenced project. This will be under the small purchase requirement meaning that the design engineering will not exceed \$150,000. In addition, the construction engineering and inspection will also not exceed \$150,000. If approved by MDOT, we will bring those agreements to the Council for approval at a later date.

The project includes those relating to bus access to the planned multimodal passenger transportation center immediately south of the existing Gulfport Transit Center and the installation of ADA-compliant pedestrian facilities between Jones Park on the south side of Highway 90 and 15th Street on the north side of the existing transit center. These improvements will assist the Mississippi Aquarium site.

The current estimate is \$633,962.00. Gulf Regional Planning Commission (GRPC) has approved the application for this project and funded \$507,159.00 toward the budget. This requires a 20% City match for construction including Engineering or \$130,000. Funding is in place for the project from an existing capital account.

I recommend approval contingent on the approval of the Mississippi Department of Transportation. Please place this item on the August 8, 2017 Council Agenda.

Attachments: 1. Mayor Billy Hewes Letter to be Signed

DEPARTMENT OF ENGINEERING



OFFICE OF THE MAYOR

2309 15th Street
Gulfport, MS 39501
Phone: 228-868-5801

August 8, 2017

Scot Ehr Gott, P.E.
Consultant Services Director
Mississippi Department of Transportation
P.O. Box 1850
Jackson, Mississippi 39215

RE: CONSULTANT SELECTION
-20th Avenue Improvements
-STP-7822-00(004) LPA/107556-701000

Dear Mr. Ehr Gott,

With this letter the City of Gulfport (LPA) is requesting to use the Small Purchase Procedures as outlined in the Local Public Agency Consultant Operating Procedures for Professional Services, Section 2.2.1 Small Purchase Procedures.

"Small Purchase Procedures – Procuring professional services for contracts and total costs below the Federal simplified acquisition threshold for those services applicable to architectural, engineering and design related services (A&E Services). This process bypasses a competitive advertisement; however, the LPA shall consider three (3) qualified firms."

The LPA has considered (3) three qualified firms Neel-Schaffer, Inc., A. Garner Russell & Associates, and Brown, Mitchell, and Alexander, Inc. By our internal selection process, we have selected Brown, Mitchell, and Alexander, Inc. to assist us with this Project as our Professional Consultant on all phases of the Project. The total costs for all professional services associated with all phases of the Project utilizing federal funds for the Consultant selected are estimated to be less than the Federal Simplified Acquisition Threshold.

Thank you for your time and consideration. Please call Kris Riemann, P.E., City Engineer, at (228) 868-5740 if you have any questions, concerns or comments.

Sincerely,

Billy Hewes, Mayor

cc: Jeff Altman, P.E.
David Seyfarth, P.E.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Dustin Uselton, Assistant Attorney
Legal

Date: 07/24/2017

Subject: Resolution - approving Professional Legal Service Contract with Charles E. Bodie, Jr., to serve as video and discovery clerk in the Gulfport Municipal Court and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION BY THE GULFPORT CITY COUNCIL TO APPROVE PROFESSIONAL LEGAL SERVICE CONTRACT WITH CHARLES E. BODIE, JR. TO SERVE AS VIDEO AND DISCOVERY CLERK IN THE GULFPORT MUNICIPAL COURT AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT

WHEREAS, the City of Gulfport, Mississippi is a municipal corporation organized and existing according to the laws of the State of Mississippi and is governed by its Mayor and City Council ("Governing Authority"); and

WHEREAS, the City of Gulfport is in need of assistance with review and redaction of video evidence and other legal and prosecutorial services; and

WHEREAS, under the proposed agreement (**Exhibit "A"**), this appointed position would serve thru August 8, 2017, with no maximum number of assigned cases, for an hourly rate; and

WHEREAS, Bodie has experience in the field of information and surveillance systems along with the requisite software and systems education.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:

Section 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

Section 2. That the Professional Services Contract be and it is hereby approved in substantially the same form as is found in **Exhibit "A"** to this resolution, and the Mayor is, hereby, authorized to execute the same on behalf of the City of Gulfport.

Section 3. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution was submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF GULFPORT

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT FOR PROFESSIONAL SERVICES ("Agreement") entered into and executed in Gulfport, Mississippi on the day and year hereinafter set forth by and between the **CITY OF GULFPORT, MISSISSIPPI** (herein the "City"), having an address of Post Office Box 1780, Gulfport, Mississippi 39502, and **CHARLES E. BODIE, JR.**, having an address of 616 Anniston Avenue Gulfport, Mississippi 39507 (herein "Bodie") for the purposes and according to the terms, covenants, and conditions hereinafter set forth, to-wit:

WITNESSETH THAT:

WHEREAS, the City of Gulfport, Mississippi is a municipal corporation organized and existing according to the laws of the State of Mississippi and is governed by its Mayor and City Council ("Governing Authority"); and

WHEREAS, the City of Gulfport is in need of assistance with review and redaction of video evidence and other legal and prosecutorial services; and

WHEREAS, Bodie is has experience in the field of information and surveillance systems along with the requisite software and systems education.

NOW THEREFORE, for good and valuable consideration as herein provided, Bodie agrees to perform professional services according to the following conditions, terms, and provisions, to-wit:

1 . Scope of Work. Bodie shall, in a satisfactory and proper manner, and under the terms and conditions provided herein, and in accordance with any governing laws and professional rules of conduct, perform video review, redaction and other legal support services for the City of Gulfport as part-time discovery clerk in support of the Gulfport Prosecutor's Office.

2. Manner of Service. Services provided by Bodie pursuant to or in accordance with this Agreement shall be performed in a professional, prompt and competent manner and in accordance with the laws of the State of Mississippi and the United States of America and conform to high and ethical standards in the community and in the State of Mississippi. Services to be provided by Bodie, insofar as applicable and necessary in any given case or assignment, shall include, video review and redaction, discovery complication and transmission, and other associated tasks as assigned by the City Prosecutor as needed.

3. Compensation. During the term of this Agreement, the City shall compensate Bodie at the hourly rate of \$25.00 per hour not to exceed of \$35,000.00 per annum. It is specifically understood that no travel expenses or billable time shall be charged or incurred for travel time to and from wherever Bodie is located and the City Prosecutor's Office, Gulfport Municipal Court, the Harrison County Courthouse, or any other courthouse and that the only compensation Bodie will receive from the City is for actual time worked for services provided by Bodie to the City under this Agreement. Bodie shall submit detailed billing statements to the City in accordance with the terms of the Agreement set forth herein or as otherwise required by the City and shall submit the same via electronic mail to the City Attorney and his Office

Manager (jbruni@gulfport-ms.gov and gbyrd@gulfport-ms.gov or other such e-mail addresses as may, from time to time, be provided, in writing, to Bodie) with copy to the City Prosecutor (rcsmith@gulfport-ms.gov or other such e-mail address as may, from time to time, be provided, in writing, to Bodie) by 5:00 p.m. on the first Monday of each month during the duration of this Agreement. The City shall pay Bodie within thirty (30) days of the City's receipt of detailed billing invoices submitted by Bodie. There is no guarantee of cases or work to be assigned to Bodie under this Agreement and, therefore, there is no minimum or maximum number of cases or amount of work to be assigned to her. Other than compensation for services as specifically set forth in this Paragraph, no other benefits or compensation shall be owed by City as a result of services performed under this Agreement.

4. **Term of Service.** The term of this Agreement shall be for twelve (12) consecutive months commencing August 9, 2017, and expiring on August 8, 2018, ("Term") unless sooner terminated or canceled as set forth herein. The term of this Agreement may be extended for an additional twelve (12) month period subject to approval by the City's Governing Authority.

5. **Non-Exclusive Contract.** This is a non-exclusive contract as to each party hereto, and each party retains the right at any time to contract with other persons or entities, including another governmental entity, where such engagement shall not result in a conflict of interest or other ethical conflict.

6. **Termination.** (a) *For convenience.* Either party may terminate this Agreement at any time for any reason (or no reason) by giving the other party written notice of termination at least thirty (30) days prior to the effective date of termination. Should this Agreement be terminated pursuant to the immediately-preceding provision, Bodie agrees to complete all assigned cases or matters to final disposition unless such completion would violate the prescribed law or the case is re-assigned. (b) *For default.* Breach or failure to perform any provision of this Agreement shall be an "event of default." If the party in breach fails to cure any default within fifteen (15) days from receipt of written notice of an event of default, then this Agreement may be terminated immediately for default by written notice to the breaching party or party in default and in such event, either party may assert any remedies at law or in equity that it/he deems to be entitled for breach of contract.

7. **Waiver; Remedies.** (a) Failure to enforce any provision of this Agreement in which an event of default has occurred shall not constitute a waiver of rights to subsequently enforce this contract and each provision hereof. To the extent allowable by law, and subject to any state and federal law immunities, each party agrees to indemnify the other against any loss or damages resulting from an event of default not cured as provided herein. (b) If any party is required to obtain or utilize the services of an attorney to enforce any provision of this Agreement for failure to cure any default as herein provided, then the party in default shall be liable for the other party's reasonable attorney's fees and costs of litigation.

8. **Independent Contractor; Professional Services Contract; Materials, Equipment, and Resources.** (a) Bodie certifies that he is certified, experienced, and qualified and able to perform any and all services for which he accepts engagement under this Agreement, and he agrees to notify City immediately if his credentials change so as to limit his professional qualifications, which shall be grounds for cancellation of this Agreement and of any further obligations for payment of unearned fees by the City hereunder. (b) This is a professional services contract in which Bodie shall at all times be acting as and considered an independent contractor with the City and not an employee of the City or any of the City's employees, servants, agents, or representatives. Bodie shall have no claim under this

Agreement or otherwise against the City for wages, salary, vacation pay, sick leave, retirement benefits, Social Security, Workers' Compensation disability, unemployment insurance benefits, or benefits of any kind or sort other than the compensation as set forth herein. (c) Bodie will perform all of his work in an office provided by the City in the Municipal Court building, the City shall provide him with a computer, monitor, scanner and other electronic equipment as may be required to be connected to and worked thru the City's network.

9. Taxes. City and Bodie acknowledge and agree that Bodie will be solely and completely responsible for any and all taxes due and owing to any governmental entity or agency (local, state and/or federal) on any monies or compensation received by Bodie from City under this Agreement.

10. Compliance with Legal Obligations. Bodie agrees that, in rendering services under this Agreement, he shall comply with all federal, state, and local laws.

11. Records. It is understood and acknowledged that all documents used by Bodie in his provision of services under this Agreement shall become the property of the Office of City Prosecutor and shall be kept and maintained in the Office of the City Prosecutor.

12. Identification of Conflicts of Interest. Upon assignment of a case or matter under this Agreement, Bodie will make reasonable and diligent efforts to obtain and review relevant court documents and other materials reasonably available in connection with the case or matter to determine if any potential conflicts of interest exist in the case or matter concerning his involvement or provision of services for the City in connection with the same.

13. Insurance; Defense of Claims. Bodie covenants and agrees to indemnify and hold harmless the City and the City's employees, servants, agents, officials, and representatives from and against any loss, damage, costs, charges, expenses, and fees, whether direct or indirect and whether known or unknown, in any way arising out of or by reason of any negligent or intentional act or omission on the part of Bodie or anyone acting for, on behalf of, or at the direction of Bodie in the performance or execution of this Agreement or in any way arising out of this Agreement. In case any suit or legal proceedings shall be brought against the City or any of its employees, servants, agents, officials, or representatives at any time on account of or by reason of any negligent or intentional act or omission by Bodie or anyone acting for, on behalf of, or at the direction of Bodie, Bodie hereby covenants and agrees to assume the defense thereof and to defend the same at the Bodie's own expense and to fully pay for any and all loss, damages, costs, charges, expenses, fees, attorneys' fees and other expenses and any and all judgments that may be incurred by or obtained by or against the City or any of the City's employees, servants, agents, officials, or representatives in such suits or other proceedings or actions.

14. Confidentiality. Bodie agrees to keep confidential and not use or disclose, except in furtherance of the purposes of the services called for under this Agreement, any confidential information that Bodie may acquire during the term of, and in the course of, or as a result of, the provision of services that he provides under this Agreement.

15. Notices. Official notice to Bodie shall be to the mailing address identified above unless a change of address is provided to the City in writing. Official notice to the City shall be to the City Attorney, City of Gulfport, 2309 15th Street, Gulfport, Mississippi 39501 with copy to the City

Prosecutor at the same address. All official notices shall be in writing and served by U. S. Mail or by hand delivery. The point of contact for the City under this Agreement shall be the City Attorney.

16. Severability. Should any clause, portion or section of this Agreement be unenforceable or invalid for any reason, City and Bodie acknowledge and agree that such unenforceability or invalidity shall not affect the enforceability or validity of the remainder of the Agreement. The captions/titles have no effect or meaning other than as headings to identify the paragraphs.

17. Governing Law. City and Bodie acknowledge and agree that this Agreement shall be construed in accordance with the laws of the State of Mississippi.

18. Entire Agreement and Amendments. This Agreement constitutes the entire agreement of the parties and supersedes and cancels all previous written or oral agreements or representations relating to the subject matter hereof. This Agreement may not be amended, supplemented or modified except by a written document signed by the City and Bodie.

19. Successors. This Agreement shall inure to the benefit of and may be enforced by the City, its successors and assigns, and shall be binding upon Bodie, his executors, administrators, heirs, and other successors in interest. Bodie’s rights and obligations under this Agreement are not assignable.

20. Official Approval of Contract. This Agreement shall take full force and effect only after it is approved by the Governing Authority for the City and signed by the Mayor and Bodie.

WITNESS OUR SIGNATURES as duly authorized and voluntarily signed on the day and year hereinafter stated.

Charles E. Bodie, Jr.
616 Anniston Avenue
Gulfport, Mississippi 39507

By: _____

Date: _____

CITY OF GULFPORT
Post Office Box 1780
Gulfport, Mississippi 39502-1780

By: _____

Printed Name: _____

Title: _____

Date: _____



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Connie Debenport, Manager
Leisure Services

Date: 07/26/2017

Subject: Resolution - approving lease purchase agreement with Bancorp South for the addition of 3 pieces of equipment to previously approved lease agreement for the Gulfport Sportsplex Marquee sign and authorizing the Mayor to execute the same.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, CPPB

Date: July 26, 2017

Re: Lease Purchase Mowers for Sportsplex, Cemetery and Jones Park
Department of Leisure Services

On 07/18/2017, City Council approved the Finance Option as proposed by Bancorp South for the Repairs/Upgrades to the Gulfport Sportsplex Marquee Sign. The terms proposed were for a 2.43% interest rate for 60 months on \$220,000.00.

Leisure Services is requesting permission to add the following equipment to the previously approved lease agreement for a total of \$319,035.00. The new monthly payment will be \$5,652.19 rate for 60 months with a 2.43% interest rate.

I have attached a copy of the new financial agreement as well as the John Deere Equipment Proposals.

Cemetery - John Deere 1025R, Compact Tractor	\$22,980.00
Sportsplex - John Deere 5065E, Utility Tractor	\$37,570.00
Beautification - John Deere 4066R, Compact Utility Tractor	\$38,485.00
Sub-Total	\$99,035.00
Previous Finance Amount	\$220,000.00
Total	\$319,035.00

Thank you for your consideration.



7/26/2017

City of Gulfport
P.O. Box 1780
Gulfport, MS 39502-1780

It is a pleasure to submit for your consideration the following proposal to provide lease-purchase financing based on the terms and conditions set forth below:

1. Lessor: BancorpSouth Equipment Finance, a division of BancorpSouth Bank
2. Lessee: City of Gulfport
3. Equipment Description: Upgrades/Repairs & Maintenance to Sportplex Marquee Sign
3 John Deere Tractors
4. Equipment Cost: \$319,035.00
5. Lease Term: 5 Years
6. Lease Payments: (These are approximate payment amounts. The actual payment will be determined at funding date.)

60 monthly payments of \$5,652.19
arrears
7. Lease Rate: 60 – 2.43%
8. Funding Date: This proposal is contingent upon the equipment being delivered and the lease funded prior to 9/15/2017 Any extension of the funding or delivery date must be in writing.
9. Purchase Option: Title is passed to Lessee at lease expiration for no further consideration.
10. Non-appropriation/Termination: The lease provides that Lessee is to make reasonable efforts to obtain funds to satisfy the obligation in each fiscal year. However, the lease may be

terminated without penalty in the event of non-appropriation. In such event, the Lessee agrees to provide an attorney's opinion confirming the events of non-appropriation and Lessee's exercise of diligence to obtain funds.

11. Bank Qualification: Bank Qualified Lease

12. Tax Status: This proposal is subject to the Lessee being qualified as a governmental entity or "political subdivision" within the meaning of Section 103(a) of the Internal Revenue Code of 1954 as amended, within the meaning of said Section. Lessee agrees to cooperate with Lessor in providing evidence as deemed necessary or desirable by Lessor to substantiate such tax status.
13. Net Lease: This will be a net lease transaction whereby maintenance, insurance, taxes (if applicable), compliance with laws and similar expenses shall be borne by Lessee.
14. Financial Statements: Complete and current financial statements must be submitted to Lessor for review and approval of Lessee creditworthiness
15. Lease Documentation: This equipment lease-purchase package is subject to the mutual acceptance of lease-purchase documentation within a reasonable time period, otherwise payments will be subject to market change.

If the foregoing is acceptable, please so indicate by signing this letter in the space provided below and returning it to BancorpSouth Equipment Finance. **The proposal is subject to approval by BancorpSouth Equipment Finance's Credit Committee and to mutually acceptable terms, conditions and documentation.**

Acceptance of this proposal expires as the close of business on 8/15/2017. Extensions must be approved by the undersigned.

Any concerns or questions should be directed to Bob Lee at 1-800-222-1610.

Bob Lee

Bob Lee, FVP
Municipal Finance Manager

ACKNOWLEDGMENT AND ACCEPTANCE

By: _____
Title

Date: _____



JOHN DEERE

Beard Equipment Company

2480 E. I-65 Service Road N.
Mobile AL. 36617

Toll Free: 800-848-8563
Fax: 251-452-2309

June 30, 2017

City of Gulfport
Department of Leisure Services
P.O. Box 1780
Gulfport, MS 39502

Submitted by **Brad Rounsaville**
Territory Manager
Mobile 228-424-2468

John Deere Golf Equipment Proposal

Qty.	Make/Model	Description	Unit Price	36 Month Lease	48 Month	60 Month Lease
				Purchase Payment	Lease Purchase Payment	Purchase Payment
1	John Deere 1025R Compact Tractor 028JLV	Yanmar 24 HP Three Cylinder Diesel Engine, Hydrostatci Transmission, 4 WD,	\$22,980.00	\$685.49	\$526.47	\$431.33
	1701 - Factory Installed Loader with Bucket					
	3701 - 260B Factory Installed Backhoe with Bucket					
	4060 - iMatch quick hitch					
	5204 - R4 Industrial Rear Tires					
	6204 - R4 Industrial Front Tires					

Signature of Buyer: _____ Date: _____

Note 1: This quotation valid through July 31, 2017.

Note 2: Prices do not include applicable taxes.

Note 3: To initiate Equipment Purchase - indicate equipment desired, sign and date quote and fax to 251-452-2309.

Above is our quotation for the equipment named, subject to the following conditions: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent on availability of product from manufacturer. Prices are based on costs and conditions existing on date of quotation and are subject to change without notice. Typographical errors are subject to correction. Conditions not specifically stated herein shall be governed by established trade customs.



Beard Equipment Company

2480 E. I-65 Service Road N.
Mobile AL 36617

Toll Free: 800-848-8563
Fax: 251-452-2309

June 30, 2017

City of Gulfport
Department of Leisure Services
P.O. Box 1780
Gulfport, MS 39502

Submitted by Brad Rounsaville
Territory Manager
Mobile 228-424-2468

John Deere Golf Equipment Proposal

Qty.	Make/Model	Description	Unit Price	36 Month Lease	48 Month	60 Month Lease
				Purchase Payment	Lease Purchase Payment	Purchase Payment
1	John Deere 5065E Utility Tractor	John Deere PowerTech Engine, Tier4 Engine, 65 Gross HP, 55 PTO HP, Rear SCV Hydraulics Remotes, 9F/3R SyncShuttle Transmission.	\$37,570.00	\$1,120.71	\$860.73	\$705.19
	1744LV	1363 - 9F / 3R Syncshuttle Transmission				
		2000 - Open Operator Station				
		3420 - Mid Hydraulic Valves				
		4115 - Fixed Draft Links				
		5113 - R3 Turf Rear Tires				
		6040 - 4WD				
		6171 - R3 Turf Front Tires				
1	John Deere H240 Loader 2411P	Attached to John Deere 5065E Tractor, Can be removed from tractor easily,				
		1507 - Mounting Frame				
		2510 - Non Self Leveling				
		4535 - Two Function Hoses with Single Lever Control				
		5435 - Hood Guard				
		6995 - Less Ballast Box				
		7610 - Global Carrier				
		8240 - 85 in. High Volume loader bucket				

Signature of Buyer: _____ Date: _____

Note 1: This quotation valid through July 31, 2017.

Note 2: Prices do not include applicable taxes.

Note 3: To initiate Equipment Purchase - indicate equipment desired, sign and date quote and fax to 251-452-2309.

Above is our quotation for the equipment named, subject to the following conditions: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent on availability of product from manufacturer. Prices are based on costs and conditions existing on date of quotation and are subject to change without notice. Typographical errors are subject to correction. Conditions not specifically stated herein shall be governed by established trade customs.



JOHN DEERE

Beard Equipment Company

2480 E. I-65 Service Road N.

Mobile AL 36617

Toll Free: 800-848-8563

Fax: 251-452-2309

June 30, 2017

City of Gulfport
Department of Leisure Services
P.O. Box 1780
Gulfport, MS 39502

Submitted by Brad Rounsaville
Territory Manager
Mobile 228-424-2468

John Deere Golf Equipment Proposal

<u>Qty.</u>	<u>Make/Model</u>	<u>Description</u>	<u>Unit Price</u>	<u>36 Month Lease</u>	<u>48 Month</u>	<u>60 Month Lease</u>
				<u>Purchase</u>	<u>Lease Purchase</u>	<u>Purchase</u>
				<u>Payment</u>	<u>Payment</u>	<u>Payment</u>
1	John Deere 4066R Compact Utility Tractor 0380LV	John Deere PowerTech Engine, Tier4 Engine, 66 Gross HP, 52 PTO HP, Rear SCV Hydraulics Remotes, 12F/12R Power Reverser Transmission. 1381 - 12F / 12R Power Reverser Transmission 2005 - Open Operator Station 3420 - Mid Hydraulic Valves 6243 - Front Turf Tires 5243 - R3 Turf Rear Tires BW15073 - Ballast Box	\$38,485.00	\$1,148.01	\$881.69	\$722.36
1	John Deere D170 Loader 1401P	Attached to John Deere 4066R Tractor, Can be removed from tractor easily, 1400 - Mounting Frame 4406 - Two Function Single Lever Control 4995 - Less Ballast Box 8750 - Less Bucket BW15273 - 85 in. High Volume Bucket BW16127 - Parking Stand				

Signature of Buyer: _____ **Date:** _____

Note 1: This quotation valid through July 31, 2017.

Note 2: Prices do not include applicable taxes.

Note 3: To initiate Equipment Purchase - indicate equipment desired, sign and date quote and fax to 251-452-2309.

Above is our quotation for the equipment named, subject to the following conditions: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent on availability of product from manufacturer. Prices are based on costs and conditions existing on date of quotation and are subject to change without notice. Typographical errors are subject to correction. Conditions not specifically stated herein shall be governed by established trade customs.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Engineering

Date: 07/28/2017

Subject: Resolution - approving Third Amendment to License Agreement between Utility Service Communications Co., Inc. (Licensor) and Cellular South Real Estate, Inc., (Licensee) allowing for addition of certain and various pieces of equipment on Gulfport's Water Tank located on 26th Avenue and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO APPROVE THIRD AMENDMENT TO LICENSE AGREEMENT BETWEEN
UTILITY SERVICE COMMUNICATIONS CO., INC (LICENSOR) AND CELLULAR
SOUTH REAL ESTATE, INC., (LICENSEE) ALLOWING FOR ADDITION OF
CERTAIN AND VARIOUS PIECES OF EQUIPMENT ON GULFPORT’S WATER
TANK LOCATED ON 26TH AVENUE**

WHEREAS, Cellular South Real Estate, Inc., (“Cellular South” or “Licensee”) has contracted, via a License Agreement, with **Utility Service Communications Co., Inc.**, City of Gulfport’s water tank management and communications marketing agent (“Licensor”), for a license to install, maintain and operate certain radio communications equipment on a tank site located at 1801 26th Avenue, Gulfport, MS; and

WHEREAS, Licensor and Licensee desire to modify and amend the aforementioned License Agreement; and

WHEREAS, Licensee desires to add six (6) Triplexers, three (3) Nokia RRH, three (3) Nokia OVP, six (6) Antenna, three (3) DC cables, three (3) Fiber cables and remove six (6) antenna, three (3) 1 5/8” coax, one (1) Fiber Cable and one (1) power cable.

WHEREAS, the Site fee will increase from \$3,764.00 to \$4,342.00 upon approval of this Amendment.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the Mayor and City Council hereby officially approve the Third Amendment to License Agreement in substantially the form annexed hereto as **Exhibit “1”**, between the Licenser and Licensee, **Cellular South Real Estate, Inc.,,** and do hereby authorize the Mayor to sign and execute the Third Amendment to License Agreement (and all counterparts thereof) for official approval in behalf of the City of Gulfport, Mississippi.

SECTION 3. That this resolution shall be spread upon the Minutes of the Gulfport City Council, and shall be in full force and effect immediately upon its passage and enactment according to law.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the _____ day of _____, 2017.

MAYOR



6-9-17

Tank Owner: City of Gulfport
Tank Location: 1801 26th Avenue
Gulfport, MS 39507
Licensor Project No.: 126674
Licensee Name: Cellular South Real Estate, Inc.
Licensee Site Name: MS1059
Licensee Site ID: Gaston Hewes WT

Third Amendment to License Agreement

THIS THIRD AMENDMENT TO LICENSE AGREEMENT ("Third Amendment") is made as of this ____ day of _____, 2017, between Utility Service Communications Co., Inc., a Georgia Corporation, whose business address is P.O. Box 1350, 535 Courtney Hodges Blvd., Perry, Georgia 31069 (herein referred to as the "Licensor" or "Company") and City of Gulfport whose business address is 2309 15th Street, Gulfport, MS 39501 (herein referred to as the "Tank Owner") and Cellular South Real Estate, Inc., a Mississippi corporation, whose business address is 1018 Highland Colony Parkway, Suite 330 Ridgeland, Mississippi 39157 (herein referred to as the "Licensee").

W I T N E S S E T H

WHEREAS, Licensor, Tank Owner and Licensee entered into a License Agreement dated May 2, 2006 ("Agreement"), a First Amendment dated June 20, 2012 ("First Amendment"), and a Second Amendment dated May 4, 2016 ("Second Amendment") whereby Licensor and Tank Owner granted Licensee permission to install, maintain and operate certain radio communications equipment ("Equipment") on a Tank Site located at 1801 26th Ave., Gulfport, MS 39507.

WHEREAS, Licensor, Tank Owner and Licensee desire to modify and amend the Agreement and all previous Amendments as set forth herein.

WHEREAS, Licensee desires to add six (6) Triplexers, three (3) Nokia RRH, three (3) Nokia OVP, six (6) Antenna, three (3) DC cables, three (3) Fiber cables. Remove six (6) Antenna, three (3) 1 5/8" coax, one (1) Fiber cable and one (1) power cable.

WHEREAS, Licensee, PRIOR TO ANY MODIFICATIONS TO THE SITE must provide to Licensor all licenses, permits and any other required documentation; *however*, if said documents are not obtainable prior to the execution of this Third Amendment, Licensee must submit said documentation to Licensor no later than three (3) days from their issuance.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein and in the Agreement, the parties hereto agree as follows:

1. Exhibit A-2 attached to the Second Amendment is hereby replaced with Exhibit A-3 attached.
2. Exhibit D-2 attached to the Second Amendment is hereby replaced with Exhibit D-3 attached.
3. Exhibit E-2 attached to the Second Amendment is hereby replaced with Exhibit E-3 attached.
4. The amount of the Site Fee provided for in Section 4 of the Second Amendment shall be amended to reflect an increase in the Site Fee to: Four Thousand Three Hundred Forty Two and no/100 (\$4342.00) Dollars effective as of the earlier of the first day of the month in which the modifications commence or August 1, 2017 (New Site Fee Commencement Date), which shall be due and payable on the first day of each month. The Site Fee shall thereafter increase in accordance with Agreement with the next scheduled increase to occur on May 1, 2018 at a rate of three percent (3%). To enable proper crediting of Licensee payments, please include the Site Name, Site Address, Licensor Project Number 126674 and Site I.D. Number on remittance to Licensor.
5. In addition to any change in the Site Fee set forth in this Third Amendment, Licensee shall pay to Licensor upon Licensee's execution and delivery of this Third Amendment a one time non-refundable Administrative Fee in the amount of One thousand and no/100 (\$1000.00) Dollars.
6. A final inspection must be completed by a representative of the Licensor. Licensee must supply advance notice to Licensor to perform inspection. Such inspection approval shall not be unreasonably withheld or delayed.
7. Section 9 of the First Amendment shall be amended to provide for current notice requirements to Licensor or Licensee as follows:

Licensee:

Cellular South Real Estate, Inc.
 1018 Highland Colony Parkway, Suite 400
 Ridgeland, MS 39157
 Attn: Jerry Skipper
 Phone: 601-974-7356
 Cell Phone: 601-503-4927
 E-Mail: jskipper@cspire.com

Licensee Accounts Payable:

Cellular South Real Estate, Inc.
1018 Highland Colony Parkway, Suite 330
Ridgeland, MS 39157
Attn: Kathy Cate
Phone: 601-974-7173
E-Mail: kcate@cspire.com

Licensee Legal:

Cellular South Real Estate, Inc.
1018 Highland Colony Parkway, Suite 330
Ridgeland, MS 39157
Attn: Forrest Ashworth
Phone: 601-974-7752
E-Mail: fashworth@cspire.com

Licensee Contact regarding Tank issues:

Attn: Jerry Skipper
Phone: 601-974-7356
Cell Phone: 601-503-4927
E-Mail: jskipper@cspire.com

If to Licensor:

Utility Service Communications Co., Inc.
Attn: Debbie Sullivan
Vice President / Director
P.O. Box 1350
535 General Courtney Hodges Blvd.
Perry, Ga. 31069
Phone: 478-987-4663
Fax: 478-987-1844

Licensor Accounts Receivable:

Utility Service Communications
P.O. Box 674176
Dallas, TX 75267-4176
Reference Project # 126674 on remittance

Licensor Access Notification Requirement:

Lee Duke – Project Manager
478-988-5260 or 478-396-0843
Or
Debbie Sullivan – Vice President / Director
478-988-5255 or 478-396-9534

8. The parties hereto expressly agree that in the event of any discrepancy or contradiction between the terms of the Agreement and all previous Amendments and the terms of this Third Amendment, full force and effect shall be given to the terms of this Third Amendment, and any clause, condition, restriction or other term of the Agreement and all previous Amendments that contradicts any term of this Third Amendment is hereby declared null and void. Except as herein modified, and subject to the foregoing, every provision, condition, obligation and covenant contained in the Agreement and all previous Amendments shall continue in full force and effect.

6-9-17

IN WITNESS WHEREOF, the undersigned have executed this Third Amendment as of the date first written above.

LICENSOR:
Utility Service Communications Co., Inc.

By: Debbie Sullivan

Printed Name: Debbie Sullivan

Title: Vice President / Director

Date: 7/24/17

LICENSEE:
Cellular South Real Estate, Inc.

By: B. C. Pace

Printed Name: Benjamin C. Pace

Title: Chief Financial Officer

Date: 7/19/2017

TANK OWNER:
City of Gulfport

By: _____

Printed Name: Billy Hewes

Title: Mayor

Date: _____

Exhibit A-3

Tank Owner: City of Gulfport
 Tank Location: 1801 26th Avenue
 Gulfport, MS 39507
 Licensor Project No.: 126674
 Licensee Name: Cellular South Real Estate, Inc.
 Licensee Site Name: MS1059
 Licensee Site ID: Gaston Hewes WT

1. Frequencies:**Existing:**

Transmit: Tx 728-734 | Tx 734-740 | Tx 740-746 | Tx 1960-1970 | Tx 1940-1945 | Tx 880 - 890 |
 Tx 891.5 - 894

Receive: Rx 698-704 | Rx 704-710 | Rx 710-716 | Rx 1880-1890 | Rx 1860-1865 | Rx 835 - 845 |
 Rx 846.5- 849

New:

Transmit: 2572-2602
 Receive: 2529.5-2568

**2. FCC call letters: WQIZ436 / WQJU563 / KNKA618 / KNLG287 / WQBB382 / WQIW744
 WLX417 / WLX736 / WLX418 / WLX466 / WLX419****3. Type of Service: Cellular, PCS, LTE, B41****4. Transmitter(s):****Existing to remain:**

Number: Two (2)
 Make: Lucent/Lucent
 Model: (1) Macro 4.0b/ (1) 9929
 Power Output:
 ERP: Less than <1000

Existing to be removed:

Number: 0

New:

Number: 0

5. Receiver(s):**Existing to remain:**

Number: Two (2)

Make: Lucent/Lucent

Model: (1) Macro 4.0b/ (1) 9929

Existing to be removed:

Number: 0

New:

Number: 0

6. Diplexers(s): COMBINERS / BIAS-T**Existing to remain:**

Number: 0

Existing to be removed:

Number: 0

New:

Number: Six (6)

Make: Commscope

Model: CBC7821-DF

Type: Triplexer

Dimensions: 7.9"x6.9"x2.8"

Weight: 7.7 lbs.

7. Tower Mounted Amplifier(s): TMA / ODU/ RFU**Existing to remain:**

Number: 0

Existing to be removed:

Number: 0

New:

Number: 0

8. Tower Mounted Remote Radio Heads/Units: RRU / RRH/ FRIG / FXFB / FXMB**Existing to remain:**

Number: Six (6)

Make: ALU

Model: (3) RRH 4x40 / (3) RRH2x40-07L-AT

Type: RRH

Dimensions: 21.2"x2"x7.2" / 22.8"x13"x17.3"

Weight: 53 lbs / 52 lbs

Existing to be removed:

Number: 0

New:

Number: Three (3)
 Make: Nokia
 Model: FZHJ RRH (8T8R)
 Type: RRH
 Dimensions: 8.7"x17.37"x14"
 Weight: 50.7 lbs.

9. Remote Controlled Antenna Tilt Units: RCU / RET**Existing to remain:**

Number: 0

Existing to be removed:

Number: 0

New:

Number: 0

10. Remote Mounted Junction / Distribution Box / COVP**Existing to remain:**

Number: NONE

Existing to be removed:

Number: NONE

New:

Number: Three (3)
 Make: Nokia
 Model: OVP
 Type: 10-910069-100
 Dimensions: 8.7" x 5.8" x 8"
 Weight: 7.5 lbs

11. Surge Protector(s): Raycaps**Existing to remain:**

Number: Six (6)

Make: (2) Raycap / (4) SPU's

Model: (1) FD Series / (1) RALDS-3495-PF-48 / (4) CD1-48-60-0-CM2

Dimensions: 20.32"x18.86"x5.76" / 20.16"x18.86"x7" / 6.25"x8.25"/2.75"

Weight: 18 lbs. / 13.85 lbs. / 2.9 lbs

Existing to be removed:

Number: 0

New:

Number: 0

12. Antenna(s):**Existing to remain:**

Number: Three (3)
 Make: Commscope
 Model: HBXX-6517DS-A2M
 Type: Panel
 Dimensions: 74.9"X12"x6.5"
 Weight: 40.8 lbs

Existing to be removed:

Number: Six (6)
 Make: (3) Andrew / (3) CSS
 Model: 856DG65VTASX / X7C-865-VR2
 Type: Panel / Panel
 Dimensions: 72"x12.5"X7" / 96"x12"x7.1"
 Weight: 24.5 lbs. / 36.6

New:

Number: Six (6)
 Make: Commscope
 Model: (3) LNX-6515DS-A1M / (3) TTTT-65AP-1XR
 Type: Sector / Sector
 Dimensions: 96.6"x11.9"x7.1" / 63.4"x12"x4.6"
 Weight: 43.7 lbs. / 33.3 lbs.

13. Microwave(s):**Existing to remain:**

Number: 0

Existing to be removed:

Number: 0

New:

Number: 0

14. Coax:**Existing to remain:**

Number: Six (6)
 Make: Eupen
 Model: NA
 Size: 1 5/8"
 Color: white

Existing to be removed:

Number: Three (3)
 Make: Eupen
 Model: N/A
 Size: 1 5/8"
 Color: White

New:

Number: 0

15. Fiber / DC Cable(s):**Existing to remain:**

Number: Four (4)
 Make: OFS / Belden
 Model: (2) Fiber / (2) Power
 Size: 0.28" / 1.19"
 Color: Black

Existing to be removed:

Number: Two (2)
 Make: OFS / Belden
 Model: (1) Fiber / (1) Power
 Size: 0.28" / 1.19"
 Color: Black

New:

Number: Six (6)
 Make: Nokia
 Model: (3) DC Power cable / (3) Fiber cable
 Size: 0.95" / 0.66"
 Color: Black

16. Generator:**Existing to Remain:**

Number: One (1)
 Make: Taylor
 Model: DS25
 Size:

Existing to be removed:

Number: 0

New:

Number: 0

17. Fuel Tank:**Existing to Remain:**

Number: One (1)
 Make: Diesel
 Size: 150 gal

Existing to be removed:

Number: 0

New:

Number: 0

18. Licensee's Existing Ground space measuring 15' x 20' will remain the same.
19. Licensee desires to obtain NO additional ground space.
20. All tower mounted equipment, including but not limited to: Antennas, Microwaves, Diplexers, Amplifiers, Remote Controlled Tilts, Remote Radio Heads, Junction/Distribution Boxes and Surge Protectors must be approved by Licensor. Exact location, mounting method, height, and orientation of tower mounted equipment must be approved by Licensor. Loose gravel is NOT permitted at the site.

Removing existing six (6) antennas mounted on six (6) post on the balcony at the '135' level, Adding six (6) antennas mounted on same six (6) post on the balcony at the '135' level giving Licensee a total of Nine (9) antennas on nine (9) post(s) at a maximum separation between posts of five feet in each sector.

21. Antenna Orientation:

Alpha position at 120 degrees, on the balcony railing
Beta position at 230 degrees, on the balcony railing
Gamma position at 330 degrees, on the balcony railing

22. Scope of work relating to this upgrade:

Add six (6) Triplexers, three (3) Nokia RRH, three (3) Nokia OVP, six (6) Antenna, three (3) DC cables, three (3) Fiber cables. Remove six (6) Antenna, three (3) 1 5/8" coax, one (1) Fiber cable and one (1) power cable.

23. Final Configuration:

Nine (9) Antennas
Nine (9) RRH's
Six (6) Coax
Two (2) Raycaps
Four (4) Raycap SPU
Three (3) OVP Surge Protectors
Five (5) Fiber Lines
Five (5) Power Lines
Six (6) Triplexers

Exhibit D-3

Utility Service Communications Co., Inc. (USCCI) Structural & Drawing Requirements

Structural Requirements:

Standards:

1. ANSI/ TIA-222-G: Structural Standard for Antenna Supporting Structures and Antennas
 - a. Section 15: Existing Structures
2. ASCE/ SEI 7: Minimum Design Loads for Buildings and other Structures
 - a. Section 15.7.7: Water Storage and Water Treatment Tanks and Vessels
3. ANSI/AWWA D100: Welded Carbon Steel Tanks for Water Storage
 - a. Appendix A.5.6: Antennas and Related Equipment
4. ANSI/AWWA D103: Factory-Coated Bolted Carbon Steel Tanks for Water Storage

A rigorous structural analysis, with calculations, of the entire structure using design loads appropriate for the geographical area per the latest applicable standards and local codes. The analysis must determine the overall stability and show the actual versus allowable stresses for the structural members and connections including anchor bolts, wind rods, columns and struts. In addition, local stresses should be evaluated at the antenna supports attachment points. Analysis must include fully loaded corral if applicable.

Summary page must include:

1. Size of Tank (Capacity in gallons)
2. Style of Tank (Elevated, Pedisphere, Composite etc.)
3. Total number of posts if corral installation and number of coax
4. Total number of posts, antennas and coax if balcony installation
5. Diameter of Tank bowl and balcony
6. Total Tank height
7. Balcony height
8. List of all equipment installed on tank. To include Model Numbers, Dimensions and Weight
9. Type of analysis (feasibility or rigorous)
10. Design Loading Criteria: Occupancy Category, Applicable Load Cases (Wind, Ice, Seismic, etc.) and Controlling Load Combinations
11. Results of analysis
12. Proposed reinforcement of existing members and/or connections and all proposed additional members where needed.
13. Sources of Data: Previous Structural Analysis, Fabrication Drawings, Field mapping, As-Built Drawings, Geotechnical Reports, etc.

Drawing Requirements:

1. All drawings must be Site specific.
2. If USCCI Project Manager has made site visit prior to drawing, a sketch of site (not to scale) will be given to Site Acquisition contact.
3. 4-6 gang meter for Power and Telco must be placed at the Site to accommodate utility meter reader.

4. Coax may be required to be buried by USCCI Project Manager and/or Tank Owner.
5. Coax must be routed on the inside (riser side) face of the Tank leg. Only exception: design of Tank would not allow.
6. First Licensees coax must be installed in the inside of a hinged jumbo cluster bracket. Subsequent Licensees may be required to install on the outside of same bracket, if ground Equipment location is limited.
7. Tank height, RAD center height, balcony height must be on plans.
8. If Licensee is co-locating on top of Tank or corral, the diameter of Tank must be on plans. Plans must indicate current antenna locations on the Tank.
9. Only full sealed welding is allowed and must be indicated on plans.
10. All coax running over the bowl of Tank must have at least four foot (4') separation from Tank logo and coax must be shrouded with shrouding painted to match Tank.
11. Corral must be painted to match Tank.
12. Licensee may be required to use white or colored coax to match Tank.
13. Painting of coax not allowed.
14. Corral posts must be marked 1, 2, 3, etc., indicating which post Licensee will be using and the orientation of the antenna. Post number one (#1) to align with True North. (No skipping of post within a sector)
15. The number of coax installed must be denoted on plans.
16. Licensee may be required to install a "Stymielock" at the compound entry gate. If applicable this lock must be denoted on the drawings.
17. Signature box with date must be included on the title sheet drawings. Signature box to include:
 - a. USCCI Project Manager
 - b. Licensee Project Manager
18. The distance from Tank to Equipment shall be no less than ten feet (10').
19. Licensed Ground area must be in concrete not gravel, due to ground maintenance problems.
20. Include cover sheet listing General Structural Notes (Applicable codes, Standards, Design Load Criteria), Structural Metals, etc. as applicable.

Installation must follow the Installation Standards attached in License Agreement/Amendment along with any site-specific requirements and/or Governmental and AWWA standards.

Installation inspection must be performed by USCCI prior to Licensee being allowed to go on air (Regardless of Contractor).

USCCI Project Manager will make every effort to meet at the Tank Site with Tank Owner, Site Acquisition contact, Project Manager and any other parties prior to Licensee submitting for plans. This will help insure drawings are correct the first time.

Make sure all involved parties are issued these requirements as well as Exhibit E Installation Standards in License Agreement/Amendment.

If you have any questions, please contact:

- 3.11 Balconies and platforms shall not be obstructed in any way by cable routing or attachments, in accordance with OSHA standards.

4.0. General Workmanship:

- 4.1 Epoxy attachments shall not be used. Epoxy compounds can lose strength at temperatures exceeding 140 degrees Fahrenheit. Additionally, epoxy compounds can be subjected to extreme stresses from thermal expansion/contraction of the metal structure due to changes in the ambient temperature and subsequently exhibit shear failure.
- 4.2 Stud welding shall not be used. A properly installed stud weld will scorch the internal coating system in the same manner as a full seal weld. In addition, the plate attachment to the studs is open to water seepage and corrosion from trapped water and moisture. Proper coating procedures cannot be used on the Tank surfaces that have plates or other attachments bolted to them.
- 4.3 Any penetrations larger than three inch (3") in diameter that are to be cut into the support structure require special expertise in design and installation to minimize the possibility of structural damage to the structure. Consideration should be given to reducing the Tank water level whenever openings are cut into the support structure per AWWA D100 – A5.6 recommendations. A professionally engineered solution must be provided.
- 4.4 Older Tanks are prone to hidden corrosion. A careful inspection of all components, including ultrasound thickness measurements are recommended to verify the Tank's structural strength relative to the original design. Corrective repairs should be made as recommended by a professional structural engineer competent with ANSI/ TIA-222-G, ASCE/SEI 7 and AWWA D100 standards.
- 4.5 Should Licensee's Equipment installed on the Tank and Site be allowed to remain at the site during tank maintenance Licensee's antenna cables should be arranged and located to allow protective wrapping during abrasive blasting and recoating. Neatly arranged cables shall be offset from the Tank to allow maintenance contractors to perform this work without removing the cable runs. Chaining or strapping to tower legs or handrails is not allowed. Cable runs should be routed under balconies or walkways to minimize access and rigging interference. Vertical coax routing up a leg should be orientated towards the center of the Tank on the inside face of the leg, typically between the struts and riser rods.
- 4.6 Licensee shall use hinged cluster brackets with snap-in clips capable of supporting twenty-four (24) 1 5/8" coax cables and shall route the coax cables on the inside of the cluster brackets.

5.0 Welding:

- 5.1 All welding shall be in accordance with AWWA D100 Section 8, Welding and Section 11, Inspection and Testing. This requires all welders to be certified in accordance with AWS D1.1.
- 5.2 All welds to the Tank surface shall be made with E7018 low hydrogen rod and shall be smooth and free of burs and undercuts. Unacceptable welds shall be repaired as Section 6.1 below indicates to meet AWWA D100 requirements.
- 5.3 No welding shall be done when the ambient temperature is below 32 degrees Fahrenheit unless the cold weather welding requirements of AWWA D100, Section 10.2.1 are followed.
- 5.4 Penetrations shall not intersect Tank weld seams. Penetrations should clear existing seams by 6 inches (6"). If this clearance is not possible, a review by a professional engineer shall be made of adjacent weld seams that may be affected by local welding.
- 5.5 Welding to the Tank or access tube opposite the water level is not permitted. The water level shall be drawn down to a level not less than 2 feet (2') below the point of welding.
- 5.6 Galvanized components shall not be welded directly to the Tank surface. Galvanized surfaces mating to the Tank structure must be ground free of galvanizing prior to welding.
- 5.7 Tubular columns on multi-leg supported Tanks are hermetically sealed and must not be breached or punctured under any circumstance since moisture will accumulate inside the leg and eventually cause serious structure damage.

6.0 Painting:

- 6.1 Welding may cause blistering of the interior paint opposite the weld. Damaged interior paint surfaces shall be repaired in a manner that is compatible with the existing paint system. Exterior paint damage shall be repaired after completion of the antenna installation, and should be compatible with the existing paint system. It is recommended that a one-year anniversary inspection be made to evaluate the quality of the touchup and repainting if required. AWWA D102 should be consulted for proper paint procedure.
- 6.2 All painting and surface preparation shall be in compliance with SSPC and NACE regulations.
- 6.3 Utility Service Company must be given "First Right of Refusal" to perform the interior touch ups on Tanks that are currently being maintained by Utility Service Company.

7.0 Electrical:

- 7.1 All installation work shall be performed in a neat and workmanlike manner. Any new installation shall not cause mechanical, electrical or electronic interference to other RF Equipment located on the site.
- 7.2 All installations shall comply with all applicable local, state and federal requirements. In the absence of any applicable government standards, applicable BOCA and NEC codes, as well as EIA, TIA and AWWA standards must be adhered to.
- 7.3 All RF Equipment and transmission lines installed shall be FCC type accepted for the radio service and frequencies proposed in the license Agreement and attached exhibits.
- 7.4 All transmission lines shall be attached to tower coax supports using snap-in hangers. The use of stainless steel angle adapters (Andrew 31768A or approved equal) is authorized. Cable ties are not permitted.
- 7.5 Where practical, cable runs shall be buried between the tower and electrical Equipment housing.
- 7.6 When possible, the Equipment cabinet or shelter will be located a minimum of ten feet (10'-0") from the Tank.
- 7.7 A four (4) to six (6) gang meter for Power and Telco shall be provided by the Licensee.

8.0 Equipment:

- 8.1 All transmission lines shall be tagged at the top and bottom of each run near the connector with an identification tag containing the Licensee's name, with Sector location FCC or IRAC call sign and the frequency assigned. Brass tags with copper wire are preferred. Plastic tags with vinyl labels or indelible ink markings are acceptable. Licensee's name, site name, site I.D., site address, contact for the licensee, phone number and the output power must be posted at the site.
- 8.2 Licensee shall be responsible for the proper signage at the site per all regulatory requirements. Signs are not allowed to be attached to the tank
- 8.3 Equipment shall only be installed in locations and positions determined by Utility Service Communications. The USCCI Project Manager will designate the exact locations for the installation of electric Equipment, transmission lines and antennas. If for any reason the proposed installation cannot conform to these instructions, the USCCI Project Manager shall be contacted prior to any further work.

- 8.4 All installed Equipment shall be housed in suitable EIA approved enclosures or Equipment racks. All enclosure doors and covers shall remain closed and locked at all times except during actual Equipment servicing.
- 8.5 Any new installation will not cause mechanical, electrical or electronic interference to other Licensee RF Equipment, other associated Licensee Equipment or any Licenser Equipment located in the Equipment shelter, tower structure or anywhere else on the site.
- 8.6 Equipment installed greater than twenty feet (20'-0") from the Tank must have the coax run buried per applicable specifications.
- 8.7 Ice bridges must be a minimum of seven feet (7'-0") above grade to allow Tank owner to maintain the grounds.

9.0 Inspections & Approvals:

- 9.1 USCCI shall be provided with the structural analysis for review and approval. (See "Exhibit D-3" for Requirements)
- 9.2 USCCI shall be provided with 'as-built plans' or Tank mapping for review.
- 9.3 USCCI shall be provided with all drawings for review and approval prior to start of construction. (See "Exhibit D-3" for Requirements)
- 9.4 Licensee must have the following in hand prior to releasing the site for permitting.
 - A. Fully Executed License Agreement / Amendment
 - B. USCCI Approved Structural
 - C. USCCI Approved and Stamped Drawings
 - D. USCCI Approved Contractor to perform the work on the tank
 - E. All fees and charges must be paid
 - F. Copy of P.O. Confirming Scope of Work (Pricing redacted)
 - G. USCCI Issued NTP
- 9.5 Licenser will issue an NTP prior to the site being released for construction. Licensee must sign and give a firm construction date and return the NTP to Licenser. Licenser will then release the site for construction. Licenser will supply a tank owner contact name and number to Licensee.
- 9.6 USCCI must be supplied with a copy of the Purchase Order (P.O.) and/or Notice to Proceed (NTP) and a tentative schedule date of when exterior and interior touch up will be completed.
- 9.7 Contractor shall provide a closeout package at the end of the project prior to acceptance by USCCI. This package shall supply as a minimum, photographs,

6-9-17

sweep charts, copies of permits and as-built drawings and lien waivers for subcontractors and vendors.

**9.8 USCCI Site Management must complete a final inspection and approve the installation prior to Licensee going on air.
(Regardless of Contractor)**

If you have any questions regarding these installation standards, contact:

Lee Duke, USCCI Project Manager

Office: 800-679-7819

Desk: 478-988-5260

Cell: 478-396-0843

OR

Debbie Sullivan, Vice President / Director

Office: 800-679-7819

Desk: 478-988-5255

Cell: 478-396-9534



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Kris Riemann, Director
Engineering

Date: 07/20/2017

Subject: Resolution - approving Change Order #1 to the Agreement with Gator Boring & Trenching, Inc., for the Seaway Island Water Main Improvements Project and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO APPROVE CHANGE ORDER #1 TO AGREEMENT WITH GATOR BORING &
TRENCHING, INC. FOR THE SEAWAY ISLAND WATER MAIN IMPROVEMENTS
PROJECT, TO AUTHORIZE THE MAYOR TO EXECUTE SAID CHANGE ORDER,
AND FOR RELATED PURPOSES**

WHEREAS, Gator Boring & Trenching, Inc., was awarded the contract for the Seaway Island Water Main Improvements Project located in the City of Gulfport; and

WHEREAS, certain and various changes to the contract as more fully set forth in the attached Change Order #1 (which is attached hereto as a part of Exhibit “A”), resulting in a DECREASE in charges and expenses to the City of Gulfport in the amount of \$19,727.94; and

WHEREAS, the Project Engineer has reviewed Change Order #1 and has recommended approval thereof, and approval of the Change Order is believed to be in the best interest of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That Change Order #1 to the City’s contract with Gator Boring & Trenching, Inc., on the Seaway Island Water Main Improvements Project, be and the same is hereby approved in the form as is found in Exhibit “A” to this resolution and is found to be in the

best interest of the City, and the Mayor is, hereby, authorized to execute the same on behalf of the City of Gulfport.

SECTION 3. That the proposed changes to the contract are necessary and/or incidental to the completion of the work as originally bid, are not outside the scope of the original contract, are commercially reasonable and not made to circumvent the public purchasing statutes.

SECTION 4. That the DECREASE in cost is reasonable in light of all relevant facts and circumstances.

SECTION 5. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the
_____ day of _____, 2017.

MAYOR

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, Purchasing Manager

Date: July 20, 2017

**Re: Water System Connection Across Bernard Bayou
Deductive Change Order #1 - SUMMARY**

Please see letter of recommendation from David Ball, P.E. with A. Garner Russell, recommending your acceptance of Summary Change Order #1 for in the deductive amount of \$19,727.94. There are no days to add for the contract time.

The change order is necessary to reflect actual quantities used during construction of the project.

Original Contract Amount	\$282,970.00
Change Order #1-Approved 02-16-16	\$19,727.94
Total Contract Amount	\$263,242.06

Thank you for your consideration.

Memorandum – City of Gulfport

To: Connie Debenport, Purchasing
CC: Mayor Billy Hewes Dr. John Kelly, CAO
 Linda Elias, Finance Wayne Miller, P.E., Public Works
From: Kris Riemann, P.E. *RKR*
Date: 7/19/17
Re: Change Order Number 1 (Summary)
 -Seaway Island Water Main Improvements

Attached for your consideration is the referenced change order number 1, in the deductive amount of \$19,727.94 and amount of 0 calendar days of time. This change is for quantities required to adjust final quantities to reflect those actually used in the field for construction.

The project consists of furnishing materials, labor, and equipment for certain renovations, modifications and upgrades to the existing City of Gulfport water system across Bernard Bayou. This work includes the installation of 370 linear feet of 8" water main (PVC and ductile iron), 955 linear feet of 10" HDPE water main installed via horizontal directional drilling, and other miscellaneous improvements and restoration related thereto.

The project is funded 100% by the 2014 Bond Issue. The firm of A. Garner Russell & Associates has completed the Engineering design and oversaw the inspection.

I recommend approval of the change order. Please place this item on the August 8, 2017 Council Agenda.

This item has been approved by:

Mayor or C.A.O.

Attachments: 1. David Ball, P.E., letter dated July 14, 2017
 2. Change Order No. 1

DEPARTMENT OF ENGINEERING



A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

520 33RD STREET
GULFPORT, MS 39507

TEL (228) 863-0667
FAX (228) 863-5232

RECEIVED
7/17

July 14, 2017

Mr. Kris Riemann, P.E.
Director of Engineering
City of Gulfport
4050 Hewes Avenue
Gulfport, MS 39507

**Re: Water System Connection Across Bernard Bayou
Change Order No. 1
PO # 188133**

Dear Mr. Riemann:

Enclosed herewith are (2) originals of the final Change Order No. 1 submitted on behalf of Gator Boring & Trenching, Inc. for the above referenced project.

Should you have any questions or need additional information, do not hesitate to call.

Sincerely,

David Ball, P.E.

DB:st:2012
Enclosure

Change Order

No. 1 (FINAL)Date of Issuance: 6/14/2017Effective Date: 7/5/2017

Project:	PO # 188133	Owner:	City of Gulfport	Owner's Contract No.:	
Contract:	Water System Connection Across Bernard Bayou			Date of Contract:	7/20/2016
Contractor:	Gator Boring & Trenching, Inc.			Engineer's Project No.:	2012

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

1. Adjust quantities to conform to final field conditions.

Attachments: (List documents supporting change):

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$282,970.00

(Decrease) In Contract Price from previous Change Orders No.

n/a to No. n/a\$0.00

Contract Price prior to this Change Order:

\$282,970.00

(Decrease) in Contract Price due to this Change Order:

(\$19,727.94)

Revised Contract Price Incorporating this Change Order:

\$263,242.06

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working Days 90 Calendar daysSubstantial completion (days or date): 2/25/2017

Ready for final payment (days or date):

Change in Contract Time from previous Change Orders No.

n/a to No. n/a

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times prior to this Change Order:

Substantial completion (days or date): 2/25/2017

Ready for final payment (days or date):

Change in Contract Time due to this Change Order:

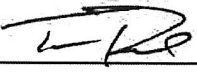
Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times Incorporating this Change Order:

Substantial completion (days or date): 2/25/2017

Ready for final payment (days or date):

RECOMMENDED:
(ENGINEER)By: Date: 7-14-2017ACCEPTED:
(CONTRACTOR)By: Date: 6/30/2017ACCEPTED:
(OWNER)

By: _____

Date: _____

NO.	DESCRIPTION	CURRENT CONTRACT QUANTITY	UNIT PRICE	CURRENT CONTRACT AMOUNT	QUANTITY THIS C.O.	EXTENSION THIS C.O.	TOTAL CONTRACT QUANTITY	TOTAL CONTRACT AMOUNT
01505-A	MOBILIZATION	1 L.S.	\$19,350.00	\$19,350.00	0.00	\$0.00	1.00	\$19,350.00
02050-A	REMOVAL OF PAVEMENT (ALL TYPES AND THICKNESSES)	150 S.Y.	\$22.00	\$3,300.00	(11.13)	(\$244.86)	138.87	\$3,055.14
02050-B	SAW CUT (ALL TYPES AND THICKNESSES)	225 L.F.	\$9.75	\$2,193.75	143.00	\$1,394.25	368.00	\$3,588.00
02050-C	REMOVAL OF CURB AND GUTTER	180.0 L.F.	\$12.00	\$2,160.00	(155.00)	(\$1,860.00)	25.00	\$300.00
02050-D	REMOVAL OF DRIVEWAYS OR SIDEWALK	75 S.Y.	\$29.50	\$2,212.50	(46.45)	(\$1,370.25)	28.55	\$842.25
02111-A	CLEARING AND GRUBBING	1 L.S.	\$5,200.00	\$5,200.00	0.00	\$0.00	1.00	\$5,200.00
02221-A	SELECT BEDDING MATERIAL	100 C.Y. (FM)	\$21.00	\$2,100.00	(100.00)	(\$2,100.00)	0.00	\$0.00
02221-B	SELECT FOUNDATION MATERIAL	50 C.Y. (FM)	\$21.00	\$1,050.00	(50.00)	(\$1,050.00)	0.00	\$0.00
02221-C	GEOTEXTILE FABRIC	100 S.Y.	\$4.50	\$450.00	(18.34)	(\$82.53)	81.66	\$367.47
02234-A	CRUSHED LIMESTONE BASE COURSE	35 C.Y. (FM)	\$54.00	\$1,890.00	(0.94)	(\$50.76)	34.06	\$1,839.24
02295-A	STORMWATER MANAGEMENT	1 L.S.	\$7,000.00	\$7,000.00	0.00	\$0.00	1.00	\$7,000.00
02512-A	HOT BITUMINOUS PAVEMENT (MDOT ST, 12.5 mm or 19 mm MIX) (2" THICK)	300 S.Y. (FM)	\$111.00	\$33,300.00	(76.69)	(\$8,512.59)	223.31	\$24,787.41
02521-A	MOUNTABLE CURB AND GUTTER	180 L.F.	\$36.00	\$6,480.00	(155.00)	(\$5,580.00)	25.00	\$900.00
02522-A	CONCRETE SIDEWALK	75 S.Y.	\$20.00	\$1,500.00	(46.45)	(\$929.00)	28.55	\$571.00
02660-A	8" PVC WATER MAIN	370 L.F.	\$19.00	\$7,030.00	29.00	\$551.00	399.00	\$7,581.00
02660-B	DUCTILE IRON WATER MAIN	25 L.F.	\$51.00	\$1,275.00	7.00	\$357.00	32.00	\$1,632.00
02660-C	DUCTILE IRON FITTINGS	1 TON	\$5,775.00	\$5,775.00	(0.45)	(\$2,581.43)	0.55	\$3,193.58
02661-A	RESIDENTIAL WATER SERVICE	2 EA.	\$2,250.00	\$4,500.00	0.00	\$0.00	2.00	\$4,500.00
02662-A	8" x 8" TAPPING SLEEVE AND 8" VALVE	1 EA.	\$4,570.00	\$4,570.00	0.00	\$0.00	1.00	\$4,570.00
02662-B	6" x 6" TAPPING SLEEVE AND 6" VALVE	1 EA.	\$3,830.00	\$3,830.00	0.00	\$0.00	1.00	\$3,830.00
02663-A	8" GATE VALVE WITH BOX	1 EA.	\$2,275.00	\$2,275.00	0.00	\$0.00	1.00	\$2,275.00
02931-A	PLANT ESTABLISHMENT (SEEDING)	1 L.S.	\$8,675.00	\$8,675.00	0.00	\$0.00	1.00	\$8,675.00
02931-B	SOLID SOD (CENTIPEDE)	100 S.Y.	\$12.50	\$1,250.00	(100.00)	(\$1,250.00)	0.00	\$0.00
02935-A	MAINTENANCE OF TRAFFIC	1 L.S.	\$7,340.00	\$7,340.00	0.00	\$0.00	1.00	\$7,340.00
330523-A	10" WATER PIPE, HDPE (INSTALLED BY HDD METHOD)	1.035 L.F.	\$143.25	\$148,263.75	25.00	\$3,581.25	1060.00	\$151,845.00
	TOTAL BASE BID			\$282,970.00		(\$19,727.94)		\$263,242.06



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Kris Riemann, Director
Engineering

Date: 07/27/2017

Subject: Resolution - approving Change Order #1 to Agreement with Advanced Construction & Development, LLC for construction of Herring Road Water and Sewer Main Improvements Project and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO APPROVE CHANGE ORDER #1 TO AGREEMENT WITH ADVANCED
CONSTRUCTION & DEVELOPMENT, LLC, FOR CONSTRUCTION OF HERRING
ROAD WATER AND SEWER MAIN IMPROVEMENTS PROJECT, TO AUTHORIZE
THE MAYOR TO EXECUTE SAID CHANGE ORDER, AND FOR RELATED
PURPOSES**

WHEREAS, Advanced Construction & Development, LLC, was awarded the contract for construction of Herring Road Water and Sewer Main Improvements Project, located in the City of Gulfport; and

WHEREAS, certain and various changes to the contract as more fully set forth in the attached Change Order #1 (which is attached hereto as a part of Exhibit “A”), resulting in a DECREASE in charges and expenses to the City of Gulfport in the amount of \$99,823.85; and

WHEREAS, the Project Engineer has reviewed Change Order #1 and has recommended approval thereof, and approval of the Change Order is believed to be in the best interest of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That Change Order #1 to the City’s contract with Advanced Construction & Development, LLC, for construction of Herring Road Water and Sewer Main Improvements Project, be and the same is hereby approved in the form as is found in Exhibit “A” to this

resolution and is found to be in the best interest of the City, and the Mayor is, hereby, authorized to execute the same on behalf of the City of Gulfport.

SECTION 3. That the proposed changes to the contract are necessary and/or incidental to the completion of the work as originally bid, are not outside the scope of the original contract, are commercially reasonable and not made to circumvent the public purchasing statutes.

SECTION 4. That the DECREASE in cost is reasonable in light of all relevant facts and circumstances.

SECTION 5. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the
_____ day of _____, 2017.

MAYOR

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, CPPB - Purchasing Manager

Date: July 27, 2017

**Re: Herring Road Water and Sewer Main Improvements Project
Summary Change Order - Deductive**

Please see letter of recommendation from Kris Riemann, P.E. requesting your approval of Deductive Summary Change Order for the above references project.

Original Contract Amount	\$404,964.75
Summary CO#1 – Deductive	(\$99,823.85)
New Contract Amount	\$305,140.90

Thank you for your consideration.

Memorandum – City of Gulfport

To: Connie Debenport, Purchasing
CC: Mayor Billy Hewes Dr. John Kelly, CAO
Linda Elias, Finance Wayne Miller, P.E., Public Works
From: Kris Riemann, P.E. *PKR*
Date: 7/27/17
Re: Change Order Number 1 (Summary)
-Herring Road Water and Sewer Improvements

Attached for your consideration is the referenced change order number 1, in the deductive amount of \$99,823.85 and the amount of 0 calendar days of time. This change is necessary to reflect the actual quantities and items used during the construction of this project.

The project generally consists of installing water mains and gravity sewer mains along Herring Road. Construction will consist of installing 8 inch water mains, fire hydrants, valves, 8 inch gravity sewer main, manholes, and other appurtenances. The project will replace the existing water main on this road, which will be abandoned in place.

The project is funded 100% by the 2014 Bond Issue. The firm of Waggoner Engineering, Inc. has completed the Engineering design and is overseeing the inspection.

I recommend approval of the change order. Please place this item on the August 8, 2017 Council Agenda.

This item has been approved by:

Mayor or C.A.O. _____

Attachments: 1. Matthew Hosey, P.E., letter dated 7/26/17
2. Change Order No. 1 (Summary)

DEPARTMENT OF ENGINEERING

Waggoner Engineering, Inc.
2510 14th Street
Suite 1200
Gulfport, MS 39501

228-206-1115 Voice
800-661-3733 Toll-Free
601-352-3945 Fax

www.waggonereng.com



July 26, 2017

Kris Riemann, P.E.
Director of Engineering
City of Gulfport
4050 Hewes Avenue
Gulfport, Mississippi 39507

RE: Advanced Construction and Development, LLC
Herring Road Water & Sewer Improvements
2014 Bond Issue Project
Pay Request No. 4 (FINAL)

Dear Mr. Riemann:

The above referenced project has been completed in substantial conformance to the approved plans and specifications.

Enclosed please find (3) copies of the approved Pay Request No. 4 (FINAL) for Advanced Construction and Development, LLC for review and further processing. I recommend payment be made directly to the contractor in the amount of \$21,240.15 for Pay Request No. 4 (FINAL).

I am also including the following close out documents:

1. Deductive Change Order No. 1, in the amount of \$99,823.85, for approval and execution. This is the summary of the quantities that have overrun and underrun.
2. Consent of Surety to Final Payment
3. Contractor's Affidavit of Payment of Debts and Claims
4. Contractor's Affidavit of Release of Liens
5. As-Built Plans (one hard copy set and in DWG format on flash drive).

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Matthew Hosey, P.E.

MWH:mwh

Enclosures

Change Order

No. 1

FINAL

Date of Issuance: 07/18/17

Effective Date: 07/18/17

Project: Herring Road Water & Sewer Improvements	Owner: City of Gulfport	Owner's Contract No.:
Contract:		Date of Contract:
Contractor: Advance Construction And Development, LLC		Engineer's Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Asphalt and saw cutting items were removed from the contract. This change order also includes all over and underruns.

Attachments (list documents supporting change):

Overrun / Underrun Statement

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 404964.75

[Increase] [Decrease] from previously approved
Change Orders No. _____ to No. _____:

\$0

Contract Price prior to this Change Order:

\$404964.75

[Increase] [Decrease] of this Change Order:

\$-99823.85

Contract Price incorporating this Change Order:

\$305140.90

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): 07/14/2017

Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders
No. _____ to No. _____:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): 7/14/2017

Ready for final payment (days or date): _____

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 0

Ready for final payment (days or date): _____

Contract Times with all approved Change Orders:

Substantial completion (days or date): 7/14/2017

Ready for final payment (days or date): _____

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 7/18/17

Approved by Funding Agency (if applicable): _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 7-18-17

Date: _____

WAGGONER ENGINEERING, INC.

City of Gulfport, Mississippi
Herring Road Water & Sewer Improvements
WEI Project No. G014110.004

OVERRUN/UNDERRUN STATEMENT

Item No.	Description	Unit	Plan Quantity	Final Quantity	Overrun/Underrun Quantity	Unit Cost	Overrun/Underrun Cost
BASE BID (Water Main Improvements)							
01505-A	Mobilization	LS	1.00	1.00	0.00	\$10,250.00	\$0.00
02111-A	Clearing and Grubbing	LS	1.00	1.00	0.00	\$500.00	\$0.00
02221-A	Select Bedding Material (PM)	CY	229.00	0.00	-229.00	\$13.50	-\$3,091.50
02226-F	Topsoil (PM)	CY	20.00	0.00	-20.00	\$26.00	-\$520.00
02295-A	Silt Fence	LF	1000.00	1167.00	167.00	\$3.65	\$609.55
02295-B	Straw Wattles	EA	10.00	14.00	4.00	\$45.00	\$180.00
02660-A	8" C-900 PVC Water Main	LF	2660.00	2560.00	-100.00	\$20.00	-\$2,000.00
02660-B	8" Ductile Iron Pipe	LF	75.00	20.00	-55.00	\$39.00	-\$2,145.00
02660-C	Ductile Iron Fittings	TON	2.10	2.19	0.09	\$4,615.00	\$433.81
02660-H	Electronic Ball Markers	EA	52.00	41.00	-11.00	\$28.00	-\$308.00
02661-B	Reconnect Water Service	EA	10.00	10.00	0.00	\$200.00	\$0.00
02661-C	Water Service (Short side)	EA	3.00	4.00	1.00	\$550.00	\$550.00
02661-D	Water Service (Long side)	EA	15.00	15.00	0.00	\$1,100.00	\$0.00
02661-E	Meter Box	EA	28.00	29.00	1.00	\$60.00	\$60.00
02662-B	Disconnect from Existing Water Main	EA	1.00	2.00	1.00	\$350.00	\$350.00
02663-A	8" Gate Valve with Valve Box	EA	8.00	7.00	-1.00	\$1,100.00	-\$1,100.00
02664-A	Fire Hydrant Assembly with Valve	EA	5.00	5.00	0.00	\$2,750.00	\$0.00
02667-A	8" HDPE Directional Water Bore	LF	120.00	100.00	-20.00	\$94.00	-\$1,880.00
02931-A	Plant Establishment (Seeding)	AC	1.00	1.00	0.00	\$1,000.00	\$0.00
02931-D	Solid Sod (Centipede)	SY	140.00	50.00	-90.00	\$6.25	-\$562.50
02935-A	Maintenance of Traffic	LS	1.00	1.00	0.00	\$6,300.00	\$0.00
Total							-\$9,423.64

OVERRUN/UNDERRUN STATEMENT

Item No.	Description	Unit	Plan Quantity	Final Quantity	Overrun/Underrun Quantity	Unit Cost	Overrun/Underrun Cost
BASE BID (Sewer Main "A" Improvements)							
02050-A	Removal of Pavement (All Types and Thicknesses)	SY	718.00	360.30	-357.70	\$1.25	-\$447.13
02050-B	Saw Cut of Pavement (All Types and Thicknesses)	LF	1456.00	24.50	-1431.50	\$4.00	-\$5,726.00
02050-H	Removal of Sewer Manhole	EA	1.00	1.00	0.00	\$650.00	\$0.00
02221-A	Select Bedding Material (PM)	CY	143.00	99.80	-43.20	\$13.50	-\$583.20
02222-A	Wash Gravel Bedding Material (FM)	CY	36.00	9.00	-27.00	\$38.00	-\$1,026.00
02222-B	Crushed Limestone (#57) MH Foundation material (FM)	CY	18.00	7.25	-10.75	\$60.00	-\$645.00
02234-A	825B Limestone Sub-base for Cuts in the Street R-O-W (PM)	CY	169.00	143.26	-25.74	\$60.00	-\$1,544.40
02512-A	Hot Bituminous Pavement(MDOT ST, 25 mm mix)(1.5" Thick)	TON	76.00	0.00	-76.00	\$128.00	-\$9,728.00
02512-A	Hot Bituminous Pavement(MDOT ST, 12.5 mm mix)(1.5" Thick)	TON	76.00	0.00	-76.00	\$147.00	-\$11,172.00
02730-1-A	Dewatering	LF	200.00	200.00	0.00	\$21.00	\$0.00
02730-A	8" PVC Sewer Pipe (0' to 6' Depth)	LF	578.00	548.00	-30.00	\$28.00	-\$840.00
02730-A	8" PVC Sewer Pipe (6' to 8' Depth)	LF	150.00	150.00	0.00	\$34.00	\$0.00
02730-E	Single Sewer Service	EA	5.00	5.00	0.00	\$450.00	\$0.00
02730-F	Double Sewer Service	EA	1.00	1.00	0.00	\$500.00	\$0.00
02731-A	Sewer Manholes 0' to 6' Depth	EA	2.00	1.00	-1.00	\$1,995.00	-\$1,995.00
02731-A	Sewer Manholes 6' to 8' Depth	EA	2.00	1.00	-1.00	\$2,005.00	-\$2,005.00
Total							-\$35,711.73

OVERRUN/UNDERRUN STATEMENT

Item No.	Description	Unit	Plan Quantity	Final Quantity	Overrun/Underrun Quantity	Unit Cost	Overrun/Underrun Cost
BASE BID (Sewer Main "B" Improvements)							
02111-A	Clearing and Grubbing	LS	1.00	1.00	0.00	\$500.00	\$0.00
02050-A	Removal of Pavement (All Types and Thicknesses)	SY	897.00	395.11	-501.89	\$1.25	-\$627.36
02050-B	Saw Cut of Pavement (All Types and Thicknesses)	LF	1838.00	0.00	-1838.00	\$4.00	-\$7,352.00
02221-A	Select Bedding Material (PM)	CY	159.00	138.24	-20.76	\$13.50	-\$280.26
02222-A	Wash Gravel Bedding Material (FM)	CY	45.00	11.96	-33.04	\$38.00	-\$1,255.52
02222-B	Crushed Limestone (#57) MH Foundation material (FM)	CY	18.00	7.25	-10.75	\$60.00	-\$645.00
02234-A	825B Limestone Sub-base for Cuts in the Street R-O-W (PM)	CY	202.00	179.33	-22.67	\$60.00	-\$1,360.20
02512-A	Hot Bituminous Pavement (MIDOT ST, 25 mm mix)(1.5" Thick)	TON	103.00	0.00	-103.00	\$128.00	-\$13,184.00
02512-A	Hot Bituminous Pavement (MIDOT ST, 12.5 mm mix)(1.5" Thick)	TON	103.00	0.00	-103.00	\$147.00	-\$15,141.00
02730-1-A	Dewatering	LF	200.00	60.00	-140.00	\$21.00	-\$2,940.00
02730-A	8" PVC Sewer Pipe (0' to 6' Cut)	LF	581.00	582.00	1.00	\$28.00	\$28.00
02730-A	8" PVC Sewer Pipe (6' to 8' Cut)	LF	308.00	335.00	27.00	\$34.00	\$918.00
02730-A	8" PVC Sewer Pipe (8' to 10' Cut)	LF	30.00	83.00	53.00	\$65.00	\$3,445.00
02730-E	Single Sewer Service	EA	7.00	7.00	0.00	\$450.00	\$0.00
02731-A	Sewer Manholes 0' to 6' Depth	EA	2.00	0.00	-2.00	\$1,995.00	-\$3,990.00
02731-A	Sewer Manholes 6' to 8' Depth	EA	1.00	2.00	1.00	\$2,005.00	\$2,005.00
02731-A	Sewer Manholes 8' to 10' Depth	EA	1.00	4.00	3.00	\$2,700.00	\$8,100.00
02731-D	57" Drop Assembly	EA	1.00	1.00	0.00	\$800.00	\$0.00
02731-E	Connect to Existing Manhole	EA	1.00	1.00	0.00	\$800.00	\$0.00
Total							-\$32,279.34

OVERRUN/UNDERRUN STATEMENT

Item No.	Description	Unit	Plan Quantity	Final Quantity	Overrun/Underrun Quantity	Unit Cost	Overrun/Underrun Cost
BASE BID (Sewer Main "C" Improvements)							
02111-A	Clearing and Grubbing	LS	1.00	1.00	0.00	\$500.00	\$0.00
02050-A	Removal of Pavement (All Types and Thicknesses)	SY	420.00	210.06	-209.94	\$1.25	-\$262.43
02050-B	Saw Cut of Pavement (All Types and Thicknesses)	LF	832.00	62.50	-769.50	\$4.00	-\$3,078.00
02221-A	Select Bedding Material (PM)	CY	86.00	21.88	-64.12	\$13.50	-\$865.62
02222-A	Wash Gravel Bedding Material (FM)	CY	34.00	9.00	-25.00	\$38.00	-\$950.00
02222-B	Crushed Limestone (#57) MH Foundation material (FM)	CY	15.00	9.42	-5.58	\$60.00	-\$334.80
02234-A	825B Limestone Sub-base for Cuts in the Street R-O-W (PM)	CY	108.00	100.77	-7.23	\$60.00	-\$433.80
02512-A	Hot Bituminous Pavement(MDOT ST, 25 mm mix)(1.5" Thick)	TON	52.00	0.00	-52.00	\$128.00	-\$6,656.00
02512-A	Hot Bituminous Pavement(MDOT ST, 12.5 mm mix)(1.5" Thick)	TON	52.00	0.00	-52.00	\$147.00	-\$7,644.00
02667-A	8" HDPE Directional Sewer Bore On Grade	LF	91.00	108.00	17.00	\$142.00	\$2,414.00
02730-1-A	Dewatering	LF	250.00	220.00	-30.00	\$21.00	-\$630.00
02730-A	8" PVC Sewer Pipe (0' to 6' Depth)	LF	100.00	394.00	294.00	\$28.00	\$8,232.00
02730-A	8" PVC Sewer Pipe (6' to 8' Depth)	LF	316.00	14.00	-302.00	\$34.00	-\$10,268.00
02730-E	Single Sewer Service	EA	3.00	2.25	-0.75	\$450.00	-\$337.50
02730-H	Locate and Connect Existing Service	EA	2.00	2.00	0.00	\$450.00	\$0.00
02731-A	Sewer Manholes 6' to 8' Depth	EA	1.00	2.00	1.00	\$2,005.00	\$2,005.00
02731-A	Sewer Manhole C1, 6' to 8' Depth (with Shoring)	EA	1.00	0.00	-1.00	\$3,100.00	-\$3,100.00
02731-D	30" Drop Assembly	EA	1.00	1.00	0.00	\$3,100.00	\$0.00
02731-E	Connect to Existing Manhole	EA	1.00	1.00	0.00	\$800.00	\$0.00
02738-F	Remove and Replace Exist Manhole Casting & Lid	EA	1.00	1.00	0.00	\$1,200.00	\$0.00
02738-G	Remove and reset Exist Manhole Cone Section	LS	1.00	0.00	-1.00	\$500.00	-\$500.00
02738-H	32" Sewer Manhole Riser Section w/ steps	EA	1.00	1.00	0.00	\$725.00	\$0.00
Total						\$1,450.00	\$0.00
Total							-\$22,409.15

Total Project Underrun -\$99,823.85



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Leisure Services

Date: 07/30/2017

Subject: Resolution - approving Amendment No. 1 to the Grounds Maintenance Contract with Wolverton Property Management, LLC, and authorizing the Mayor to execute the same.

Recommendation:

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT
CITY OF GULFPORT**

**FIRST AMENDMENT TO THE GROUND MAINTENANCE CONTRACT BETWEEN
THE CITY OF GULFPORT AND WOLVERTON PROPERTY MANAGEMENT, LLC**

THIS FIRST AMENDMENT to the Ground Maintenance Contract (“**the Contract**”) is hereby entered into and agreed to by and between the **CITY OF GULFPORT, MISSISSIPPI** (“**City**” or “**Owner**”) and **WOLVERTON PROPERTY MANAGEMENT, LLC**, (“**Contractor**”) on the dates hereinafter set forth for the purpose of amending in writing certain covenants and conditions of that certain Ground Maintenance Contract (herein “**the Contract**”), approved by the Gulfport City Council on April 4, 2017, and the Contract is hereby amended by this FIRST AMENDMENT, as follows:

WITNESSETH THAT:

WHEREAS, the City desires to amend the Contract to add mowing of the 34th Street Park area (including that area dedicated to the Community Garden) and of the City owned property on Pine Street to the Contract; and

WHEREAS, Wolverton has advised that it will mow the 34th Street Park area (including that area dedicated to the Community Garden) for \$1,360/cut and will mow the Pine Street property for \$50.00/cut and the City desires to amend the Contract accordingly.

NOW THEREFORE, for the purposes set forth hereinabove, it is hereby agreed by and between the parties, as follows: That Exhibit “C” shall be added to the Contract outlining the area to be mowed, and that Exhibit “D” shall be added to the Contract outlining the cost to mow the area outlined in Exhibit “C” and that the second paragraph of the Contract be amended to read, as follows:

Grounds Maintenance and Landscape Management Services as described in Exhibits “A”, “B”, “C” and “D”. Exhibit “A” is the RFP which outlines the scope of the work to be performed and the manner in which the City expects that work to be performed. Exhibit “B” outlines the contracts awarded to the Contractor (Contract A). Exhibits “C” and “D” outline the area to be mowed at the 34th Street Park and the cost for said work. Mowing of the City’s Pine Street property shall also be made a part of this Contract. These documents and the terms therein are incorporated herein and made a part hereof.

IN WITNESS WHEREOF, each of the Landlord and Tenant have caused this First Amendment to the Grounds Maintenance Contract to be signed, executed and delivered by its duly authorized representative on the day and date hereinafter stated, having been first duly authorized so to act.

Owner:

CITY OF GULFPORT, MISSISSIPPI

ATTESTED BY:

By: _____
Mayor

City Clerk

_____, 2017

Contractor:

WOLVERTON PROPERTY MANAGEMENT, LLC

ATTESTED BY

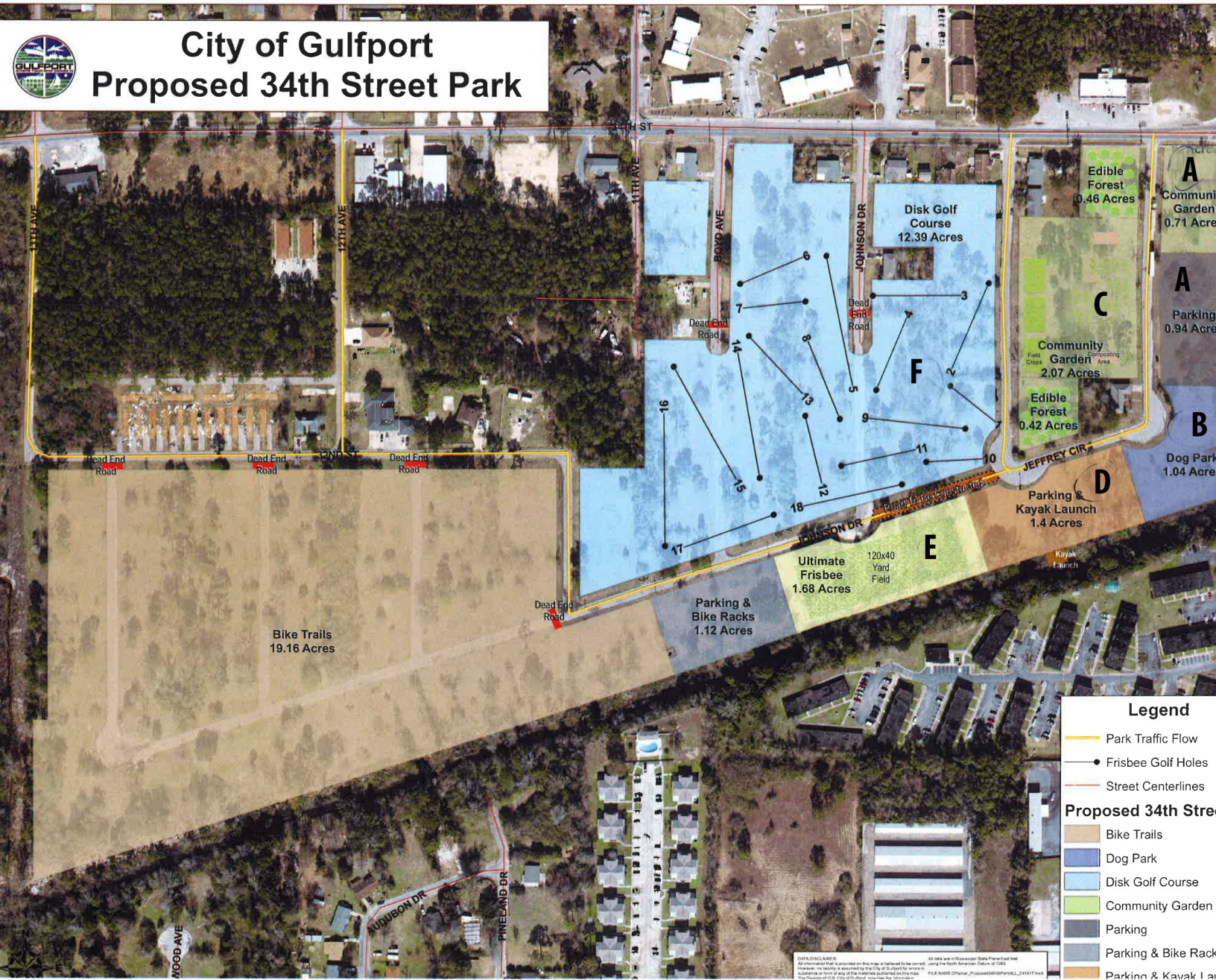
By: _____
Authorized Representative

Secretary

_____, 2017



City of Gulfport Proposed 34th Street Park





July 5, 2017

City of Gulfport

Gus Wesson

Project: Proposed 34th st Park

1. Areas A-F

Area A	\$100/cut
Area B	\$80/cut
Area C	\$40/cut
Area D	\$150/cut
Area E	\$100/cut
Area F	\$890/cut

Total Estimated cost- \$1,360.00/cut

A handwritten signature in dark ink, appearing to read 'D.P. Wolverton', is written in a cursive style.

Douglas P. Wolverton

Wolverton Property Management LLC





Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Kris Riemann, Director
Engineering

Date: 07/20/2017

Subject: Resolution - approving Certificate of Substantial Completion to the Contract for Poplar Circle & Chamberlain Avenue Sewer Improvements Project and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO APPROVE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR POPLAR
CIRCLE & CHAMBERLAIN AVENUE SEWER IMPROVEMENTS PROJECT, TO
AUTHORIZE THE MAYOR TO EXECUTE SAID CERTIFICATE, AND FOR
RELATED PURPOSES**

WHEREAS, Miller Enterprises, LLC, was awarded the contract for construction of the Poplar Circle & Chamberlain Avenue Sewer Improvements Project which project was designed to include the replacement of existing sewer collection systems and a new sewer pump station; and

WHEREAS, all work was substantially completed on this project as of June 12, 2017, with the exception of certain final punch list items which are now completed; and

WHEREAS, the Project Engineer has submitted for review the Certificate of Substantial Completion pertaining to the Poplar Circle & Chamberlain Avenue Sewer Improvements Project, which, along with supporting documentation, is attached hereto collectively as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the Certificate of Substantial Completion be and it is hereby approved in the form as is found in Exhibit "A" to this resolution and is found to be in the best interest of

the City, and the Mayor be and he is, hereby, authorized to execute the same on behalf of the City of Gulfport.

SECTION 3. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the _____ day of _____, 2017.

MAYOR

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, CPPB - Purchasing Manager

Date: July 20, 2017

**Re: Poplar circle & Chamberlain Ave. Sewer Improvements
Certificate of Substantial Completion**

Please see letter of recommendation from Kevin Mullen, P.E. with BMA and Kris Riemann, P.E., requesting your approval of Certificate of Substantial Completion issued on June 12, 2017.

Thank you for your consideration.

Memorandum – City of Gulfport

To: Connie Debenport, Purchasing

CC: Mayor Billy Hewes

Dr. John Kelly, CAO

Wayne Miller, P.E., Public Works

Linda Elias, Finance

From: Kris Riemann, P.E. *RKR*

Date: 7/19/17

Re: Certificate of Substantial Completion

- Poplar Circle & Chamberlain Avenue Sewer Improvements

Attached for your consideration is the Certificate of Substantial Completion for the above referenced project. All work was substantially complete as of June 12, 2017 other than the punch list items which is completed. We are working through the summary change order now which will have approximately 30+/- days accessed at \$800.00 per day.

The project includes the replacement of existing sewer collection systems and a new sewer pump station.

The project is funded 100% by the 2014 Bond Issue. The firm of Brown, Mitchell, and Alexander has completed the Engineering design and will oversee the inspection.

I recommend approval. Please place this item on the August 8, 2017 Council Agenda.

This item has been approved by:

Mayor or CAO _____

Attachments: Certificate of Substantial Completion

DEPARTMENT OF ENGINEERING

July 18, 2017

Mr. Kris Riemann, P.E. – Director
Gulfport Engineering Department
4050 Hewes Avenue
Gulfport, MS 39507

**RE: Poplar Circle & Chamberlain Avenue Sewer Improvements
Gulfport, Mississippi**

Dear Mr. Riemann:

Please find enclosed three (3) originals of the Certificate of Substantial Completion for the referenced project.

Please forward all originals for signature and return two (2) to our office for further distribution. Should you have any questions or comments, please feel free to contact me at (228) 864-7612.

Sincerely,



Kevin Mullen, P.E.
Project Engineer

Enclosures

CERTIFICATE OF SUBSTANTIAL COMPLETION

Poplar Circle & Chamberlain Avenue Sewer Improvements

DATE OF ISSUANCE: June 12, 2017

OWNER: City of Gulfport

CONTRACTOR: Miller Enterprises, LLC ENGINEER: Brown, Mitchell & Alexander, Inc.

PROJECT: Poplar & Chamberlain Avenue Sewer Improvements

This Certificate of Substantial Completion applies to all Work under the Contract Documents –
ENTIRE PROJECT

TO: City of Gulfport
OWNER

AND TO: Miller Enterprises, LLC
CONTRACTOR

The Work to which this Certificate applies has been inspected by authorized representatives of
OWNER, CONTRACTOR, AND ENGINEER, and that Work is hereby declared to be substantially
complete in accordance with the Contract Documents on

June 12, 2017

DATE OF SUBSTANTIAL COMPLETION

A tentative list of items to be completed or corrected is attached hereto. This list may not be all-
inclusive, and the failure to include an item does not alter the responsibility of CONTRACTOR to
complete all the Work in accordance with the Contract Documents. The items on the attached
tentative list shall be completed or corrected by CONTRACTOR within 30 days of the above Date
of Issuance.

The responsibilities between OWNER and CONTRACTOR for security, operation, safety, maintenance, utilities, insurance, and warranties and guarantees shall be as follows:

RESPONSIBILITIES

OWNER: Owner assumes responsibility for security and maintenance starting June 12, 2017.

CONTRACTOR: Contractor to complete the attached list of items to be corrected or completed and provide one full year warranty starting June 12, 2017.

The following documents are attached to and made a part of this Certificate:

Tentative List of Items to be Corrected or Completed

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligation to complete the Work in accordance with the Contract Documents.

Executed by ENGINEER on 7/12/17


Brown, Mitchell & Alexander, Inc.

CONTRACTOR accepts this Certificate of Substantial Completion on 7/16/17


Miller Enterprises, LLC

OWNER accepts this Certificate of Substantial Completion on _____

City of Gulfport

Poplar Circle & Chamberlain Avenue Sewer Improvements

Walk-Through Date: June 12, 2017

Attendees: Kevin Mullen, BMA
Shawn Fellows, BMA
Tyler Gentry, City of Gulfport
Mark Kroninger, City of Gulfport
Andy Wise, City of Gulfport
Brian Jones, City of Gulfport
PJ, Miller Enterprises

LIST OF ITEMS TO BE COMPLETED OR CORRECTED:

The following discrepancies were noted on 6/8/13:

- 1) Remove all of the material, equipment, construction driveway and steel culvert, then ground prep and seed/hay the entire area. Work with the City to see if they want to keep some of the stuff there including the driveway and culvert if we have direction from them to keep these items, then disregard.
- 2) Call 811 and call off all future locates, close out paperwork with them so they don't keep coming out and wasting manpower?
- 3) Stump needs removed and then seeded/hay at NW corner of Chamberlain and 45th St.
- 4) Install erosion mat at the SW corner of 44th St and Chamberlain where the existing SMH is, seed and hay.
- 5) Sod/seed/hay around the SW drain inlet on #213 48th Street properly, make sure we adjust the drain inlet (lowered) so that water from backyard makes it into the drain inlet properly, seed/sod and hay her yard adjacent to the road work we did and make sure entire property is brought back to original conditions.
- 6) Sod/seed, hay at corners of 48th St and Chamberlain area needs excess #610 raked up and ground prepped first.
- 7) Sod/seed, hay, along East side of Church property at Chamberlain.
- 8) Seed/sod/hay where porta potty was located and along the Chamberlain pump station especially the west and south sides of the pump station and any other areas near there where the seed is struggling to grow.
- 9) Once the area is seeded/sodded around the pump station please remove the existing silt fence that goes around the perimeter.
- 10) Re-grout around the CH-3 sewer manhole lid.
- 11) Fix the stub up at the Church next to road at Chamberlain, sticking up with orange cone on it.
- 12) Identify and mark the valve boxes that contain the tracer wire for the sewer main that crosses over Chamberlain.
- 13) Sod the rest of the Washington Ave. home-owners properties.
- 14) Fill in all the ruts left from equipment in the Washington Ave. laydown field and seed/hay these few areas again to include the "driveway" leading into this area.
- 15) Cut off vent at WA-3 and WA-5 once the final flow fill has been pumped in.
- 16) Seed/hay around all cleanouts branching off of the Poplar alley to the residences.
- 17) Seed/hay the back side of Mr. Lewis' property to include his side yard where we ran the bore.
- 18) Seed/hay the backyard where we stored rock and topsoil in Poplar alley.

- 19) Seed/hay at South end of Poplar alley where it intersects with Poplar Circle.
- 20) Finish all missing sod along Poplar Circle.
- 21) Place new end of driveway at #4012 Washington.
- 22) Adjust sewer manholes on the south Poplar Circle
- 23) Sod #4111 Franklin and fix mulch bed back the way it was, also install lower profile manhole cover here
- 24) Seed/hay around all cleanouts on Franklin alley.
- 25) Seed/sod/hay/limestone on south end of Franklin alley where home-owner #4106 Franklin discussed issues.
- 26) More sod at #22 Poplar at new SMH as well as old SMH we removed.
- 27) Remove the traffic barrel and vent pipe next to the Poplar pump station.
- 28) Fill in all sinkholes along the backside of Poplar pump station from BVI-1 to BVI-5, also check that all these sewer manhole lids have the new style covers on them.
- 29) Install lower profile cover on #32 Poplar.
- 30) Place fill and build a swale on the NW end of Kendal alley to drain the water under home-owners shed to fall into the near drain inlet as discussed in the field with RPR and home-owner.
- 31) Sweep both side gutters and clear the sediment in the Bayou View Drive neighborhood that we pushed in there months ago.
- 32) Cut out and replace the gutter in front of #3 Bayou View Drive as discussed in the field.
- 33) Finish all flow fill of pipes that have not been filled yet.
- 34) Clean out and video all the remaining pipes still not videoed yet.
- 35) Fill in any ruts and any bare grass areas with topsoil, seed/sod/hay as needed in areas not already detailed above.
****THE FOLLOWING ITEMS WERE ADDED ON 6/13/17 AFTER WALK THROUGH WITH THE CITY****
- 36) Every manhole should be inspected for leaking joints in the risers and those joints shall be grouted in with hydro cement.
- 37) Install 6" cast iron clean out covers over the 6" PVC cleanouts, the clean-outs should be cut in such a way that the cast iron covers fit snug into the top of the concrete doughnut and level with the top, if the PVC is not cut down properly, the cast iron tops will not fit properly.
- 38) A stainless steel lifting eye needs installed on the North side of the Chamberlain pump station hatch to place the chains for the float balls on, also the float balls need lowered approximately 1 foot to keep from surcharging the pipe, this may include to install more links to the chains.
- 39) Need to figure out why we have 208 volts coming off the MS Power pole instead of 240 volts as the pump is supposed to operate under. Need to ask sub contracted electricians, Chris Sass and MS Power what the plan was here.
- 40) Need to cold tar epoxy the top cone on CH-1, this was changed out due to an elevation bust and was not sent back with the pre-coated material inside and out.
- 41) There are 2 conduit motor leads coming into the bottom of the pump station electrical panel that are not sealed properly, if not sealed the box will get sewer gas leaking into the panel.
- 42) Need to install concrete doughnuts around the cast iron "valve boxes" that are being used as tracer wire lead boxes by Church on Chamberlain.
- 43) Cut out around the clean-out at Church, 2' X 2' lower it and place cast iron cap on top, repair asphalt.
- 44) Grout the lifting eyes on all drain inlets, SMH lids, cut off the lifting cables flush with concrete top, this is throughout the project.
- 45) SMH- CH-6 has a rough looking invert see if we can make it better.

- 46) Fix the 8' X 8' asphalt area in front of Church where it was not prepared properly.
- 47) Place tracer wires in between manhole lid and cone so that it is accessible to workers in the future.
- 48) On CH-11A (existing SMH) check elevations between manholes for proper fall and clean out inverts, this line does not seem to be flowing well at all.
- 49) Widen the alley across the Church to the power pole and fan out the apron more, place sod here when finished.
- 50) Replace concrete doughnut at BV-4, check under SMH neck to see what and why it is leaking here.
- 51) BV-1 cut off and cap the flow fill vent.
- 52) Replace the concrete doughnut on house #7 Bayou View.
- 53) Flow fill the existing SMH by BVI-3.
- 54) Remove pieces of brick SMH and old pieces of PVC out of the creek by BVI-2.
- 55) KC-1, remove the wood in the bottom of the manhole, grout the cap, why is there a drop?, If drop not needed, remove it, grout all seams, grout all pipes, grout around the top ring.
- 56) Drain inlet box next to KC-1 cut the lifting cables and grout over, this should be done on all similar boxes as well.
- 57) KC-2, remove the rag under the pipe, grout pipes, cut off the NW service pipe closer to the wall of the manhole, grout seams, grout the rings.
- 58) Repair the asphalt apron on the North end of Poplar alley, cut off the portion that is broken up, asphalt contractor went over the prepped stone bed in this area.
- 59) Top of WA-5 needs the top grouted around, on the outside!



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Dustin Uselton, Assistant Attorney
Engineering

Date: 07/31/2017

Subject: Resolution - authorizing negotiations to acquire real property interests and easements and to do any acts necessary and legal, including prosecution in Special Court of Eminent Domain, to obtain title for the city under Miss Code Ann. Sec. 11-27-81, Et Seq., and if necessary, to expedite the "Brickyard Bayou Drainage Improvements Project", to authorize special checks to acquire the property interests stated herein, and for related purposes.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION BY THE GULFPORT CITY COUNCIL TO AUTHORIZE NEGOTIATIONS TO ACQUIRE REAL PROPERTY INTERESTS AND EASEMENTS AND TO DO ANY ACTS NECESSARY AND LEGAL, INCLUDING PROSECUTION IN SPECIAL COURT OF EMINENT DOMAIN, TO OBTAIN TITLE FOR THE CITY UNDER MISS. CODE ANN. SEC. 11-27-81, ET SEQ., AND, IF NECESSARY, TO EXPEDITE THE “BRICKYARD BAYOU DRAINAGE IMPROVEMENTS PROJECT”, TO AUTHORIZE SPECIAL CHECKS TO ACQUIRE THE PROPERTY INTERESTS STATED HEREIN, AND FOR RELATED PURPOSES

WHEREAS, the City previously completed a project to improve drainage in and along a portion of Brickyard Bayou located east of 8th Avenue in the City of Gulfport and desires to continue this project to improve drainage in an along that portion of Brickyard Bayou west of 8th Avenue to 30th Street which work is commonly known or referred to as the “Brickyard Bayou Drainage Improvements Project” (Grant No. R-109-202-07-KCR) and referred to herein after as “the Project”; and

WHEREAS, in order to complete this Project, the City must acquire real property interests and utility easements along Brickyard Bayou; and

WHEREAS, pursuant to authority of the Governing Authority, the City has heretofore obtained appraisals to determine the fair market value of compensation and damages (ie, just compensation) that the City shall pay to each land owner and interested party for the utility easements necessitated by this project, and such appraisals were performed by Everette E. Ladner, III, a licensed and certified general real estate appraiser in Gulfport, with review appraisals performed by Douglas B. Singletary, Sr., a licensed and certified general real estate appraiser in the City of Gulfport; and

WHEREAS, the Mayor and City Council (“Governing Authority”) of the City of Gulfport find that authority should be granted to legal counsel to negotiate acquisition at the appraised fair market value, and to commence suit for eminent domain where negotiations are not successful, and to assert the special provisions of state law for immediate entry, possession and title, and for special checks to issue as necessary to acquire the property interest, and to file suit for eminent domain and to obtain immediate

entry and title under the quick-take provisions of Miss. Code Ann. §11-27-81, et seq. if necessary to meet project requirements and funding deadlines and to notify each land owner or interested party that the City shall offer the appraised fair market value for the easement acquisition, but the owner may elect to offer the property to the City for less than fair market value; and to pay the Court appointed independent appraisers such sums not to exceed \$1,000.00, as required by the Special Court of Eminent Domain, and for special checks to pay City's appraisers, and any process fees or court costs required to expedite prosecution of these cases; and

WHEREAS, the City of Gulfport will suffer irreparable harm and delay by exercising the right to condemn the subject property through eminent domain proceedings under authority of Miss. Code Ann. §11-27-1 through §11-27-51, as its sole remedy for relief, and therefore for public convenience and necessity, including relieving flooding in areas near and around Brickyard Bayou, the City of Gulfport is entitled and should be hereby authorized to assert immediate right of possession under the authority of Miss. Code Ann. §11-27-1 through §11-27-51, as amended.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the City Attorney's Office be, and is hereby authorized to negotiate for acquisition of easements, and to offer on behalf of the City of Gulfport to pay just compensation and damages, if any, in the amount of the appraised fair market value, according to the City's retained appraisers or negotiated sums to the owners and interested parties, as follows:

Tax Parcel Numbers: 08100-02-012.000 Ownership: The Entrust Group, Inc. or record title holder, their successors, assigns, and any other interested parties, as their interests may appear, the total sum for acquisition of an easement according to survey and description attached hereto as "Exhibit A" at the appraised value of \$10,600.00;

SECTION 3. That fair market value, as established by appraisal and review appraisal shall be offered to each property owner, however the owner may agree to the right-of-way purchase for less than fair market value. That if successful in negotiating this acquisition at the appraised value or negotiated sum, then “special checks” are hereby authorized to be issued to the property owners and any other interested parties established by legal counsel according to said appraised value or negotiated sum.

SECTION 4. That the Brickyard Bayou Drainage Improvements Project is hereby declared to be for a public purpose and the private property interests hereinabove described are hereby found and declared to be necessary for public use (ie, a public necessity), and it is necessary to acquire the easement/s expeditiously, as a result of which the aforesaid legal counsel is hereby authorized and directed to proceed to file and prosecute eminent domain proceedings pursuant to Miss. Code Ann. §11-27-1 through §11-27-91, against the individuals, corporations, partnerships, and any and all other persons or parties having or claiming title or interest in the property hereinabove set forth.

SECTION 5. Further, it is hereby declared that the City of Gulfport, the property owners and the general public shall suffer irreparable harm and delay by exercising the right to condemn the subject property interests pursuant exclusively to the provisions of Miss. Code Ann. §11-27-1 through §11-27-51 as a result of which the City of Gulfport finds and resolves that the City should exercise its rights of immediate title, entry and possession as authorized by Miss. Code Ann. §11-27-81 through §11-27-91, and in such case the City of Gulfport shall be and hereby is authorized to issue “special checks” to the Court Clerk for prepaid deposits and any amounts which may be required to be deposited in accordance with the procedure and provisions set forth in Miss. Code Ann. Section 11-27-85 and to pay the Court appointed independent appraiser as may be ordered by the Court, and for the Court appointed appraiser’s fees not to exceed \$1,000.00, unless otherwise ordered by the Court, as allowed in Miss. Code Ann. Section 11-27-89.

SECTION 6. That the Governing Authority hereby ratifies and approves any and all actions previously taken by the City Attorney's Office with respect to negotiations with the Owner herein identified.

SECTION 7. This Resolution shall take full force and effect immediately upon its passage and enactment according to law and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

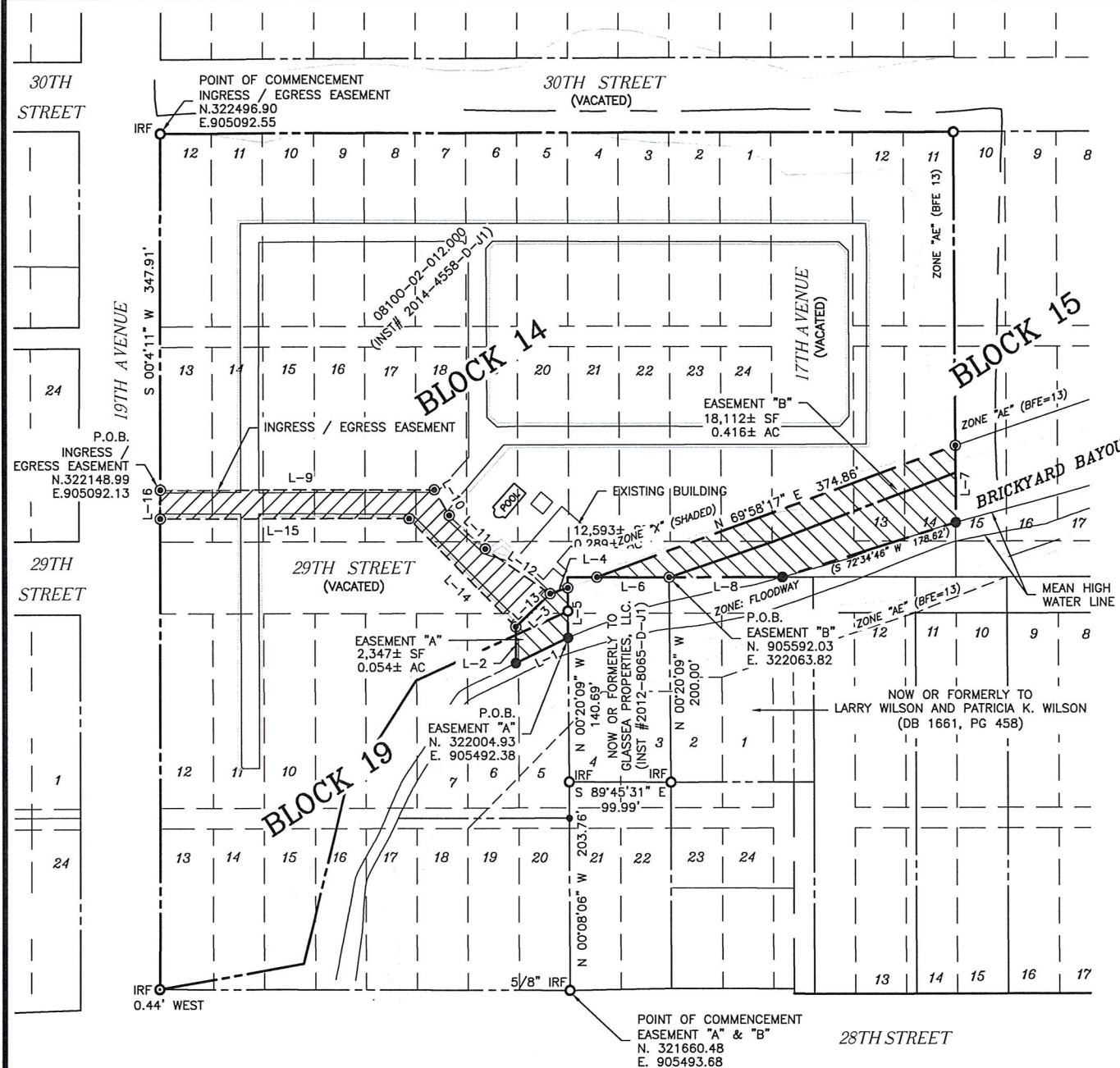
CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance was submitted to and approved by the Mayor, this
the _____ day of _____, 2017.

APPROVED:

MAYOR



Legal Description: Ingress / Egress Easement

A parcel of land (easement) located in and being a portion of Lots 13 through 18, Block 14, and a portion of vacated 29th Street, and a portion of Lots 5 and 6, Block 19, STANDARD LAND COMPANY ADDITION (Subdivision Plat Book 2, Page 14); City of Gulfport, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows:

Commence at a 1/2" iron rod found at the northwest corner of Lot 12, said Block 14, STANDARD LAND COMPANY ADDITION; thence S 00°04'11" W 347.91 feet along the west line of said Block 14 to a 1/2" iron rod set, said point being the Point Of Beginning, (said Point Of Beginning having grid coordinates N. 322148.99 and E. 905092.13 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (in feet), coordinates and courses herein are grid values based on said coordinate system using a combined factor of (scale) 0.999957179 with a convergence angle of -00°07'37" (at the Point Of Beginning); thence N 89°56'15" E 269.22 feet to a 1/2" iron rod set; thence S 30°07'36" E 28.80 feet to a 1/2" iron rod set; thence S 47°14'49" E 48.12 feet to a 1/2" iron rod set; thence S 55°31'21" E 77.17 feet to a 1/2" iron rod set on a portion of the northwesterly margin of a drainage and utility easement; thence S 46°17'40" W 46.80 feet along said portion of the northwesterly margin of a drainage and utility easement to a 1/2" iron rod set; thence N 44°43'27" W 148.45 feet to a 1/2" iron rod set; thence S 89°56'46" W 244.37 feet to a 1/2" iron rod set on said west line of Block 14; thence N 00°04'11" E 28.07 feet along said west line of Block 14 to the said Point Of Beginning.

Said parcel of land (easement) contains 12,605 square feet or 0.289 acre, more or less

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L-1	(S 64°25'36" W)	(57.04')
L-2	NORTH	35.37'
L-3	N 46°17'40" E	46.80'
L-4	N 72°02'38" E	18.22'
L-5	S 00°20'09" E	48.71'
L-6	N 89°45'31" W	70.94'
L-7	S 00°14'32" E	74.93'
L-8	S 89°51'28" W	111.14'
L-9	N 89°56'15" E	269.22'
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L-11	S 47°14'49" E	48.12'
L-12	S 55°31'21" E	77.17'
L-13	S 46°17'40" W	46.80'
L-14	N 44°43'27" W	148.45'
L-15	S 89°56'46" W	244.37'
L-16	N 00°04'11" E	28.07'

Legal Description: Drainage and Utility Easement "A"

A parcel of land (easement) located in and being a portion of Lots 5 and 6, and a portion of the south 1/2 of vacated 29th Street immediately north of and adjacent to Lots 5 and 6, Block 19, STANDARD LAND COMPANY ADDITION (Subdivision Plat Book 2, Page 14); City of Gulfport, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows:

Commence at a 5/8" iron rod found at the southwest corner of Lot 21, Block 19, said STANDARD LAND COMPANY ADDITION; thence N 00°08'06" W 203.76 feet to an iron pipe found at the southwest corner of the property now or formerly to Glassea Properties, LLC, a Mississippi Limited Liability Company, (here after Glassea) (Inst #2012-8065-D-J1); thence N 00°20'09" W 140.69 feet along the west line of said property now or formerly to Glassea to a Computed Point at the Point Of Beginning, (said Point Of Beginning having grid coordinates N. 322004.93 and E. 905492.38 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (in feet), coordinates and courses herein are grid values based on said coordinate system using a combined factor of (scale) 0.999957106 with a convergence angle of -00°07'35" (at the Point Of Beginning) and being referenced by a 1/2" iron rod found N 00°20'09" W 26.13 feet from said Point Of Beginning; thence southerly and southwesterly along the northerly mean high water line of Brickyard Bayou to a point; thence North 35.37 feet to a 1/2" iron rod set on a portion of the southeasterly margin of an ingress/egress easement; thence N 46°17'40" E 46.80 feet along said portion of the southeasterly margin of an ingress/egress easement to a 1/2" iron rod set; thence N 72°02'38" E 18.22 feet to a 1/2" iron rod set on said west line of property now or formerly to Glassea; thence S 00°20'09" E 48.74 feet along said west line of property now or formerly to Glassea to the said Point Of Beginning

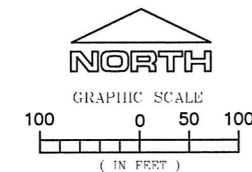
Said parcel of land (easement) contains 2,347 square feet or 0.054 acre, more or less

Legal Description: Drainage and Utility Easement "B"

A parcel of land (easement) located in and being a portion of Lots 23 and 24, and a portion of the north 1/2 of vacated 29th Street immediately south of and adjacent to Lots 23 and 24, Block 14, and a portion of vacated 17th Avenue, and a portion of Lots 13 and 14, Block 15, STANDARD LAND COMPANY ADDITION (Subdivision Plat Book 2, Page 14); City of Gulfport, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows:

Commence at a 5/8" iron rod found at the southwest corner of Lot 21, Block 19, said STANDARD LAND COMPANY ADDITION; thence N 00°08'06" W 203.76 feet to an iron pipe found at the southwest corner of the property now or formerly to Glassea Properties, LLC, a Mississippi Limited Liability Company (here after Glassea), (Inst #2012-8065-D-J1); thence S 89°45'31" E 99.99 feet along the south line of said property now or formerly to Glassea to a 1/2" iron rod found at the southeast corner of the property now or formerly to Glassea; thence N 00°20'09" W 200.00 feet to a 1/2" iron rod set at the northeast corner of said property now or formerly to Glassea, said point being the Point Of Beginning, (said Point Of Beginning having grid coordinates N. 905592.03 and E. 322063.82 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (in feet), coordinates and courses herein are grid values based on said coordinate system using a combined factor of (scale) 0.999957088 with a convergence angle of -00°07'34" (at the Point Of Beginning); thence N 89°45'31" W 70.94 feet along the north line of said property now or formerly to Glassea to a 1/2" iron rod set; thence N 69°58'17" E 374.86 feet to a 1/2" iron rod set on the east line of said Lot 14, Block 14, STANDARD LAND COMPANY ADDITION; thence S 00°14'32" E 74.93 feet along said east line of Lot 14, Block 14, STANDARD LAND COMPANY ADDITION to a point on the northerly mean high water line of Brickyard Bayou; thence southwesterly along the northerly mean high water line of Brickyard Bayou to a point located on the north boundary of property now or formerly to Larry L. Wilson and Patricia K. Wilson (here after Wilson) (Deed Book 1661, Page 458); thence S 89°51'28" W 111.14 feet along said north boundary of property now or formerly to Wilson to the said Point Of Beginning.

Said parcel of land (easement) contains 18,112 square feet or 0.415 acre, more or less



Bearings for this survey are grid bearings based on the following datum: NAD83
Mississippi State Plane Coordinates East Zone,
US Foot derived by a Leica RTK 1200 series G.P.S. receiver with an in house fixed Base Station
Scale Factor = 0.999957106
Convergence Angle = -00°07'35" (at Point Of Commencement Easement "A" and "B")
N. 321660.48 E. 905493.68

LEGEND

- = 1/2" iron rod found (unless otherwise noted)
- ⊙ = 1/2" iron rod set
- = computed point

Subject parcel ownership information:

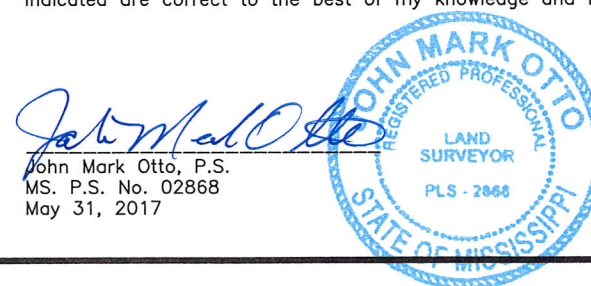
The Entrust Group, Inc.
Overall area: 412,692±SF or 9.474±AC
Harrison County Instrument# 2014-4558-D-J1
Harrison County Tax parcel# 08100-02-012.000

The following flood zone statement is for information purposes only, and this surveyor assumes no liability for the correctness of the referenced flood map. In addition, the following flood zone statement does not represent this surveyors opinion of the probability of flooding.

NOTE: By graphical plotting only, this easement parcel is located in "ZONE X (SHADED)", "ZONE: FLOODWAY" and "Zone AE" (EL 13) of the flood hazard boundary and flood insurance rate map.
Community Panel No.: 28047C0264G
Effective Date: June 16, 2009

NOTE: This survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 2015."

This is to CERTIFY that I have surveyed the property described and delineated hereon: and that the measurements and other data indicated are correct to the best of my knowledge and belief.



401 Cowan Road
Gulfport, MS 39507
(228)864-7612
Fax (228)864-7676
796 Vieux Marche,
2nd Floor,
Biloxi, MS 39530
(228)436-7612
Fax: (228)436-7676

**BROWN, MITCHELL
& ALEXANDER, INC.**
bma
CONSULTING ENGINEERS & LAND SURVEYORS
www.bmaengineers.com

BRICKYARD BAYOU
TAX PARCEL #08100-02-012.000
CITY OF GULFPORT, FIRST JUDICIAL DIST. OF HARRISON CO., MS
DRAINAGE & UTILITY EASEMENT SURVEY (E-16)

SHEET 1 OF 1
DATE 05.31.2017
SCALE 3383-06
BMA# 3383-06-E16
FILE



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Dustin Uselton, Assistant Attorney
Engineering

Date: 07/31/2017

Subject: Resolution - authorizing the Governing Authority of the City of Gulfport, Mississippi to establish just compensation related to the Brickyard Bayou Drainage Project and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, TO AUTHORIZE THE GOVERNING AUTHORITY OF THE CITY OF GULFPORT, MISSISSIPPI, TO ESTABLISH JUST COMPENSATION AND TO AUTHORIZE THE MAYOR TO SIGN CERTIFICATION, AND FOR RELATED PURPOSES

WHEREAS, the City of Gulfport, Mississippi, proposes to acquire certain property interests located in the Brickyard Bayou Drainage Project area; and

WHEREAS, each parcel described in the attached Property List has been appraised by Everett E. Ladner, III, MAI, SRA, of the Ladner Appraisal Group, Inc., a qualified appraiser, as to its fair market value; and

WHEREAS, the appraisal reports of the parcels listed in the Property List have been reviewed by Douglas B. Singletary, SRA, a qualified review appraiser, to assure that they meet recognized appraisal standards; and

WHEREAS, the review appraiser, based on his review of the appraisal reports, certified to the City of Gulfport, Mississippi, that just compensation for each parcel be set as indicated in his report.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2: The Governing Authority of the City of Gulfport be and it is hereby authorized to establish just compensation for each parcel listed in the Property List attached and marked Exhibit “1”.

SECTION 3: The Mayor of the City of Gulfport be and he is hereby authorized to sign a certification in the format attached and marked as Exhibit “2” evidencing the establishment of just compensation.

SECTION 4: The just compensation established by the Mayor and City Council shall be the value recommended and/or certified by the review appraiser.

SECTION 5: After establishment of just compensation, the Mayor, by and thru the Legal Department of the City of Gulfport, is authorized to make an offer to the owner for the amount established as just compensation in the certification.

The foregoing Resolution having first been reduced to writing, was read by the _____ and moved by _____, seconded by _____, and was adopted by the following vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance was submitted to and approved by the Mayor, this
the _____ day of _____, 2017.

APPROVED:

MAYOR

EXHIBIT 1

Tax Parcel Numbers: 08100-02-012.000 Ownership: The Entrust Group, Inc. or record title holder, their successors, assigns, and any other interested parties, as their interests may appear, the total sum for acquisition of an easement according to survey and description attached hereto as "Exhibit A" at the appraised value of \$10,600.00;

EXHIBIT 2

Certification the Just Compensation and Property List

Pursuant to and consistent with that certain resolution adopted by the City Council of the City of Gulfport authorizing the Mayor to make a Certification Establishing Just Compensation, the following is submitted to establish Just Compensation for acquisition:

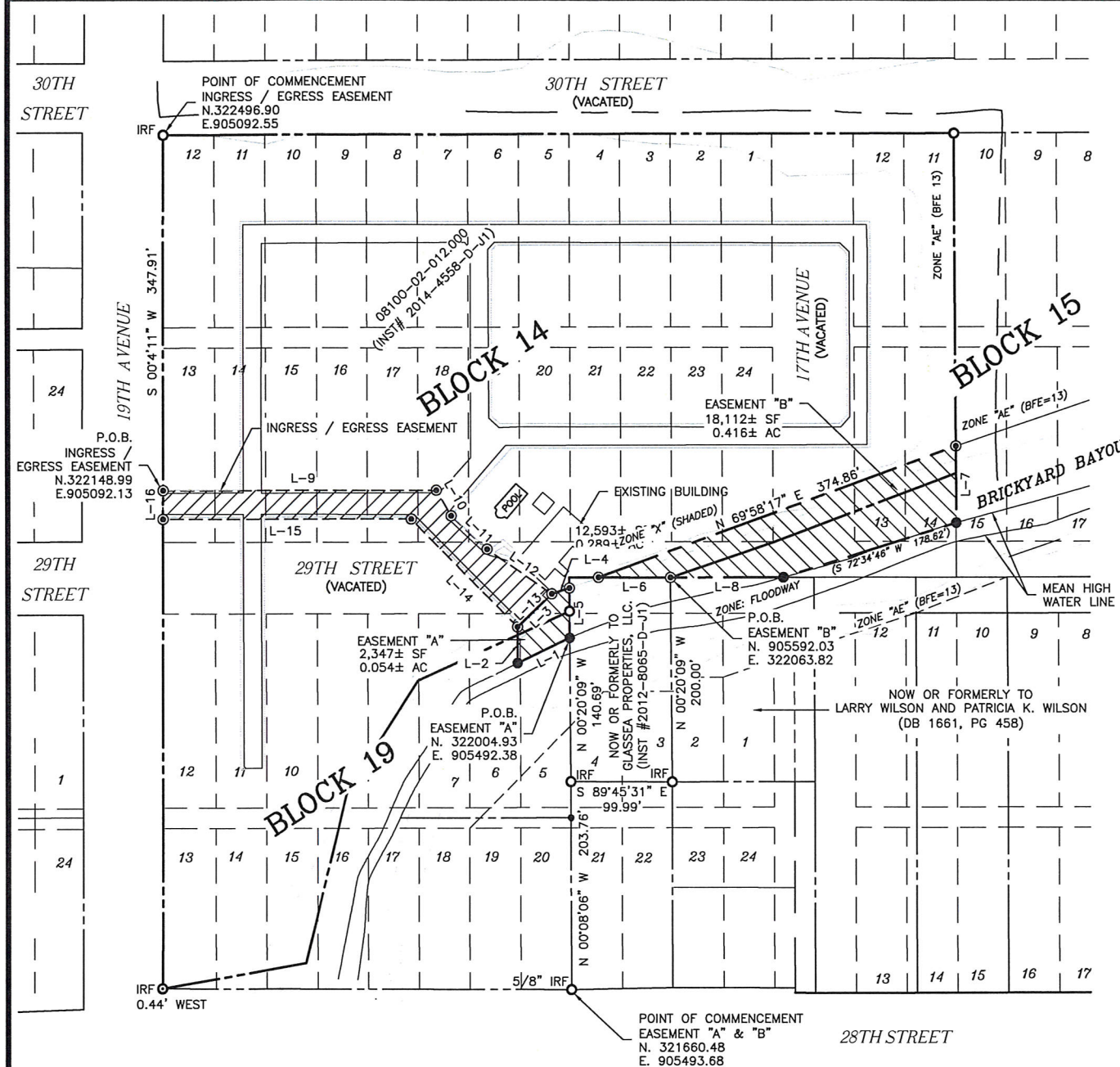
<u>Parcel No.</u>	<u>Owner</u>	<u>Established Fair Market Value</u>
-------------------	--------------	--

Tax Parcel Numbers: 08100-02-012.000 Ownership: The Entrust Group, Inc. or record title holder, their successors, assigns, and any other interested parties, as their interests may appear, the total sum for acquisition of an easement according to survey and description attached hereto as "Exhibit A" at the appraised value of \$10,600.00;

I hereby certify that the information herein is accurate and exact and that an appraisal and review appraisal of the property have been prepared in accordance with 49CFR24.102(c)(i), and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646 and that just compensation is based on an approved appraisal..

Billy Hewes, Mayor

Date



Legal Description: Ingress / Egress Easement

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Said parcel of land (easement) contains 12,605 square feet or 0.289 acre, more or less

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L-1	(S 64°25'36" W)	(57.04')
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Legal Description: Drainage and Utility Easement "A"

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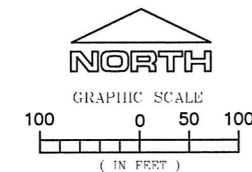
Said parcel of land (easement) contains 2,347 square feet or 0.054 acre, more or less

Legal Description: Drainage and Utility Easement "B"

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Said parcel of land (easement) contains 18,112 square feet or 0.415 acre, more or less



Bearings for this survey are grid bearings based on the following datum: NAD83
Mississippi State Plane Coordinates East Zone,
US Foot derived by a Leica RTK 1200 series G.P.S. receiver with an in house fixed Base Station
Scale Factor = 0.999957106
Convergence Angle = -00°07'35" (at Point Of Commencement Easement "A" and "B")
N. 321660.48 E. 905493.68

LEGEND

- = 1/2" iron rod found (unless otherwise noted)
- = 1/2" iron rod set
- = computed point

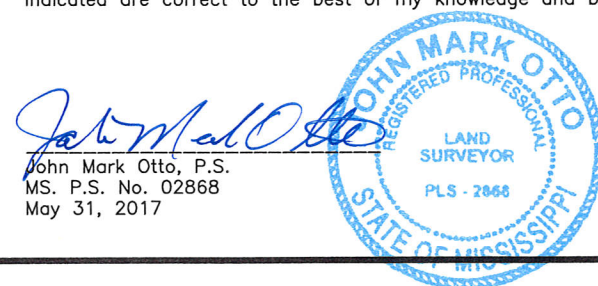
Subject parcel ownership information:
The Entrust Group, Inc.
Overall area: 412,692±SF or 9.474±AC
Harrison County Instrument# 2014-4558-D-J1
Harrison County Tax parcel# 08100-02-012.000

The following flood zone statement is for information purposes only, and this surveyor assumes no liability for the correctness of the referenced flood map. In addition, the following flood zone statement does not represent this surveyors opinion of the probability of flooding.

NOTE: By graphical plotting only, this easement parcel is located in "ZONE X (SHADED)", "ZONE: FLOODWAY" and "Zone AE" (EL 13) of the flood hazard boundary and flood insurance rate map.
Community Panel No.: 28047C0264G
Effective Date: June 16, 2009

NOTE: This survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 2015."

This is to CERTIFY that I have surveyed the property described and delineated hereon: and that the measurements and other data indicated are correct to the best of my knowledge and belief.



401 Cowan Road
Gulfport, MS 39507
(228) 864-7612
Fax: (228) 864-7676
796 Vieux Marche,
2nd Floor,
Biloxi, MS 39530
(228) 436-7612
Fax: (228) 436-7676

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& ALEXANDER, INC.**
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BRICKYARD BAYOU
TAX PARCEL #08100-02-012.000
CITY OF GULFPORT, FIRST JUDICIAL DIST. OF HARRISON CO., MS
DRAINAGE & UTILITY EASEMENT SURVEY (E-16)

SHEET 1 OF 1
DATE 05.31.2017
SCALE 3383-06
BMA# 3383-06-E16
FILE



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Karen McCarty, Grants Management
Community Development

Date: 07/31/2017

Subject: Resolution - approving the submittal of CDBG/HOME Consolidated Plan and One Year Action Plan, to include HUD required changes to Citizens Participation Plan and annual updated review of analysis of impediments to the Department of HUD and for related purposes.

Recommendation:

CDBG and HOME Five –Year Consolidated Plan 2017-2021 And 2017 One-Year Action Plan



City of Gulfport, Mississippi



www.gulfport-ms.gov



www.hud.gov



www.hud.gov/fairhousing

*Billy Hewes, Mayor
City of Gulfport
2309 15th Street
Gulfport, Mississippi 39501*

*Prepared by Karen McCarty,
City of Gulfport, Community Development Department*

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a condition of receiving Community Development Block Grant (CDBG) entitlement funds and Home Investment Partnership Funds (HOME), as Lead-Agency for the HOME Consortium, the City of Gulfport must submit a 5-year Consolidated Plan identify the City's and Consortium's housing and community development needs and priorities, and an Annual Action Plan identify how the City plans to allocate its CDBG entitlement and HOME Entitlement allocation to address those priority needs. Beginning with Program Year 2017, The City of Gulfport is required to use HUD's new template for the Consolidated Plan, and the Consolidated Annual performance and Evaluation report (CAPER), which is submitted directly through HUD's Integrated Disbursement and Information System (IDIS).

The Consolidated Plan consists of three sections: Identification of housing and community development needs through data assessment; a housing market analysis; and a strategic plan that prioritizes housing and community development needs and identifies the strategies the City plans to use with available HUD resources over the five-year planning period.

The Consolidated Plan consists of three sections: identification of housing and community development needs through data assessment; a housing market analysis; and a strategic plan that prioritizes housing and community development needs and identifies the strategies the City plans to use with available HUD resources over the five year planning period.

The three main factors considered when developing the 2017-2021 plan priorities

*** Needs Assessment**

- Overview
- Housing Needs Assessment
- Disproportionately Greater Need
- Housing Problems

- Severe Housing Problems
- Housing Cost Burden
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

***Market Analysis**

- Overview
- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

*** Strategic Plan**

- Overview
- Geographic Priorities
- Priority Needs & summary Table

- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing Accessibility
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary objective throughout development of the City of Gulfport's 2017-2021 Consolidated Plan and 2017 Action Plan was to identify the community's priority needs, especially in areas that primarily consist of low to moderate income residents, and to identify how City resources may most effectively be used to address those needs. Provisions of basic services, including improved police and fire safety services, were identified as was the alleviation of recurring flooding in North Gulfport and West Gulfport, street and sidewalk improvements. The need to maximize the effective and efficient use of limited public resources also was identified as a priority outcome. Enhancing the city's existing recreational assets and providing recreational activities for youth was identified as a top community objective, which would expand their use by residents without incurring acquisition costs for new recreation areas. To accomplish objectives and achieve desired outcomes, the City will continue to work to improve communication with and among existing nonprofit service agencies to avoid duplication and address gaps in services.

3. Evaluation of past performance

The City of Gulfport is in good standing with HUD in terms of managing its CDBG Programs and HOME Programs as Lead Agency for the HOME Consortium, as documented by approved Action Plans, CAPERS and compliance with HUD's CDBG 70% expenditure requirements and both programs commitment

and/or timeliness of expenditure requirements. Systems and procedures are in place to ensure the effective and efficient implementation of projects as well as compliance with HUD regulations. Programs and projects are continually evaluated to ensure community needs and meeting requirements of the programs.

4. Summary of citizen participation process and consultation process

Letters and local government survey consultations were mailed 6/19/17 to City of Biloxi, City of Long Beach, City of D'Iberville, Harrison County, Letters and homeless survey consultations were mailed to Open Doors Homeless Coalition, Gulf Coast Community Action, South MS AIDS Task Force, Catholic Social Services, Women's Center for Non-Violence, Salvation Army mailed 6/19/17. Letters and Lead Based Paint Survey Consultation were mailed to Coastal Family Health Center and Coastal Plains Public Health District IX on 6/19/17. Letter and Public Housing Survey Consultation was mailed to Mississippi Regional Housing Authority on June 19, 2017. Letters and email invites were sent to local governments, local non-profits, community groups and citizens to attend an Con Plan Planning meeting on June 28, 2017. Applications for 2017 requested funding for projects and programs for 2017 Annual Action Plan was advertised in Sun Herald and City's Website and at the Inter-Agency meeting. Con-Plan needs surveys were also included in surveys, the inter-agency meeting and city website.

5. Summary of public comments

A summary of public comments is included at Citizen Participation Comments in this document

6. Summary of comments or views not accepted and the reasons for not accepting them

All oral and written comments received during development of the Consolidated Plan and 2017 Action Plan were reviewed and considered by the City.

7. Summary

Optional

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GULFPORT	
CDBG Administrator	GULFPORT	Community Development Division
HOPWA Administrator		
HOME Administrator	GULFPORT	Community Development Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Gulfport's Community Development Department is the Lead Agency responsible for preparing the Consolidated Plan and for administration of the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (as Lead-Agency for the Gulfport HOME Consortium)

Consolidated Plan Public Contact Information

Karen McCarty, Federal Programs Administrator
City of Gulfport
1410 24th Avenue, Gulfport, MS 39501
228-868-5705, ext. 6545
kmccarty@gulfport-ms.gov
www.gulfport-ms.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As required by HUD regulations, the City of Gulfport consulted with public and private agencies and organizations and neighboring local units of government that provide housing and non-housing health and other services to meet the various needs of our low and moderate income residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Letters and local government survey consultations were mailed 6/19/17 to City of Biloxi, City of Long Beach, City of D'Iberville, Harrison County, Letters and homeless survey Consultations were mailed to Open Doors Homeless Coalition, Gulf Coast Community Action, South MS AIDS Task Force, Catholic Social Services, Women's Center for Non-Violence, Salvation Army mailed 6/19/17. Letters and Lead Based Paint Survey Consultation were mailed to Coastal Family Health Center and Coastal Plains Public Health District IX on 6/19/17. Letter and Public Housing Survey Consultation was mailed to Mississippi Regional Housing Authority on June 19, 2017. Letters and email invites were sent to local governments, local non-profits, community groups and citizens to attend an Con Plan Planning meeting on June 28, 2017. Applications for 2017 requested funding for projects and programs for 2017 Annual Action Plan was advertised in Sun Herald and City's Website and at the Inter-Agency meeting. Con-Plan needs surveys were also included in surveys, the inter-agency meeting and city website.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Open Doors Homeless Coalition Continuum of Care is the local Continuum of Care and works with its member agencies, such as the Salvation Army and Back Bay Mission to comprehensively address and end homelessness in Gulfport. Open Doors and the City has met on numerous occasion regarding the need for services and programs in Gulfport. Open Doors responded to the Homeless Survey request and provided extensive data on the homeless population in Gulfport.

The City of Gulfport does not receive ESG funds, but provides support to the efforts of the Continuum of Care to administer its ESG award to best meet the needs of Gulfport residents and CDBG public services funds have been utilized to provide direct financial assistance to Open Doors Coalitions homeless clients.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following needs assessment is based on data provided by HUD from the 2009-2013 American Community Survey (ACS), including special compilations (2009-2013 CHAS) prepared for HUD by the U.S. Census Bureau utilizing HUD's income category breakouts. Unless otherwise noted, all tables and data in them were built into the Consolidated Plan template and prepopulated by HUD.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

HUD's Demographics Table 5 contains HUD provided data from the 2009-2013 American Community Survey (ACS). As of July 1, 2017, the U.S. Census has updated the Annual Estimates of the Resident Population for "2016 Population Estimates", with the City of Gulfport estimated 2016 population as 72,076, an increase of +4% over 2013.

The Information provided below is based on HUD provided data as of the 2009-2013 American Community Survey. This American Community Survey has been updated for 2011-2015, however, this data has not been incorporated into HUD's ECon System as of this report. Once incorporated a revision to the 5-Year Consolidated Plan will be provided to the public. The basic updated 2011-2015 ACS reports that households in the City of Gulfport total 27,948 which is approximately a +1% increase over 2013, but still -1.06% decrease in households since the 2000 Census. Median Income for 2015 is projected at \$36,474, a decrease of -.097% from 2013, but an increase of 12% over 2000.

The HUD Income Limits provided annually for the Gulfport Area greatly contradicts the information provided by the U.S. Census for Median Income. For 2013 HUD identified the Median Income as \$54,700; for 2015 it was \$52,300 and the current 2017 Median Income is \$51,900. The HUD provided income limits are what the programs and projects funded through the Department of Housing and Urban Development are based on. For the CDBG and HOME Programs assistance to individuals, households and designated low-moderate income areas cannot exceed the HUD Provided Annual Limits.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	71,127	69,004	-3%
Households	29,559	26,382	-11%
Median Income	\$32,779.00	\$37,610.00	15%

Table 2 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,765	3,235	4,265	2,755	12,350
Small Family Households	1,770	1,370	1,590	1,070	6,485
Large Family Households	245	170	415	195	839
Household contains at least one person 62-74 years of age	459	430	790	498	2,510

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	283	625	535	375	1,195
Households with one or more children 6 years old or younger	989	754	990	489	1,264

Table 3 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	15	25	15	75	4	0	10	0	14
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	15	10	20	45	0	0	0	20	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	40	95	29	229	40	10	75	24	149
Housing cost burden greater than 50% of income (and none of the above problems)	1,950	905	210	15	3,080	590	385	340	39	1,354
Housing cost burden greater than 30% of income (and none of the above problems)	110	610	1,280	600	2,600	135	343	550	585	1,613

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	300	0	0	0	300	90	0	0	0	90

Table 4 – Housing Problems Table

Data 2009-2013 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,030	980	345	84	3,439	635	395	425	79	1,534
Having none of four housing problems	444	925	1,945	1,120	4,434	255	940	1,550	1,470	4,215
Household has negative income, but none of the other housing problems	300	0	0	0	300	90	0	0	0	90

Table 5 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,230	844	660	2,734	269	280	334	883
Large Related	124	130	80	334	105	25	100	230
Elderly	159	168	60	387	279	332	371	982
Other	625	455	760	1,840	108	105	143	356

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,138	1,597	1,560	5,295	761	742	948	2,451

Table 6 – Cost Burden > 30%

Data 2009-2013 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,190	534	110	1,834	219	140	120	479
Large Related	120	80	0	200	95	15	0	110
Elderly	139	139	26	304	225	165	152	542
Other	580	210	75	865	78	75	70	223
Total need by income	2,029	963	211	3,203	617	395	342	1,354

Table 7 – Cost Burden > 50%

Data 2009-2013 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	55	75	25	220	40	10	35	44	129
Multiple, unrelated family households	0	0	30	4	34	0	0	40	0	40
Other, non-family households	0	0	0	20	20	0	0	0	0	0
Total need by income	65	55	105	49	274	40	10	75	44	169

Table 8 – Crowding Information – 1/2

Data 2009-2013 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 9 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

Table 9 identifies "other" types of households, there are more single person renter households with an income between 50 - 80% AMI with a cost burden greater than 30% housing cost burden (760) compared to those with incomes between 30-50% (455) and 0-30% (625), for a total of 1,840 households in this category. Single person homeowners experiencing a cost burden of more than 30% total 356, with 108 having income between 0-30% AMI, 105 with income between 30-50% AMI and 143 between 50-80% AMI. The total cost burden for singles is second behind small related families and third behind Small related and elderly homeowners.

Table 10 identifies "other" category, which includes single person renter households (865) falls behind the largest housing cost burden >50% which is small related families (1,834). Of the Single Family renter households those in the 9-3-% have the highest cost burden of both renters and homeowners of single family housing. The largest cost burden >50% belongs to the small related renters. Single family homeowners fared better (223) than the small related family (479) and Elderly (542).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Information not available

What are the most common housing problems?

Housing cost overburden is the most common problem in the City of Gulfport for both renters and homeowners. Both housing costs and property insurance increased dramatically after Hurricane Katrina. Housing costs and property insurance has dropped in the last several years, but no where near what they were prior to Hurricane Katrina and Income has not increased anywhere near the rate of housing costs. In fact, currently median income for the area has decreased since the HUD provided 2013 American Community Survey. However, basic housing costs, rent and utilities have increased significantly over basic income. HUD 's data states that overcrowding and substandard housing are minor compared with cost overburden.

Are any populations/household types more affected than others by these problems?

According to HUD's data, renters have the highest cost burden in both the >30% and >50%. (1,950) renters whose income is 0-30% have the greatest burden over 50%; followed by (1,280) renters whose income is 50-80% with a cost burden greater than >30%. There are combined total of (4,213) renters and homeowners whose housing cost burden exceeds >30%. There is a combined total of (4,434) renters and homeowners whose housing cost burden exceeds >50%.

Small related families (1,230) bear the greatest housing cost burden >30% and (1,190) >50% for households whose income is <80% AMI. Again Small related families have the most over crowding (more than one person per room) of both the renters and homeowners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low income households (with >30% of or AMI with a housing costs burden greater than 50%) with a severe housing cost burden generally are more at risk of becoming homeless. According to prepopulated data, there are 2,646 persons in this need, 2,029 renters and 617 homeowners. Of this total 1,190 were small related renters compared to 219 were small related homeowners, the rest comprised of 120 large related renters, 95 large related homeowners, 139 elderly renters, 229 elderly homeowners, other 580 renters and 78 other homeowners.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Gulfport does not provide estimates of its at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As with the City of Gulfport and all other jurisdictions on the Coast, housing cost burden and low income have been linked with instability and increased risk of homelessness. Non-housing characteristics linked with instability and increased risk of homelessness include mental health, substance abuse and unemployment.

Discussion

Like the other local units of governments on the Mississippi Gulf Coast, the City of Gulfport is working with Open Doors Homeless Coalition's Continuum of Care to address homelessness, especially for veterans and families with children. Gulfport works with the Open Doors Homeless Coalition by

supporting its funding request and technical assistance request applications, sharing information about the local homeless problem, and participating in the Continuum of Care meetings to work towards alleviating homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Extremely low income: In the 0 – 30% AMI income category, 2,600 or 75% of all the 3,478 households in the City as a whole have one or more of the four housing problems. 28% of Whites, 68% Blacks/African-Americans and 4% Hispanics in this income category experience one or more problems.

Very low income: In the 30-50% of AMI income category, 2,055 or 70% of all the 2,950 households in this income category as a whole have one or more of the four housing problems. Blacks/African Americans in this category have a greater proportion of housing problems (72%) than Whites (68%),

Low Income: In the 50 – 80% of AMI income category, 3,085 or 70% of all the 4,670 households in this income category as a whole have one or more of the four housing problems. Blacks/African Americans at 75% show a disproportionately greater need than the other racial or ethnic categories.

Middle Income: In the 80 – 100% of AMI income category, 1,139 or 44% of the 2,584 households in this category as a whole have one or more of the four housing problems. This is the lowest category in the households under Annual Median Income. Only Asians at 7% have a greater disproportionately in housing with problems than none problems,. All other racial and ethnic categories have more housing without problems than with problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,600	448	430
White	720	199	179
Black / African American	1,755	254	210
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	0	25

Table 10 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,055	875	0
White	1,085	455	0
Black / African American	900	345	0
Asian	4	0	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	45	34	0

Table 11 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,085	1,585	0
White	1,385	920	0
Black / African American	1,470	490	0
Asian	30	65	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	100	105	0

Table 12 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,139	1,445	0
White	754	895	0
Black / African American	260	404	0
Asian	20	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	99	0

Table 13 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Not used - optional

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Extremely Low Income: Blacks/African Americans, with 72% of households in this income category with one or more of the four housing problems, show a disproportionate need in comparison to all other ethnic or racial categories and to total households in the City, followed by Hispanics with 67% of households experiencing housing problems with Whites following with 60%. 2,380 or 68% of all households in the City as a whole in this income category, experience one or more of the four housing problems.

Very Low Income: In this income category, there is no significant difference between the identified racial categories with 40% of Whites, 42% of Blacks/African Americans and 40% of American Indian/Alaska Native have one or more of four housing problems.

Low Income: In this category of 50-80% AMI, 32% of Asians shows the highest disproportionate need in comparison to Whites (29%) and Blacks/African-Americans (28%). There is a much smaller number of Asians within the City, but proportionate wise they have the highest percentage.

Middle Income – The same as the Low Income category, Asians (57%) show the highest disproportionate severe housing for 80-100% of AMI. There is a significant difference percentage wise between Asians and Whites (5%) and Blacks/African-Americans (1.5%). Overall City wide 25% or 114 of 2,579 households in this income category.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,380	673	430
White	660	254	179
Black / African American	1,610	404	210
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	15	25

Table 14 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,155	1,775	0
White	610	940	0
Black / African American	515	719	0
Asian	0	4	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	0	74	0

Table 15 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,165	3,515	0
White	535	1,770	0
Black / African American	555	1,405	0
Asian	30	65	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	4	205	0

Table 16 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	114	2,465	0
White	80	1,574	0
Black / African American	10	659	0
Asian	20	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	185	0

Table 17 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Not used - optional

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Approximately 60% of all Gulfport households experience a housing cost burden of less than 30% of household income for housing costs, based on the data provided by HUD in Table 21 - Greater Need: Housing Costs Burden AMI. However, between the racial/ethnic households the percentages vary greatly. Only 47% of Black/African-American households have housing cost that is below the 30% of household incomes. All other racial/ethnic categories fare better, with Hispanics having 62% of households with housing costs less than 30%, Whites with 68%, Asians with 70% and American Indian, Alaska Native with 88% of households that have housing cost burdens under 30% of household income.

Severe Housing Cost Burden: 17% of all households in the City experience a severe housing cost burden, paying more than 50% of household income for housing. Blacks/African-Americans have the highest cost burden >50% with 27% or 2,400 of 8,960 households of other racial or ethnic groups. There is a great divide between this racial/ethnic group than the next group which is Whites at 12%, Asians at 11%, American Indian, Alaska Native at 9% and Hispanic at 8%.

Moderate Housing Cost Burden: In this category of housing cost burden between 30-50% of household income, Hispanics have the highest cost burden of 27% or 310 of 1,139 households. Blacks/African-American follow with 24% or 2,150 of 8,960 households, both Whites and Asians have 19% of households fall within this cost burden range.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,754	5,440	4,480	445
White	10,380	2,810	1,860	179
Black / African American	4,185	2,150	2,400	225
Asian	200	54	30	0
American Indian, Alaska Native	100	4	10	0
Pacific Islander	0	0	0	0
Hispanic	710	310	94	25

Table 18 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

Not used - optional

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on the data provided by HUD in Table 21, Blacks/African-American households have a disproportionately greater need as an ethnic or racial category. This group has both the highest or near highest in the housing cost burden of 30-50% and greater than 50%. This group also shows the least number of households that have housing costs less than 30% of household income.

If they have needs not identified above, what are those needs?

There is a disparity in incomes between Blacks/African-Americans and the other ethnic or racial groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The highest concentration of extremely low and low income Census Tract Block Group areas as identified by HUD in the Gulfport area also has the highest concentration of Blacks/African American.

Those areas include North Gulfport, East North Gulfport, The Quarters, Soria City, Magnolia Grove, Gaston Point, Dr. Martin Luther King Blvd (East and West).

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	756	5,911	293	5,567	13	0	0

Table 19 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,774	11,251	9,606	11,300	8,912	0
Average length of stay	0	0	4	3	1	3	0	0
Average Household size	0	0	2	2	2	2	1	0
# Homeless at admission	0	0	5	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	106	759	54	703	1	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	169	1,495	60	1,416	7	0
# of Families requesting accessibility features	0	0	756	5,911	293	5,567	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 20 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					Disabled *
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
White	0	0	165	1,399	80	1,307	4	0	0
Black/African American	0	0	589	4,467	211	4,218	8	0	0
Asian	0	0	2	26	0	25	1	0	0
American Indian/Alaska Native	0	0	0	18	1	17	0	0	0
Pacific Islander	0	0	0	1	1	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 21 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	40	56	9	47	0	0	0
Not Hispanic	0	0	716	5,855	284	5,520	13	0	0

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Gulfport area is serviced by the Gulfport/Gulf Coast Continuum of Care. Information on homelessness is provided from the COC 2016 Point in Time Report, HUD 2016 Continuum of Care Homeless Assistance Programs Homeless Population and Subpopulations and Housing Inventory Count Report, along with documentation from Open Doors Homeless Coalition.

The Gulfport/Gulf Coast Continuum of Care covers the six lower counties of Mississippi and includes Harrison County (Gulfport), Hancock County, Jackson County, Pearl River County, Stone County and George County.

Point in Time Count: On January 26, 2016, a Point in Time Count was conducted which resulted in identifying 320 persons as homeless. A total of 207 were unsheltered and 113 were sheltered.

The largest population of homeless is single adults with 80% unsheltered. Males (198) outnumber the Females (122). Of the single adults 94% or 235 of 249 were over the age of 24. Of the 320 homeless persons 198 were males and 122 were females. Whites (191) were the highest racial characteristics followed by Blacks/African-Americans (115).

Subpopulations reported: 38 individuals were considered Chronically Homeless; 94 were identified as Severely Mentally Ill; 84 had Chronic Substance Abuse and 64 were Victims of Domestic Violence.

Since the last Consolidated Plan, these numbers have steadily decreased. In 2012 a total of 358 homeless persons were counted, followed by 2013 which counted the largest number of homeless at 591. Since then the number has slowly decreased. However, 320 homeless is 320 too many.

The reports provided did not estimate the number experiencing homelessness each year, the estimate number becoming homeless each year, the estimate number of existing homelessness each year, or the estimate the number of days persons experience homelessness.

Open Doors Homeless Coalition responded to the Consolidated Plans Homeless Questionnaire for the City of Gulfport. The following is a part of that questionnaire.

- In 2016 - 55 homeless were served, 2015 - 96 homeless were served, 2014 - 38 homeless were served.
- There are no homeless shelter beds in the City of Gulfport
- Number of families in need of emergency shelter annually in Harrison County is 150, In Gulfport is 75.
- Through the Rapid Re-Housing Programs, TBRA and other programs, 89 homeless or near homeless were assisted in Gulfport.

No Rural Information is Identified Separately.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Summary of homeless persons by subpopulation:

The top three subpopulations of homeless were

Severely Mentally Ill - 94 individuals were identified as severely mentally ill (24 sheltered and 70 unsheltered)

Chronic Substance Abuse - 82 individuals were identified with chronic substance abuse (36 sheltered and 46 unsheltered)

Victims of Domestic Violence - 64 individuals were identified as victims of domestic violence (48 were sheltered and 16 unsheltered)

Chronically Homeless - there were 38 individuals identified as chronically homeless during the 2016 PIT report (9 sheltered and 29 unsheltered). Zero (0) chronically homeless families were identified.

Veterans accounted for (13), Unaccompanied Youth between 18-24 (14) and HIV/AIDS (8)

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	65	126
Black or African American	46	69
Asian	2	2
American Indian or Alaska Native	0	8
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	5	3
Not Hispanic	108	204

Data Source**Comments:**

HUD 2016 - Gulfport/Gulf Coast Regional Continuum of Care Homeless Populations and Subpopulations

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As reported in the 2016 Point in Time Survey, the racial and ethnic groups are as follows: Whites (191) and Blacks/African-American (115) were the two largest racial groups reported. The remaining groups are American Indian or Alaska Native (8), Asian (4), Multiple Races (2) and Hispanic (8).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 320 individuals counted as homeless, 207 were unsheltered (living in tents, woods, under bridges, etc.) and 113 were sheltered (49 in emergency shelters and 64 in transitional housing).

Those 207 unsheltered consisted of 29 chronically homeless individuals, 70 severely mentally ill individuals, 46 chronic substance abuse individuals, 9 veterans, HIV/AIDS, 16 victims of domestic violence, 9 were unaccompanied youth between 18-24, 1 was a parting youth between 18-24 and 1 child of the parenting youth.

The racial/ethnic breakdown of the unsheltered consists of Whites (126), Blacks/African-American (69), Asian (2), American Indian or Alaska Native (8), Multiple Races (2).

Those 113 sheltered consisted of 9 chronically homeless individuals, 24 severely mentally ill individuals, 36 chronic substance abused, 4 veterans, 6 HIV/AIDS, 48 victims of domestic violence, and 5 unaccompanied youth between 18-24.

The racial/ethnic breakdown of the sheltered consists of Whites (29 Emergency Shelter, 36 Transitional Housing), Blacks/African-American (20 Emergency Shelter, 26 Transitional Housing), and Asian (2 transitional housing).

Discussion:

Optional

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City works cooperatively with the Mississippi Regional Housing Authority, Mental Health Association, South MS AIDS Task Force and other agencies to expand housing for low-income elderly persons. The City also provides support for applications to HUD requested funding assistance to meet other non-homeless special needs in the community.

Describe the characteristics of special needs populations in your community:

Gulfport's special needs populations include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with drug or alcohol additions, persons with HIV/AIDS and their families, and public housing residents.

What are the housing and supportive service needs of these populations and how are these needs determined?

The elderly's housing and supportive service needs include expanded programs to help reduce housing costs (utility assistance and housing weatherization/repairs/maintenance support), rental assistance through increased allocations of Section 8 vouchers, additional public housing for RAD housing) for the elderly and additional Section 202 units for the elderly, counseling programs to assist with financial management; expanded services for homebound seniors such as home healthcare, counseling, meal services and housekeeping.

For residents with disabilities, mental, physical or developmental, housing and supportive needs include expanded adapted, affordable housing to rent or buy located throughout the City, additional/expanded facilities and services to provide counseling and related services; funding to adapt existing housing for the physically disabled; recreational programs for the physically disabled services to support re-integration of the mentally and developmentally impaired into the community following release from an institution and more affordable housing, including group homes for residents who are mentally or developmentally disabled

For persons with alcohol or drug addition, the need is for expanded programs and facilities to support successful rehabilitation.

Persons with HIV/AIDS and their families need expanded programs to increase the affordability of housing, including utility assistance and utility and/or security deposit assistance, rent / mortgage assistance; expanded comprehensive individual and family counseling programs; increased services to

assist this special needs population with accessing and paying for medication, transportation and home health care.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Gulfport is not an EMSA under the HOPWA Program. The number of HIV/AIDS reported cases are maintained for Harrison County by the Mississippi State Department of Health. The latest report is for 2015, which reported a total of 43 individuals reported. This is a significant increase over 2014's 26 individuals and a steady increase during the previous two years of 2013 and 2012 with 23 and 22 respectively.

Discussion:

Optional - Not used

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Gulfport operates 20 individual Community Centers, Recreation Centers, Facilities and Pavilions and 34 distinct Parks and Water Recreation areas across the City. The majority of these are concentrated in the lower half of the City, but overall there is at least one center, facility or park in each census tract, block group. The last two years the city utilizing its general funds and Community Development utilizing its CDBG funds for low income areas have made an effort to upgrade some of the parks with new playground equipment, some of which has not been upgraded in 20 years. Three areas in the City continually request the need to create new neighborhood parks or community facilities. Those areas include the Soria City Community (Ward 3), the Brickyard Bayou community (Ward 7) and Ward 6, however none are in a current designated low-income neighborhood to be eligible for CDBG funds. The city has made efforts to improve and or expand its current stock of recreational centers, community centers, and public parks for economic reasons. Community Development Block Grant funds will continue to assist in improving these aging facilities in low income neighborhoods as funds allow.

Public Facilities also includes the City's Fire Departments, which includes the fire stations, fire fighting vehicles, special equipment and special uniforms. Because of the increased housing north of the interstate since Hurricane Katrina, the Fire Department is locating property to build a new fire station to respond to emergencies in a more timely manner and reduce the city's fire rating. The new station is not located in a low income area and does not service at least 51% low income, therefore no CDBG funds can be utilized. Over the past several years, CDBG funds were utilized to purchase fire trucks, equipment and uniform for those stations and fire fighters located in low income area.. As CDBG has provided funding to all eligible low income public facilities for fire prevention, it will not set aside funds during the next five year consolidated plan.

How were these needs determined?

The needs have been determined by Citizen Comments, community needs surveys, public meetings and city council meetings and city council members and department directors.

Describe the jurisdiction's need for Public Improvements:

Drainage improvements and flood control continues to be a high priority need for the City overall. Two major drainage projects in need of correcting due to flooding is Brickyard Bayou and Turkey Creek, both of which run through low and moderate income minority areas. A large portion of Brickyard Bayou drainage improvements is in pre-construction stage with funding secured HUD Federal Katrina Disaster CDBG funds. Funding for Turkey Creek Watershed drainage has been proposed several times, but the available funding and the proposed project needs have not been agreed upon by the Community,

environmentalist, engineers and the City, County and City of Long Beach, as any work completed in Gulfport will affect residents in the County and Long Beach. Coffee Creek another drainage project that runs through Magnolia Grove a long income neighborhood and this project also is currently under construction with Katrina Disaster CDBG funds.

How were these needs determined?

The needs have been determined by Citizen comments, community needs surveys, public meetings and city council meetings and city council members and department directors.

Describe the jurisdiction's need for Public Services:

The City has always utilized its option to provide funding to public service agencies that assist the low income residents of Gulfport. However as the CDBG funding allocations decrease every year so do the funds to assist is reduced. Because of the cost burden that affects the low income, not only for housing but in all areas of their lives, the City has put a priority on service agencies that provide the basic services to individuals and families, such as financial assistance for housing cost, utilities, food, health care, and special needs assistance.

How were these needs determined?

The needs have been determined by citizen comments, community needs surveys, public meetings and city council meetings and city council members and department directors.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The tables in this section provide information by HUD from the American Community Survey Estimate 2009-2013 on the cost and other characteristics of housing in the City of Gulfport. This data overestimates the affordability of Gulfport's housing since unsubsidized units with "affordable" rents are not necessarily available to lower income households because they are already occupied by higher income households. Also, housing that is considered "affordable," may be beyond the financial reach of many lower income households because of security deposits (usually first and last months' rent) required in addition to utility deposits.

Since Hurricane Katrina, a lot of older homes were destroyed; housing completely renovated down to the studs, a lot of older homes may not have the lead-based paint exposure. The City's Housing Rehabilitation program which 90% of its homes were built before 1979, when tested for lead only 1 in 25 would test positive for lead and only for a small amount.

Again Since Hurricane Katrina, new affordable single family and multifamily housing (LIHTC) were built throughout the City, with the majority north of I-10, which greatly diversified the availability of low income housing throughout the City. The availability of existing housing in Gulfport is adequate, however, the cost of affordable housing, even the LIHTC properties are still not available to low and moderate income without public assistance and/or vouchers.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the HUD provided 2009-2013 American Community Survey, Gulfport there are a total of 32,092 housing units in the City of Gulfport. However, the latest data from the U.S. Census of the 2011-2015 American Community Survey 5-year estimates, the City's housing units have increased to 33,421 units, an increase of approximately 1%. The 2011-2015 also shows a 8.2% vacancy rate of these housing units.

Based on the HUD-provided 2009-2013 ACS, 64% of residents live in 1-unit detached structures. The next most popular residential structures are 5-19 unit apartment complexes, in which 15% of Gulfport residents live. In Gulfport 55% of residents own their homes and 45% are renters. Of the owners, 86% have homes with three bedrooms, followed by 12% with two bedrooms. 46% of renters also lived in housing with three bedrooms followed by 38% with two bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	20,442	64%
1-unit, attached structure	926	3%
2-4 units	2,884	9%
5-19 units	4,679	15%
20 or more units	1,742	5%
Mobile Home, boat, RV, van, etc	1,419	4%
Total	32,092	100%

Table 22 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	66	0%	282	2%
1 bedroom	340	2%	1,618	14%
2 bedrooms	1,671	12%	4,520	38%
3 or more bedrooms	12,384	86%	5,501	46%
Total	14,461	100%	11,921	100%

Table 23 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The latest 2016 apartment survey conducted on behalf of Gulf Regional Planning Commission indicated that the Gulfport area contained a total of 2,558 assisted housing units in Gulfport with 119 or 5% percent were found vacant. Vacancy is down from the 2015 survey of 155 or 6% vacancy. The apartment survey in 2011 which was included in the last Consolidated Plan of 2012-2016 had a total of 2,546 assisted housing units with 221 or 9% vacant units. Of the current 2,558 assisted units, 550 are 1 bedroom units, 1299 are two bedroom units and 709 three bedroom units. There are no studio assisted units. There are no assisted units under construction at this time. Assisted housing units reported does not include the individual private own units on the market for rent.

Assisted housing units account for approximately 50% of the number of market-rate units in the City. There are approximately 4504 market rate units which comprise of 52 studio units, 1,102 one bedroom, 2,779 two bedrooms and 571 three bedrooms. There are more assisted unit three bedrooms than market rate three bedroom. There are no market rate units under construction at this time. Market rate units reported does not include the individual private own units on the market for rent.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Neither the City or Regional Housing Authority VIII anticipates a loss in affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The existing housing inventory is fairly balanced in terms of the types of housing available for purchase and rent. Recent studies do not show a lack of affordable housing in Gulfport, but rather identify the challenges of getting people into existing housing. This is attributable in part to a lack of Housing Choice Vouchers (HCV) as well as a lack of assistance for security and utility service deposits needed to assist more people into affordable, available units. Also, there is an inadequate number of affordable housing units located on existing public transportation routes that serve employment hubs; schools and daycare facilities as well as housing.

As discussed in the Needs Assessment, 17% of renter and homeowner households experience a severe cost burden (paying over 50% of household income for housing) and another 21% of households have a moderate housing cost burden (paying 30-50% of their household income for housing).

Describe the need for specific types of housing:

There anticipates an increase in the number of seniors, due in part to an aging population but also because of the large population of military retirees that benefit from close proximity to health care services, commissary and other services available to them from the various military bases on the coast. In addition, the coast bills itself as a retirement mecca with its warm winters and low to moderate cost of living, recreational activities both on land and the water, the City and the coast has

seen a great influx of seniors moving in from all areas of the country. Generally, the oldest segment of the population lives on fixed budgets, with many qualifying as low-to-moderate income. Accordingly, the City anticipates a need for additional affordable housing, constructed to be low maintenance and weatherized for the area's subtropical climate. Easy access to public transportation services as well as to groceries and healthcare providers also will be important to seniors when selecting housing. Additional assisted care housing also is anticipated to be needed.

Additional affordable workforce housing that is low maintenance and has direct access to public transportation services. Many who work in the tourism industry, hospitality industry, and local hospitals are low to moderate income, unmarried or with no children whose housing needs focus on affordability and safety rather than on a diversity of amenities.

Discussion

Optional

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The information provided below from the 2009-2013 ACS shows the median home value increased 59% since the 2000 census. The median rent has increased 54% during the same period. According to the 2009-2013 ACS. The median home value has dropped to \$115,000 according to the 2015 City-Data. com survey. Median rent from 2000 census to 2013 increased 54% with the 2015 City-Data survey having the median rent at \$812.

An average of 67% of renters pays between \$500-\$999 in rent. Only 6% of the households earning >30% of Hud Adjusted Family Median Income have rents/housing costs that are affordable. 17% of those renter households earning between 30-50% income have rents/housing costs that are affordable. 62% of renter households under the 80% income have rents/housing costs that are affordable.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	77,900	123,500	59%
Median Contract Rent	446	686	54%

Table 24 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,695	22.6%
\$500-999	8,022	67.3%
\$1,000-1,499	1,026	8.6%
\$1,500-1,999	129	1.1%
\$2,000 or more	49	0.4%
Total	11,921	100.0%

Table 25 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	669	No Data
50% HAMFI	2,064	1,117
80% HAMFI	7,427	3,331

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	5,049
Total	10,160	9,497

Table 26 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	642	673	777	1,066	1,262
High HOME Rent	618	663	777	913	999
Low HOME Rent	480	514	617	712	795

Table 27 – Monthly Rent

Data Source Comments: Current information provided by U. S. Department of Housing and Urban Development as of April 2017.

Is there sufficient housing for households at all income levels?

No, there is not sufficient housing for households at all income levels in the City of Gulfport, as identified in the Needs Assessment regarding housing costs burdens of Gulfport residents. Higher construction costs, including elevation requirements in flood zones, and large increases in housing insurance premiums for units located south of Interstate 10 have severely impacted the affordability of the Gulfport housing market especially for low to moderate income residents. According to 2011-2015 ACS 25.5% of individuals are below the poverty level. Female headed households with children under the age of 18 comprise the largest population of living below the poverty level at 51.8%.

How is affordability of housing likely to change considering changes to home values and/or rents?

With an overall housing vacancy rate of 16.8% for available single family houses (2010 Census) and a 9.1% vacancy rate for market-rent apartments (June 2016) MS Gulf Coast Apartment Survey), it seems that rental rates for single-family houses and for apartments of various sizes should decrease. However, housing costs such as insurance, property taxes and utilities are anticipated to continue to increase in the region. Therefore, no change in the affordability of housing is anticipated; the need for expanded government funded programs to assist lower income residents with housing related costs is anticipated to grow.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

the 2015 reported Gulfport median rent is \$812, which is higher than the Fair Market Rent, and High and Low HOME rents for efficiency, one and two bedroom housing units. The area median rent is also higher than the low rents for a three bedroom housing unit. The area median rent is less than Fair Market Rent and HOME rents for three and four bedroom rents.

Preserving existing housing with private or developer funds is much more cost effective than utilizing federal funds such as CDBG and or HOME funds due to the additional federal requirements and costs relating to environmental, lead-based paint and asbestos testing. A majority of the time that additional cost renders the project infeasible within program and project funding guidelines. Even though new housing is not necessarily needed, newer housing is more cost efficient for low income residents.

Discussion

Optional

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Selected housing conditions = 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; 4. Cost burden greater than 30%.

Based on data provided by HUD 28% of owner-occupied and 53% of renter occupied housing units in Gulfport have "one selected condition" or problem. The greatest majority 71% of owner-occupied housing units has no selected conditions while 45% of renter-occupied households have not selected conditions.

Only two of the conditions, 1 and 2 are based on the physical conditions of the housing and the report does not distinguish which of the four conditions are present, "0" housing units both owner-occupied and renter-occupied have all four conditions and only 32 units of renter occupied have three of the conditions with none for owner occupied.

49% of the owner-occupied housing units and 33% of the renter-occupied units in Gulfport were built between 1950-1979, which puts the majority of housing in Gulfport between 38-67 years old. Overall 57% of owner-occupied housing and 40% of renter occupied housing are at risk for Lead-based paint hazard. After Hurricane Katrina a lot of these damaged homes were completely repaired down to the studs, however no testing of these homes have been conducted due to the extensive cost to determine if they are lead free or not. All housing receiving repairs and or substantial rehabilitation through the City of Gulfport Housing Programs are tested and cleared of lead if applicable.

Definitions

Gulfport does not have formal, adopted definitions of "substandard condition" or "substandard condition but suitable for rehabilitation." The City reviews each request for housing rehabilitation on a case by case basis, considering the location and condition of the property as well as the owner's ability to finance the repairs. Generally, substandard units would be considered suitable for the rehabilitation if the cost of necessary work to bring it into code-compliance does not exceed 80% of the replacement value of the property. When rehabilitation exceeds 80% of replacement costs, demolition is considered.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,088	28%	6,287	53%
With two selected Conditions	145	1%	206	2%
With three selected Conditions	0	0%	32	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,228	71%	5,396	45%
Total	14,461	100%	11,921	100%

Table 28 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,642	18%	4,334	36%
1980-1999	3,563	25%	2,855	24%
1950-1979	7,060	49%	3,876	33%
Before 1950	1,196	8%	856	7%
Total	14,461	100%	11,921	100%

Table 29 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,256	57%	4,732	40%
Housing Units build before 1980 with children present	3,139	22%	1,039	9%

Table 30 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 31 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Most of Gulfport's housing was constructed before 2000; 57% of owner-occupied and 40% of renter-occupied housing was built before 1979. Many of these housing units are occupied by senior and/or low income persons who either cannot afford to make needed repairs or who need assistance making accessibility improvements to support staying in their homes. The most prevalent housing problem in Gulfport is housing cost burden, which impacts homeowners' and rental property owners' ability and/or willingness to make weatherization improvements that would reduce utility costs.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

HUD provided data identifies that of the 57% of owner-occupied housing units and 40% of renter occupied units built prior to 1979 have children present. Report states that 22% or 3,139 of the owner occupied units have children and 9% or 1,039 renter occupied units have children. HUD does not provide data showing the number of pre-1980 housing units by income levels. After Hurricane Katrina a lot of these damaged homes were completely repaired down to the studs, however no testing of these homes have been conducted due to the extensive cost to determine if they are lead free or not. All owner-occupied housing receiving repairs and/or substantial rehabilitation through the City of Gulfport Housing Programs are tested and cleared of lead if applicable.

Discussion

The vacant units table above was not completed as the ECon software did not allow data entry.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	799	6,678	299	6,379	60	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 32 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 33 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Gulfport currently has no emergency housing shelter beds. Emergency shelters are operated in nearby cities on the coast. Temporary emergency shelter is provided for extreme weather days and nights through the Gulfport Salvation Army Office and the City of Gulfport and Harrison County opening community centers operated by volunteers. Consultation with area agencies providing facilities and services for the homeless and utilization of the latest Point In Time homeless survey conducted in January 2017 was instrumental in assessing the nature and extent of homelessness in Gulfport and the surrounding areas. The Salvation Army operates its command center in the City of Gulfport and provides food and financial services to the homeless and near homeless. Feed My Sheep serves daily meals for the homeless.

HUD data provided on the 2016 Homeless Continuum of Care and from Open Doors Homeless Coalition states that a total of 47 households and 42 families were served in Gulfport with various homeless assistance, from assistance through the rapid re-housing program, tenant based rental assistance program,

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	26	0	51	17	0
Households with Only Adults	65	45	19	47	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 34 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: HUD 2016 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report. MS-503, Gulfport/Gulf Coast Regional Continuum of Care.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Persons experiencing homelessness in Gulfport and the surrounding areas typically are connected to Coastal Family Health Center for primary health care and mental health treatment. CFHC has four locations within Harrison County and provides assistance in several languages.

The Mental Health Association of South Mississippi provides a day center that operates as a peer supported environment for persons who are living with mental illness.

Back Bay Mission and the Mental Health Association of South Mississippi both provide services to assist homeless and near homeless persons with disabilities to access social security/disability income through the SOAR program. Case managers assist clients in filling out the forms properly and documenting medical records.

Back Bay Mission works extensively with vocational rehabilitation services to assist disabled persons through assessments for appropriate employment training.

Gulf Coast Women's Center for Nonviolence offers crisis counseling, individual and group counseling, parenting classes, employment assistance, child care, a therapeutic preschool, court advocacy and access to a nonprofit family law attorney, in addition to providing emergency and transitional housing, food and clothing to victims of domestic abuse and their children.

All service providers work with the WIN Job Center to connect clients with employment opportunities. The local service agencies also provide assistance in resume writing, interviewing skills and proper work attire.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following organizations were awarded funds through HUD for services to the homeless.

The organizations that assist with Permanent Supportive Housing are Mental Health Association of Mississippi, Back Bay Mission, Gulf Coast Women's Center for Non-Violence and Open Doors Homeless Coalition.

The organizations that assist with Emergency Shelter Beds are Gulf Coast Women's Center for Non-Violence, the Salvation Army Pascagoula, and Community Care Network.

The organizations that provide Transitional Housing Beds are Gulf Coast Women's Center for Non-Violence Hancock Resource Center and Rebekah's House.

The organizations that provide Rapid Re-Housing are Back Bay Mission, CLIMB Community Development Corporation, Community Care Network, Hancock Resource Center, Oak Arbor, and Open Doors Homeless Coalition.

Salvation Army in Gulfport provides a food pantry, utility assistance, shower and laundry service, life skill services, clothing assistance, etc.

The Salvation Army, City of Gulfport and Harrison County provides temporary emergency shelter for extreme weather days and nights by opening the community centers and Salvation Army centers which are operated by volunteers.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

According to the HUD regulations governing the Consolidated Plan, the City of Gulfport must estimate, to the extent practicable, the number of persons who are not homeless but who require supportive housing services. A description of the supportive housing needs of the following population categories is provided in the following table:

- Elderly
- Frail elderly
- Persons with disabilities; Mental Physical Developmental
- Persons with alcohol or other drug addictions
- Persons with HIV/AIDS and their families
- Public housing residents

The City and agencies within the jurisdiction worked together to identify the supportive service needs of the non-homeless persons listed above. The following table identifies the needs of persons identified above and provides an estimate of the number of persons in need of supportive housing.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Many lower income elderly and frail elderly persons need subsidized housing that is accessible due to age related decreased mobility and housing that is located in close proximity to public transportation services if they are no longer able to drive. Frail elderly may need home health care services, home delivered meals and shopping services and an extra bedroom for a personal care attendant. Persons with disabilities may need a group home or similar housing for live in service providers in addition to counseling and other forms of assistance to facilitate re-entering community life after being de-institutionalized. Persons with HIV/AIDS and their families may need subsidized housing near health care facilities and/or transportation assistance to access treatment. The numbers are estimates

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

According to input from the Mississippi Center for Justice, the State of Mississippi is under federal court order to provide a program to ensure that persons returning from mental and physical health institutions receive appropriate supportive housing and related services to ensure fair housing choices are available to them.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Gulfport will continue to support local and regional agencies, including the Mississippi Regional Housing Authority VIII in providing housing and supportive services to those who are not homeless but have other special needs. This will include working with the Continuum of Care to avoid duplication of area services and to maximize limited resources and a public outreach to educate Gulfport landlord, lenders, developers, homeowners and tenants about the Fair Housing and Americans with Disabilities Act regulations as they pertain to citizens rights and responsibilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see response to previous section.

The City of Gulfport utilizes its annual CDBG funds to assist one or more of the agencies that assist the homeless and special needs through its Public Service funded programs

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Gulfport does not deem its taxation, zoning, building and related codes or policies to be barriers of affordable housing. The City zoning and ordinances allows for various densities of multifamily developments as well as single-family housing. The only public policy identified in the last comprehensive Analysis of Impediments was there were no provisions for group homes. The City does have provisions for both Boarding Houses and Rooming Housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The tables in this section provide some basic information about the City of Gulfport's civilian workforce, its economy and its residents' educational attainment. The tourism industry, generally identified in the following tables as Arts, Entertainment, Accommodations, employs more people in Gulfport than any other industry category at 5,599. Retail trade has the largest number of jobs at 6,058. However, the largest employer in the City of Gulfport is the Naval Construction Battalion Center which employs over 5,500 military and civilians.

The HUD provided data list the unemployment rate as 11.78%, however, unemployment data reported from the Mississippi Department of Employment Services for June 2017 is 6%.

The majority of travel time to work in Gulfport is under 30 minutes for 80% of its workforce. The majority of civilian workforce 43% has some college or bachelor degree or higher.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	184	20	1	0	-1
Arts, Entertainment, Accommodations	5,599	4,743	29	18	-11
Construction	1,297	1,480	7	6	-1
Education and Health Care Services	2,678	3,991	14	15	1
Finance, Insurance, and Real Estate	1,120	1,660	6	6	0
Information	385	630	2	2	0
Manufacturing	1,389	2,371	7	9	2
Other Services	582	1,071	3	4	1
Professional, Scientific, Management Services	1,215	2,097	6	8	2
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	3,641	6,058	19	23	4
Transportation and Warehousing	819	1,147	4	4	0
Wholesale Trade	564	1,127	3	4	1
Total	19,473	26,395	--	--	--

Table 35 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	32,410
Civilian Employed Population 16 years and over	28,592
Unemployment Rate	11.78
Unemployment Rate for Ages 16-24	33.07
Unemployment Rate for Ages 25-65	7.11

Table 36 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	4,634
Farming, fisheries and forestry occupations	1,314
Service	3,917
Sales and office	7,847
Construction, extraction, maintenance and repair	2,837
Production, transportation and material moving	1,621

Table 37 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,614	79%
30-59 Minutes	4,624	16%
60 or More Minutes	1,469	5%
Total	28,707	100%

Table 38 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,718	608	2,205
High school graduate (includes equivalency)	6,350	995	2,680
Some college or Associate's degree	8,235	767	2,972

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	5,608	159	1,289

Table 39 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	282	355	334	629	738
9th to 12th grade, no diploma	1,104	1,377	877	1,965	859
High school graduate, GED, or alternative	2,820	2,888	2,847	4,475	2,950
Some college, no degree	3,057	2,770	2,096	4,819	1,783
Associate's degree	276	1,057	618	1,176	573
Bachelor's degree	293	1,395	1,049	2,278	971
Graduate or professional degree	13	392	759	1,435	623

Table 40 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,100
High school graduate (includes equivalency)	22,002
Some college or Associate's degree	28,907
Bachelor's degree	37,308
Graduate or professional degree	49,342

Table 41 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the information provided, the tourism industry, generally identified in the following tables as Arts, Entertainment, Accommodations, employs more people in Gulfport than any other industry category at 5,599. Retail trade has the largest number of jobs at 6,058. However, the largest employer in the City of Gulfport is the Naval Construction Battalion Center which employs over 5,500 military and civilians

Describe the workforce and infrastructure needs of the business community:

The City of Gulfport business community needs a well-educated, well-trained workforce. To support this, the University of Southern Mississippi (USM) is strengthening its presence on the Mississippi Gulf Coast by expanding its degree programs and establishing coordinated degree programs with Mississippi Gulf Coast Community College system (MGCCC) in Gulfport. USM's Gulf Park campus offers a variety of two-and four year degree programs as well as graduate level programs.

MGCCC completed construction of a \$9 million Hospitality and Resort Management Center, which is located in West Biloxi. Those wishing to advance in or begin a career in a tourism-related or service industry profession have access to a quality, close-to-home, affordable educational program that frequently includes hand-on work experience through internships. MGCCC offers academic, vocational-technical and workforce development programs and fine-arts activities.

Tulane University School of Continuing Studies supports development of the local workforce through flexible scheduling designed to meet the needs of working adults. For those in the education or health care industry, William Carey University's Tradition campus, just north of Gulfport in Harrison County offers undergraduate degree and masters' degree programs in education and nursing.

Mississippi offers a comprehensive Workforce Education Program, at little or no cost, through the state's community college system that is designed to guarantee a new or expanding company has the works it needs to succeed. The program includes customer-designed pre-employment training, post-employment training and upgrade/retraining services.

The federal government's Workforce Investment Act provides an on-the-job training program through which an employer may be reimbursed up to 50% of new workers' wages for up to six months. When participants complete the training, the employer may realize additional savings through a tax credit under the Targeted Job Tax Credit Program.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Gulfport is in the beginning construction stages of building a world class aquarium to be opened in summer 2019. The \$90 million aquarium and educational and handling services will greatly increase the economic impact for the city. Increase in short term construction jobs and future full time, part-time and seasonal jobs will impact the employment rates. The outward economic impact will encourage new and expanded businesses to provide services to enhance and maintain the aquarium and spur future businesses. The city is also in the process of expanding its widely known and widely utilized Sportsplex, by expanding the size by 50% which will bring in more baseball and soccer tournaments and provide an outside increase in tourism, hotels, restaurants, shops. The area around

the Sportsplex has seen an increase of new businesses, with new hotels, restaurants o the area, with more scheduled to be built. The City is currently and continually are improving the infrastructure all over the city.

In addition to the Aquarium, which is partially funded with RESTORE Act funds, and related grant programs funded as a result of the BP Oil Spill, will create new local jobs through environmental restoration and enhancement projects.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Educational Attainment by Employment Status and Educational Attainment by Age Tables identify that only 17% of Gulfport's civilian workforce has a bachelor's degree or higher and 25% have some college or an associate's degree. While the tourism and service industries do not typically rely on a more highly-educated workforce, they generally seek experienced workers with higher education degrees to fill management positions. The need for a better educated workforce will grow as the quality of services is enhanced and as competition for jobs increases.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Educational Attainment by Employment Status and Educational Attainment by Age Tables identify that only 17% of Gulfport's civilian workforce has a bachelor's degree or higher and 25% have some college or an associate's degree. While the tourism and service industries do not typically rely on a more highly-educated workforce, they generally seek experienced workers with higher education degrees to fill management positions. The need for a better educated workforce will grow as the quality of services is enhanced and as competition for jobs increases.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

A regional initiative by the Mississippi Coast Convention and Visitors Bureau to "grow" the three-coast county area of South Mississippi into a Tier One Tourism destination such as Orlando and Las Vegas) may impact economic growth; depending upon its success.

Discussion

Optional - no discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For purposes of this question, "concentration" would be defined as an area where more than 30% of the households have multiple housing problems, including severe housing costs burden.

Neither HUD-provided data nor other formats of census data support identification of the geographic locations of concentrations of households with multiple-housing problems in the City of Gulfport. However, since the primarily low to moderate income areas of the City are located in Ward 3 (which has the largest concentration of low-income and largest concentration of minority) and Ward 1 (which has the second largest concentration of low-income and the second largest concentration of minority), as identified in the maps attached to this document, it is not unreasonable to believe that these are the areas in which concentrations of households with multiple housing problems, including severe housing costs burden, are located.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this question, "concentration" is defined as an area where more than 30% of the population is non-White and 30% of the households meet HUD's definition of low to moderate income.

The primarily low to moderate income areas of the City are located in Ward 3 (which has the largest concentration of low-income and largest concentration of minority) and Ward 1 (which has the second largest concentration of low-income and the second largest concentration of minority), as identified in the maps attached to this document.

What are the characteristics of the market in these areas/neighborhoods?

Median sales prices and rents generally are lower in areas of Gulfport with concentrations of low – income families or where racial or ethnic minorities are concentrated. Residential and commercial property typically is not as well maintained as in other areas.

Are there any community assets in these areas/neighborhoods?

Yes, these areas have access to public transportation services, employment opportunities, public libraries, public parks and facilities, schools, and a variety of commercial/retail establishments.

Are there other strategic opportunities in any of these areas?

Yes, these areas have access to public transportation services, employment opportunities, public schools, and a variety of commercial/retail establishments

Strategic Plan

SP-05 Overview

Strategic Plan Overview

To address the high priority needs of the community, as identified through the Consolidated Plan development process, the City's five –year strategy focuses on investing its CDBG entitlement funds to meet HUD's low-Mod Area (LMA) national objective for the majority of its funding. Thus, as required, CDBG-funded projects and programs will be located within areas in which more than 51% of residents have incomes below 80% of the area median income. Based on the most current data available from HUD and the U.S. Census, all areas of the City have some areas (based on census tract and block groups) that are designated low and moderate income by HUD's standards. In prior Consolidated Plans, areas of designated low income (>51% residents have incomes below 80% AMI) were concentrated within two council district wards (Wards 1 and Ward 3). Since updates to the Census Data provided by HUD, all seven wards of the city have at least one designated census tract/block group area that meets the low/moderate income definition that meets eligibility for CDBG assistance.

A map is included in the document that identifies the locations of HUD-defined low-to-moderate-income areas in the City of Gulfport.

The majority of CDBG funds will be utilized to focus on addressing high priority non-housing, community development needs within the LMAs, including improved public safety, fire protection services, construction of drainage improvements to address recurring flooding, water and or sewer improvements, Comprehensive Street and sidewalk improvements, ADA accommodations and improvements, and to improve and expand recreational opportunities. The City will provide a portion of its funding allocations to assist emergency and or minor housing repairs, ADA accommodations, required water and sewer connections and related costs to assist low income homeowners within the city. The City will also allow up to 15% of its allocation for assistance to eligible local organizations and/or agencies to provide direct services to assist low income citizens of Gulfport. The City will continue to work on an ongoing basis to support the efforts of other nonprofit agencies and organizations to address homelessness, domestic violence, and discrimination in renting and/or selling housing.

The City is the Lead-Agency of the Harrison County HOME Consortium, an Entitlement Entity to receive annual HOME Investment Partnership Funds. Currently the HOME Consortium consists of the City of Gulfport and Harrison County (utilizing the un-incorporated areas). Funds for the HOME Consortium has steadily decreased by two-thirds from its inception in 2001. The City of Gulfport administers the programs of both the City of Gulfport and Harrison County. Harrison County utilizes its HOME funds to provide Homebuyer Assistance to eligible low income first time homebuyers for purchase of affordable, safe, decent and sanitary housing. Unless funding allocation is increased to an acceptable level to fund

two programs, Homebuyer Assistance and Substantial Homeowner Housing Rehabilitation, the City of Gulfport will utilize its funds to provide homebuyer assistance to first-time homebuyers to purchase affordable, safe, decent and sanitary housing.

As required, a minimum of 15% of HOME allocation is set-aside for eligible Community Housing Development Organizations (CHDO) to provide housing for low income residents. CHDO's may use its special funding for projects within the jurisdiction of the HOME Consortium, for single family new construction, acquisition and rehabilitation of existing housing for sale to low income homebuyers, rental housing for low income, special needs, veterans, etc.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 42 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The priority geographic areas to utilize CDBG funding will include the areas comprised of Wards 1 and Wards 3, as these two areas comprise of the largest concentration of low-income and minority areas. All Wards of the city comprise of at least one area (census tract/block group) that meets the low income designation of having at least 51% of residents whose income are under the 80% of median income and therefore these areas are also eligible for assistance utilizing CDBG Funds.

The priority for utilization of HOME Funds is based on the eligibility of the individual household and not limited to specific geographic areas. Eligible low income homebuyer encouraged to purchase home of their choice within the City of Gulfport that meets the requirements of the program (not in a flood zone, not over the HUD HOME purchase limits, built after 1979, in good to excellent condition).

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 43 – Priority Needs Summary

1	Priority Need Name	Drainage Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Drainage Improvements
	Description	There are several low to moderate income areas in the City that are in need of drainage improvements to protect resident's homes and businesses from flooding as well as to allow residents to access or leave their homes during periods of heavy rains. These much-needed drainage improvement projects will be accomplished in phases as funds are available and will include environmental review assessment, provisions of engineering design services, and implementation of improvements.
	Basis for Relative Priority	

Narrative (Optional)

Drainage is a wide spread need within the City of Gulfport and the City seeks funding annually from various sources including CDBG, City General and Bond funds if available.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	With a high residential vacancy rate for single family and multifamily housing units, market characteristics in Gulfport are favorable for preventing homelessness and expanding housing options for low to moderate income households as well as special needs populations. With expanded tenant based rental assistance programs, those with disproportionate housing costs burdens and/or special needs would be able to rent housing units available in existing inventory located throughout the City.
TBRA for Non-Homeless Special Needs	As identified above, expanded TBRA programs would benefit many Gulfport citizens among the non-homeless special needs population by enabling them to afford access to available inventory.
New Unit Production	With the market characteristic of high residential vacancy rates, there isn't much local demand for new unit production except for custom homes, property already under development and new construction of assisted care type housing units for the elderly, frail elderly and the disabled.
Rehabilitation	Because of the high cost of construction, market characteristics are favorable for residential rehabilitation assistance, especially to provide access and weatherization improvements for the elderly, frail elderly, disabled and low to moderate income households. Generally it is more cost effective to rehabilitate existing housing in Gulfport to construct new units.
Acquisition, including preservation	Land cost and existing housing costs are slowly decreasing from the high spike after Hurricane Katrina, however, not to the point it is anywhere near it was before then. The influx of new construction after Katrina has also slowed dramatically and due to the vacancy of housing units, acquisition of existing housing is preferable and more cost efficient than building new.

Table 44 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Gulfport is a CDBG Entitlement City, and a HOME Entitlement City (as Lead-Agency for the Harrison County HOME Consortium) and as such, receives an annual allocation of funds from HUD to address local housing and non-housing community needs. Due to federal budget constraints, Program Year 2017-2021 CDBG and HOME allocations are not anticipated to increase, but have a high probability to decrease, and the programs have received significant decreases over the past ten years with an almost 50% reduction in allocation during that time. The federal government anticipates eliminating both programs during the Fiscal Year 2018, but because of the program's many successes in meeting community needs across the country and its proven effectiveness in directly benefiting primarily low to moderate-income households, the City of Gulfport is projecting that its annual allocation will remain at or about its current 2017 levels.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	702,138	0	0	702,138	3,277,855
							Because of anticipated federal budget cuts, the City of Gulfport does not anticipate that its annual allocation of CDBG funds will increase. For the purposes of this Consolidated Plan, the City based its planning for 2017-2021 period based on the assumption that funding will remain at about the current level.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	326,615	0	0	326,615	Because of anticipated federal budget cuts, the City of Gulfport does not anticipate that its annual allocation of HOME funds will increase. For the purposes of this Consolidated Plan, the City based its planning for 2017-2021 period based on the assumption that funding will remain at about the current level.
			326,615	0	0	326,615	1,633,075

Table 45 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Program does not require a match, however, the City and County have partnered with CDBG funds for capital improvement projects with hopes to continue to do so in the future.

The HOME Program does require a 12.5% match of non-federal funds for every dollar of HOME funds expended. The Community Development Department has managed to maintain this match level every year, but it is a struggle with the types of programs the home consortium provides and eligible match requirements. On the Homebuyer Assistance Program, for every home that is sold under the appraised value, the

seller/owner authorizes the difference to be utilized as match. The HOME CHDO utilizes volunteers in their acquisition/rehab program along with receiving non-federal match from private donations, Home Depot, Lowes, for projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has publicly owned land available from unpaid tax rolls. This land is offered for utilization of affordable housing, however, the majority of the available land is not suitable for housing construction (too small, flood area, no access, etc.)

Discussion

Optional

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GULFPORT	Non-profit organizations	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Open Doors Homeless Coalition	Continuum of care	Homelessness public services	Region
Mississippi Regional Housing Authority	PHA	Public Housing Rental	Region
GULF COAST HOUSING INITIATIVE, INC.	CHDO	Ownership Rental	Jurisdiction
COASTAL FAMILY HEALTH CENTER	Non-profit organizations	public services	Region
Gulf Coast Mental Health Association	Non-profit organizations	public services	Region
GULF COAST WOMEN CENTER FOR NON VIOLENCE	Non-profit organizations	Homelessness public services	Jurisdiction
SOUTH MS AIDS TASK FORCE	Non-profit organizations	public services	Region
DE L'EPEE DEAF CENTER	Non-profit organizations	public services	Region
HABITAT FOR HUMANITY INTERNATIONAL	Non-profit organizations	Ownership Rental public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CLIMB CDC	Non-profit organizations	Economic Development neighborhood improvements public services	Jurisdiction

Table 46 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Gulfport's institutional delivery system is comprised of several nonprofit agencies and organizations that work collaboratively to meet the needs of area residents. The Open Doors Homeless Coalition plays a major role within this system and is considered an asset, as it collects and maintains a data base about regional homelessness that provides useful information about the population being served, needs addressed and unmet needs identified. Open Doors also coordinates regular meetings among the agencies, which is helpful in sharing information and avoiding duplication of services. A gap exists in the system in the form of inadequate funding to address local needs. With additional resources, local agencies would be able to develop/implement a tenant-based rental program that includes security and utility deposit grants to make existing housing more affordable.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X

HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		X
Other			

Table 47 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

A diverse array of services are available to homeless person, those with HIV/AIDS and the general public in Gulfport. The Gulf Coast Mental Association provides mental health counseling and related services to the homeless and special needs population in addition to the public; Coastal Family Health Clinic provides healthcare services to the homeless and special needs populations as well as to low-income residents; the South MS AIDS Task Force provides a wide variety of services to persons with HIV/AIDS and their families from housing to employment assistance to transportation services. The Open Doors Homeless Coalition works as the local Continuum of Care to coordinate services offered by local nonprofit agencies to meet the needs of the homeless and to prevent homelessness. By conducting regular meetings where information and news is shared, Open Doors helps local and regional agencies avoid duplication of services to maximize resources. The Mississippi Center for Justice provides legal assistance to homeless persons, those with HIV/AIDS and other special needs populations. Agencies including Feed My Sheep, Salvation Army, Back Bay Mission, Loaves and Fishes, and the Gulf Coast Rescue Mission offer meals, clothing, housing and/or employment assistance to the homeless.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths of the service delivery system include coordination of services through the Open Doors Homeless Coalition and data base maintenance to track/record homelessness; trained staff at local agencies to provide needed services; the City of Gulfport's designation as a CDBG and HOME Entitlement , the Mississippi Regional Housing Authority VIII, which has worked diligently to restore availability of assisted housing within the City ; and the variety of agencies an organizations working to address unmet needs.

A major gap in the service delivery system is the lack of adequate resources to develop/implement a tenant-based rental program that includes security and utility deposit grants for low-income residents, special needs populations including the elderly and disabled and homeless persons in all categories. High construction costs and high insurance premiums make it difficult for owners of housing to reduce rents.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Gulfport supports the efforts of Mississippi Regional Housing Authority and Open Doors Homeless Coalition to develop a tenant based rental assistance program.

Mississippi Regional Housing Authority VIII no longer has "public housing developments" within the City of Gulfport, as all units have been converted to the Rental Assistance Demonstration (RAD) Program in an effort to stabilize funding and preserve affordable housing.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Assistance - Gulfport - HOME	2017	2021	Affordable Housing			HOME: \$750,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted
2	Emergency/Minor Housing Repairs - City	2017	2021	Affordable Housing			CDBG: \$200,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Public Parks and Facilities	2017	2020	Non-Housing Community Development			CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
4	Public Services	2017	2021	Non-Housing Community Development			CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
5	Public Safety Specialized Equipment	2018	2021	Non-Housing Community Development			CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Drainage Improvements	2017	2021	Non-Housing Community Development		Drainage Improvements	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
7	Homebuyer Assistance - Harrison Cty - HOME	2017	2021	Affordable Housing			HOME: \$375,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
8	CHDO Set-aside Funds	2017	2021	Affordable Housing			HOME: \$250,000	Rental units constructed: 6 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
9	Administration Costs - CDBG-HOME	2017	2021	Administration			CDBG: \$655,570 HOME: \$160,000	Other: 1 Other
10	Homeowner Rehabilitation - Gulfport - HOME	2018	2021	Affordable Housing			HOME: \$200,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit

Table 48 – Goals Summary

Goal Descriptions

1	Goal Name	Homebuyer Assistance - Gulfport - HOME
	Goal Description	The City and the HOME Consortium anticipates utilizing HOME funds to provide homebuyer assistance to low to moderate income homebuyers to purchase affordable safe, decent and sanitary housing within the Consortium Jurisdiction
2	Goal Name	Emergency/Minor Housing Repairs - City
	Goal Description	The city will utilize a portion of its CDBG funds to provide emergency/minor housing repairs to low income homeowners within the City.
3	Goal Name	Public Parks and Facilities
	Goal Description	The city will continue its prior years funding to improve and enhance its public parks, recreational and facilities in low to moderate income neighborhoods. With the last census data provided by HUD that increases the areas eligible for CDBG, the City will expand its outreach to bring these parks, recreational and facilities to meet or exceed those upgraded in other areas.
4	Goal Name	Public Services
	Goal Description	Provide CDBG funding to eligible non-profit agencies to provide assistance to City of Gulfport residents. Priority programs are those agencies that provide direct financial assistance, health services, utility deposits and payments, mortgage payments, transportation costs, food pantry, clothing, special needs services, abuse services, legal, education, job placement.
5	Goal Name	Public Safety Specialized Equipment
	Goal Description	The City will continue its usage of CDBG funds to provide assistance to its public safety by providing new or enhance specialized gear for firefighting, such as jaws of life, specialized masks, tanks, uniforms, trucks, cameras, lights, etc.
6	Goal Name	Drainage Improvements
	Goal Description	The city will utilize CDBG funds to help alleviate flooding in the low and moderate income areas by providing funding for drainage and flood improvements for small ready to start projects. At this time no specific project is identified.

7	Goal Name	Homebuyer Assistance - Harrison Cty - HOME
	Goal Description	Homebuyer Assistance provided to low to moderate income homebuyers for purchase of affordable housing within the un-incorporated areas of Harrison County
8	Goal Name	CHDO Set-aside Funds
	Goal Description	HOME CHDO Set-aside funds of a minimum 15% of HOME allocation will be set aside for eligible CHDO organizations to provide affordable housing for residents of City of Gulfport and the un-incorporated areas of Harrison County.
9	Goal Name	Administration Costs - CDBG-HOME
	Goal Description	Funding for operating costs for administering the CDBG and HOME Programs.
10	Goal Name	Homeowner Rehabilitation - Gulfport - HOME
	Goal Description	HOME funds provided to bring housing to code for safe, decent, sanitary housing for low to moderate income homeowners in the City of Gulfport. Program is eligible city wide.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

As housing projects are eligible city wide and are individual activity specific it cannot be determined or guessed at to the number of extremely low income, low income and moderate income families that the City or Consortium will provide affordable housing, only that the assistance will be provided to those under the 80% of AMI.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Mississippi Regional Housing Authority VIII meets Section 504 compliance requirements

Activities to Increase Resident Involvements

No

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Gulfport does not deem its taxation, zoning, building and related codes or policies to be barriers of affordable housing. The City zoning and ordinances allows for various densities of multifamily developments as well as single-family housing. The only public policy identified in the last comprehensive Analysis of Impediments was there were no provisions for group homes. The City does have provisions for both Boarding Houses and Rooming Housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Gulfport's last comprehensive analysis of impediments was conducted in 2012. Since that time HUD has revised its requirements and now requires a more in depth approach to assessing fair housing through the new Affirmatively Furthering Fair Housing Assessment. The City of Gulfport along with other entitlement local governments and public housing agencies to conduct a State-Wide AFFH Assessment. This effort is in the planning stages with a full assessment to be conducted between 2018-2019. Annual assessment and changes of the AI are reported in the annual CAPER report.

As identified in that AI were the following impediments: Lack of Fair Housing Education and Outreach, Areas of low/mod income concentration, Lack of affordable homebuyer units, Lack of affordable rental units, Accessibility, Property Insurance, Zoning Ordinance for Group Homes, Transportation

The City is addressing the above as follows: Fair housing pamphlets given to every home assistance applicant for federal assistance, all new lenders/realtors utilizing the programs receive a pamphlet; There still exist areas of low/mod income concentrations in the City, however, the City supports low income housing and development plans that that provide affordable housing outside of these areas; homebuyer assistance program assist minority low income homebuyers to purchase affordable housing of their choice neighborhoods, supports homeowner rehabilitation/repairs to increase the supply of decent, safe and sanitary housing; Assist low income homebuyers with adequate down payment assistance to purchase housing in their choice neighborhoods; Assist public services agencies that provide assistance to low income that is cost overburden;

Note: Gulf Regional Planning Commission in 2010 received a \$2 million planning grant from Partnership for Sustainable Communities Gant funded by the Department of Housing and Urban Development, Department of Transportation and Environmental Protection Agency. The Partnership for Sustainable Communities works to coordinate federal housing, transportation, water, and other infrastructure investments to make neighborhoods more prosperous, allow people to live closer to jobs, save households time and money, and reduce pollution. The Mayor of the City of Gulfport was the Executive Director for Housing Initiative for the Sustainable Communities Executive Committee. The plan which included a Fair Housing and Equity Assessment Report was completed in December 2013. This overall plan may be reviewed at www.gulfcoastplan.org.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The jurisdiction's strategy for addressing homelessness will focus to a great extent on the Salvation Army, The South Mississippi AIDS Task Force, Open Doors Homeless Coalition, Catholic Social Services, the Gulf Coast Women's Center, Back Bay Mission, Gulf Coast Rescue Mission, Climb CDC and others. The City of Gulfport will continue to support the efforts of these service providers who serve the homeless and those threatened with homelessness.

The City will also commit to funding one or more agencies that assist the homeless on an annual basis, as funds allow, through its CDBG Public Services Programs funding.

The City of Gulfport supports the Gulf Coast Continuum of Care, which is a multi-county-multi-agency effort to address the full continuum of care for the homeless. The City will continue to participate in the Continuum of Care and will actively support efforts to obtain HUD and other funding to broaden the spectrum of services available to the homeless and increase and improve the level of services.

The City will continue to support efforts of the Open Doors Homeless Coalition to assess and address the needs of homeless persons and to obtain grant funding to assist those on the verge of becoming homeless.

Addressing the emergency and transitional housing needs of homeless persons

The City of Gulfport will continue to work with the Open Doors Homeless Coalition, Salvation Army, Mississippi Regional Housing Authority VIII, Back Bay Mission, South MS AIDS Task Force, Gulf Coast Women's Center for Non-Violence and other housing support agencies to expand availability of emergency shelter and transitional housing to meet the housing needs of homeless persons in Gulfport.

The City of Gulfport and Salvation Army are coordinating to purchase an old bakery and warehouse to turn into 200-240 shelter beds for individuals, families within the next eighteen months. This will be the first bed shelter in Gulfport since before Hurricane Katrina and is greatly needed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Gulfport will continue to work with the Open Doors homeless Coalition, Salvation Army, Mississippi Regional Housing Authority, Back Bay Mission and other housing support agencies to reduce and eventually eliminate homelessness in Gulfport

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Gulfport will continue to work with the Open Doors homeless Coalition, Salvation Army, Mississippi Regional Housing Authority, Back Bay Mission and other housing support agencies to reduce and eventually eliminate homelessness in Gulfport

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The reduction of lead-based paint hazards will require a coordinated effort on the part of housing providers in Gulfport. The City of Gulfport, the Mississippi Regional Housing Authority VIII, and the Biloxi Housing Authority will play the most significant roles in this effort.

The City of Gulfport will continue to require abatement of lead-based paints in connection with implementation of its CDBG and or HOME housing rehabilitation program. The program requires testing for the hazard and abatement, if necessary, in accordance with EPA requirements.

The City's code enforcement efforts will require upgrading of structures to code standards thus eliminating or reducing the likelihood of exposure.

The Mississippi Regional Housing Authority VIII will continue to require abatement of lead-based paint hazards prior to public housing rehabilitation or renovation.

The Regional Housing Authority will continue its inspection program, which requires that owners of any housing units inspected for Section 8 eligibility, scrape and repaint any surface areas where paint is chipping or peeling. The agency will continue its lead-based paint hazard educational program by providing informative literature to Section 8 families with children less than six years of age.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Mississippi Department of Health reports statistics on Harrison County and the latest report in 2015 states that Harrison County is not a high risk county. There were 9 identified cases in Harrison County, of which 7 were between the ages of 5-9 and 2 were between the ages of 10-14.

How are the actions listed above integrated into housing policies and procedures?

LBP is required to be contained or removed in compliance with federal regulations since Mississippi has no law requiring the remediation of LBP.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Consolidated Plan must describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families.

The City of Gulfport recognizes that its actions have a significant bearing on economic development and private investment in the community. The City of Gulfport remains proactive in its efforts to encourage economic development and redevelopment in the community. The City has used such programs as the Urban Renewal Program, the CDBG program and others to revitalize and redevelop areas of Gulfport. This pro-development attitude has helped attract gaming venues, new business and industry, and in effect, created thousands of new jobs.

In addition to capitalizing on redevelopment opportunities and encouraging economic growth to create more jobs, the City will continue to do the following to help reduce the number of poverty level families:

The City will continue to support programs of the Mississippi Regional Housing Authority to train public housing residents and will support the establishment of such programs as day care and after hour care, which will provide mothers a chance to seek and maintain gainful employment while children are being cared for by qualified agencies. Also, the City will support the establishment of local job training programs, which focus on jobs for Gulfport residents.

The City will continue its commitment to maintain existing infrastructure, i.e., water, sewer, streets, etc., to serve business and industry and will continue its policy of upgrading and improving infrastructure to accommodate, encourage, and induce development.

The City will continue street improvements on major thoroughfares to insure that traffic congestion does not adversely impact economic development efforts.

The City has used programs such as the Community Development Block Grant Program and others to position the City so that development and redevelopment opportunities will be available.

The City will continue its policy of encouraging investment and creation of jobs and will, to the maximum extent feasible, encourage investors to employ local residents.

The City will continue to work with and support local agencies to expand affordable housing options.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will continue to work in support of Open Doors Homeless Coalition and its member agencies and Mississippi Regional Housing Authority VIII to reduce the number of poverty-level families. Comprehensive support by these agencies includes providing appropriate clothing for job interviews, career counseling, child care, communication equipment access, and access to information about available employment opportunities. By filling the gap in the service delivery system through expanded tenant-based rental assistance programs in Gulfport, the number of poverty-level families will begin to decrease as those most in need are enabled to secure and retain gainful employment.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In compliance with U.S. Department of Housing and Urban Development regulations, the City of Gulfport, as a CDBG Entitlement Community and as lead agency for the Consortium, has and will:

- Established the standards and procedures that will be used to monitor program progress and compliance. The Community Development Department of the City will be the responsible agency for carrying out the programs of the Plan. The procedures for monitoring sub-recipients are on file in the Community Development Department of the City of Gulfport.
- Prepare Consortium partners formally meet a minimum of annually to review funding, policies and procedures. Each consortium partner is responsible for their respective program policies and procedures, including verification, eligibility and approval process. The Lead-Agency reviews the individual documentation submitted for payment request and reviews for eligibility.
- As Lead-Agency for the HOME Consortia, Gulfport is responsible for monitoring consortium members, sub-recipients and CHDO's. The Lead-Agency has not developed a formal written policy on monitoring of consortia members, but has monitored, assisted and provided technical support on an as needed basis. The CHDO's and sub-recipients are monitored under the regular CDBG/HOME monitoring guidelines.
- "Desk" monitoring is completed during the year on the funded agencies. Agencies must provide complete documentation and receipts of expenditures and provide a monthly or quarterly report on type and number of persons assisted prior to approval of reimbursement. A select number of agencies are provided on-site monitoring each year based on current circumstances (new agency, timeliness, or irregularities with submittal request). discrepancies (lack of documentation, invalid request for reimbursement, etc. are handled monthly and are either corrected at that time or denied reimbursement).

- The City of Gulfport provides funding to subrecipients on a reimbursement basis. A “desk” monitoring is conducted prior to each approval of payment. Subrecipients are also required to submit at least quarterly and annual reports of eligible persons assisted.
- Work closely with sub-recipients and CHDO partners to insure compliance with program regulations and will provide technical assistance to the entities as needed to insure success. Proper documentation has a significant role in skilled administration, and this will be a priority for the staff of the Community Development Department of the City of Gulfport.
- Carefully monitor the progress towards meeting goals identified in the strategic plan over the five-year period of the Plan.
- The City’s home rehabilitation department insures long-term code compliance by including the City’s building inspectors on the initial feasibility inspection, consultations between the job specification writer and the building code department, progress and final inspection approval by the City building code department prior to payments to contractors for work completed.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Gulfport is a CDBG Entitlement City, and a HOME Entitlement City (as Lead-Agency for the Harrison County HOME Consortium) and as such, receives an annual allocation of funds from HUD to address local housing and non-housing community needs. Due to federal budget constraints, Program Year 2017-2021 CDBG and HOME allocations are not anticipated to increase, but have a high probability to decrease, and the programs have received significant decreases over the past ten years with an almost 50% reduction in allocation during that time. The federal government anticipates eliminating both programs during the Fiscal Year 2018, but because of the program's many successes in meeting community needs across the country and its proven effectiveness in directly benefiting primarily low to moderate-income households, the City of Gulfport is projecting that its annual allocation will remain at or about its current 2017 levels.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	702,138	0	0	702,138	3,277,855	Because of anticipated federal budget cuts, the City of Gulfport does not anticipate that its annual allocation of CDBG funds will increase. For the purposes of this Consolidated Plan, the City based its planning for 2017-2021 period based on the assumption that funding will remain at about the current level.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	326,615	0	0	326,615	1,633,075	Because of anticipated federal budget cuts, the City of Gulfport does not anticipate that its annual allocation of HOME funds will increase. For the purposes of this Consolidated Plan, the City based its planning for 2017-2021 period based on the assumption that funding will remain at about the current level.

Table 49 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Program does not require a match, however, the City and County have partnered with CDBG funds for capital improvement projects with hopes to continue to do so in the future.

The HOME Program does require a 12.5% match of non-federal funds for every dollar of HOME funds expended. The Community Development Department has managed to maintain this match level every year, but it is a struggle with the types of programs the home consortium provides and eligible match requirements. On the Homebuyer Assistance Program, for every home that is sold under the appraised value, the seller/owner authorizes the difference to be utilized as match. The HOME CHDO utilizes volunteers in their acquisition/rehab program along with receiving non-federal match from private donations, Home Depot, Lowes, for projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has publicly owned land available from unpaid tax rolls. This land is offered for utilization of affordable housing, however, the majority of the available land is not suitable for housing construction (too small, flood area, no access, etc.)

Discussion

Optional

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Assistance - Gulfport - HOME	2017	2021	Affordable Housing			HOME: \$165,349	Direct Financial Assistance to Homebuyers: 6 Households Assisted
2	Emergency/Minor Housing Repairs - City	2017	2021	Affordable Housing			CDBG: \$100,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Public Services	2017	2021	Non-Housing Community Development			CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Public Parks and Facilities	2017	2020	Non-Housing Community Development			CDBG: \$391,024	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
5	Homebuyer Assistance - Harrison Cty - HOME	2017	2021	Affordable Housing			HOME: \$79,612	Direct Financial Assistance to Homebuyers: 3 Households Assisted
6	CHDO Set-aside Funds	2017	2021	Affordable Housing			HOME: \$48,993	Homeowner Housing Added: 1 Household Housing Unit
7	Administration Costs - CDBG-HOME	2017	2021	Administration			CDBG: \$131,114 HOME: \$32,661	

Table 50 – Goals Summary

Goal Descriptions

1	Goal Name	Homebuyer Assistance - Gulfport - HOME
	Goal Description	The City of Gulfport and Harrison County will utilize its HOME share of Consortium funds to provide Homebuyer Assistance to eligible low to moderate income homebuyers to purchase affordable housing within the City of Gulfport and the un-incorporated areas of Harrison County
2	Goal Name	Emergency/Minor Housing Repairs - City
	Goal Description	The City will set aside CDBG funding to assist low income homeowners with minor and emergency housing repairs and or water/sewer connections in the City of Gulfport
3	Goal Name	Public Services
	Goal Description	The City will set aside up to 15% of its allocation to assist public service agencies for direct assistance to low and moderate income citizens of Gulfport for financial assistance, health services, education, job training, transportation, utility deposits, utility expenses, homeless assistance, child and family abuse, special needs assistance.
4	Goal Name	Public Parks and Facilities
	Goal Description	Improvements to public parks and facilities in low to moderate income areas. 2017 funding proposed to replace air conditioning unit at Gaston Point Community Center, replace fence around ball field at the Isiah Frederick Park and complete the enhancements of park funding in the prior years, East North Gulfport, 28th Street Park, 19th Street Community Center and Park, Silver Ridge, Katie Patterson Booth Community Center, Magnolia Grove Community Center.
5	Goal Name	Homebuyer Assistance - Harrison Cty - HOME
	Goal Description	HOME funds provided to eligible low to moderate income homebuyers in the un-incorporated areas of Harrison County.

6	Goal Name	CHDO Set-aside Funds	
	Goal Description	Funding available to eligible CHDO to provide affordable housing within the HOME Consortium jurisdiction. Specific CHDO and specific project not identified this date.	
7	Goal Name	Administration Costs - CDBG-HOME	
	Goal Description	Operating costs of administering the CDBG and HOME Programs	

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 51 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 52 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Mississippi Regional Housing Authority VIII has completed its RAD (Rental Assistance Demonstration) conversion to sustain affordable housing in the City of Gulfport. There are no "public housing" developments at this time in the City. However, through its non-profit, South Mississippi Housing and Development Corporation, there are four developments in the City of Gulfport housing low income residents through voucher assistance. Those developments are Baywood Place, 1900 Switzer Road with 72 units for seniors; Regency Way, 1400 28th Street with 120 units for families and seniors; Sanderson Village, 1000 34th Street, 80 units multi-family; North Park Estates (future plans for re-development).

Actions planned during the next year to address the needs to public housing

Mississippi Regional Housing Authority VIII plans to pursue the redevelopment of North Park Estates located in Gulfport. MHRA VIII, with its non-profit instrumentality, South Mississippi Housing and Development Corporation plans to develop 40 public housing and 40 project-based vouchers units in North Gulfport, Mississippi. Project basing these units is consistent with the PHA Plan in that it supports the continuation of using Project Based Vouchers in the furtherance of affordable housing throughout our jurisdiction.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

MHRA VIII has an active Family Self Sufficiency Program to encourage residents of public housing and voucher programs to purchase affordable housing through its housing choice voucher program. The City of Gulfport and MHRA VIII has collaborated and will continue to collaborate with providing homebuyer assistance to low income participants of the family self-sufficiency program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

Optional

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Optional see below

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The city of Gulfport's one year 2017 goals is to continue to work with the Open Doors Homeless Coalition, Back Bay Mission, Mississippi Regional Housing Authority VIII, Gulfpoast Women's Center for Non-violence, South MS AIDS Task Force, Salvation Army to share information about Gulfport's homeless population to generate private donations, to assist in securing federal grants and to assist at least one or more agencies with CDBG Public Service funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

Great News, The City of Gulfport Planning Commission this week approved the Salvation Army to renovate the old Colonial Bakery on Pass Road, as transitional housing for families, men and women in crisis. The shelter could hold 200 to 250 beds, for families and individuals, while they receive support to find work, or qualify for disability, so they can move into permanent housing. The shelter would have play and study areas for children and a laundry room. The new center will be called "Center of Hope." The Salvation Army is also renovating a building on U.S Hwy 49 in Gulfport for a new Thrift Store and cold-weather shelter. The cold-weather shelter will give homeless people a place to spend the night during inclement weather, and will have a laundry and showers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to support the efforts of Mississippi Regional Housing Authority VIII to secure and issue VASH vouchers to benefit homeless veterans by encouraging the VA to expedite referrals. The City also will continue to support efforts to develop and implement a tenant based rental program through the HOME program funds, which includes utility and security deposit grants, to make existing rental housing more affordable to the homeless and near homeless. The City of Gulfport will make funds available to at least one or more public service agencies that support and benefit homeless and

near homeless individuals through their services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Gulfport will support efforts of agencies and organizations that assist low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections program and institutions).

Discussion

Optional

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Optional

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

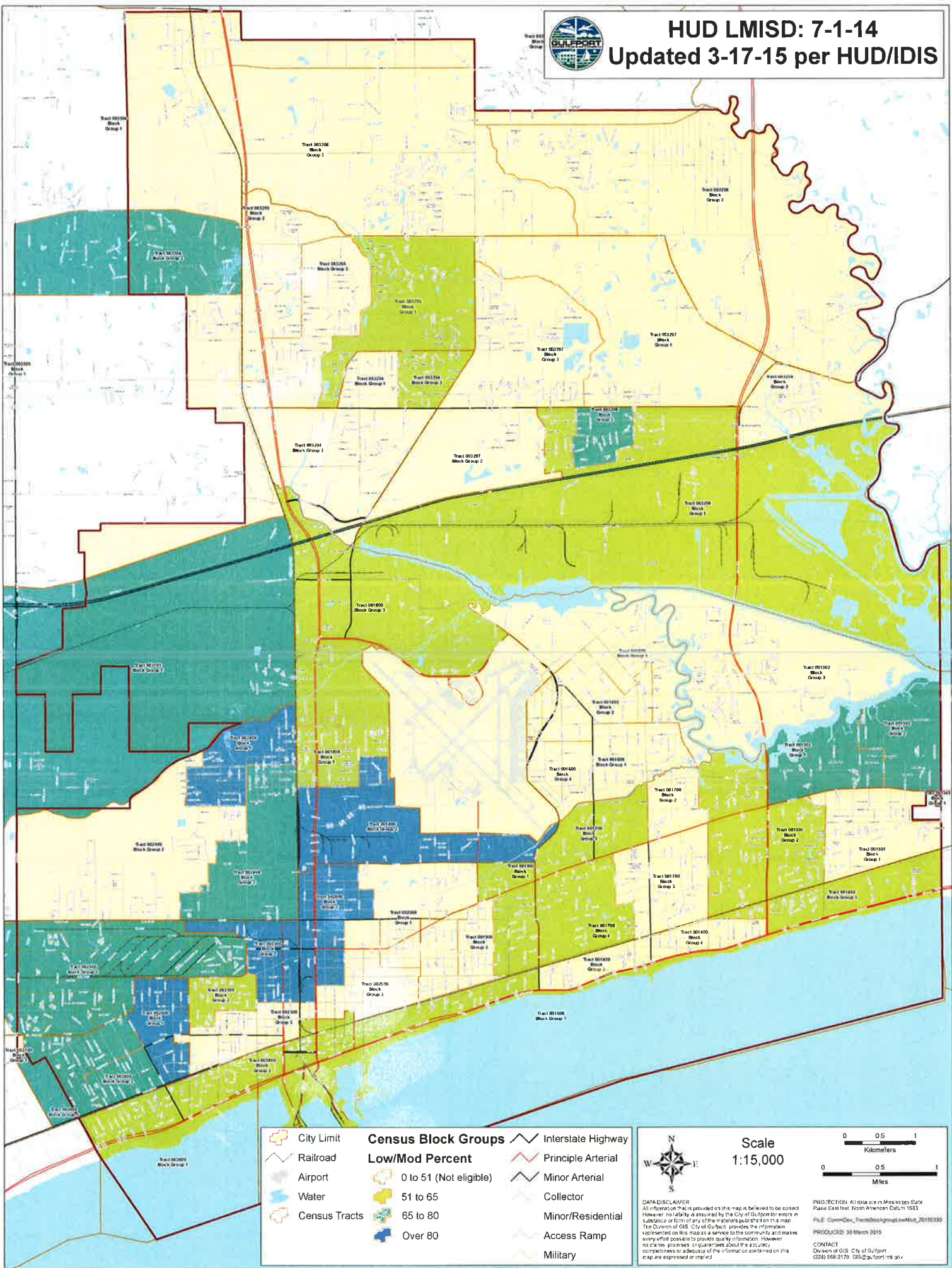
The City of Gulfport does not deem its taxation, zoning, building and related codes or policies to be barriers of affordable housing. The City zoning and ordinances allows for various densities of multifamily developments as well as single-family housing. The only public policy identified in the last comprehensive Analysis of Impediments was there were no provisions for group homes. The City does have provisions for both Boarding Houses and Rooming Housing

The City of Gulfport's last comprehensive analysis of impediments was conducted in 2012. Since that time HUD has revised its requirements and now requires a more in-depth approach to assessing fair housing through the new Affirmatively Furthering Fair Housing Assessment. The City of Gulfport along with other entitlement local governments and public housing agencies to conduct a State-Wide AFFH Assessment. This effort is in the planning stages with a full assessment to be conducted between 2018-2019.

The current zoning maps allows for a mixture of single-and multi-family residential units on varying lot sizes throughout the City a well as group homes in a variety of areas. Other land use regulations support sustainability measures and provide for density bonuses when combined with natural resource preservation and/or other public benefits. The City has adopted the latest version of the International Build Code, which requires compliance with Americans with Disabilities Act and Fair Housing Act Provisions.

Discussion:

Optional



CITY OF GULFPORT**LOW AND MODERATE INCOME SUMMARY DATA Eff. 7/1/14**

Updated 3/17/15 - as per HUD/IDIS - Integrated Disbursement and Information System

Low/Mod Percent Eligible Service Areas = 51% or greater

CENUS TRACT	BLOCK GROUP	POPULATION	POPULATION LOW/MOD	LOW/MOD PERCENT
001400	1	215	110	51.16
001400	2	185	0	0
001400	3	700	415	59.29
001400	4	85	40	47.06
001501	1	1850	515	27.84
001501	2	2120	1340	63.21
001502	1	700	470	67.14
001502	2	985	670	68.02
001502	3	2705	515	19.04
001600	1	1000	175	17.5
001600	2	595	40	6.72
001600	3	1205	130	10.79
001600	4	1255	162	12.9
001700	1	1515	845	55.78
001700	2	985	205	20.81
001700	3	1090	435	39.91
001700	4	690	420	60.87
001700	5	795	495	62.26
001800	1	660	375	56.32
001800	2	475	425	89.47
001800	3	1505	770	51.16
001900	1	1305	705	54.02
001900	2	580	180	31.03
001900	3	560	230	41.07
002000	1	1325	660	49.81
002000	2	740	635	85.81
002000	3	1685	745	49.21
002300	1	650	530	81.54
002300	2	780	440	56.41
002300	3	1080	390	36.11
002400	1	1045	850	81.34
002400	2	2270	1155	50.88
002400	3	600	430	71.67
002500	1	1365	895	65.57

CENUS TRACT	BLOCK GROUP	POPULATION	LOW/MOD	LOW/MOD PERCENT
002600	1	830	685	82.53
002600	2	385	305	79.22
002600	3	1435	955	66.55
002700	1	1270	235	18.5
003101	1	605	395	65.29
003204	1	890	285	32.02
003204	2	1115	590	52.91
003204	3	2165	870	40.18
003205	1	2645	1410	53.31
003205	2	940	115	12.23
003205	3	2805	470	16.76
003206	1	2001	798	39.9
003206	2	1740	703	40.4
003206	3	3420	785	22.95
003207	1	800	115	14.38
003207	2	910	415	45.6
003207	3	2620	935	35.69
003208	1	1360	825	60.66
003208	2	1340	285	21.27
003208	3	920	630	68.48
003504	1	2720	890	32.72
003504	2	865	680	78.61
003505	3	1515	480	31.68
003505	3	1310	195	14.89
003800	1	305	165	54.1
003800	2	540	335	62.04

**CITIZENS PARTICIPATION PLAN
FOR THE CONSOLIDATED STRATEGY AND PLAN
FOR THE CITY OF GULFPORT, MISSISSIPPI
Amended by City Council August 8, 2017**

I. INTRODUCTION

The City of Gulfport, Mississippi has adopted the following Citizen Participation Plan to meet the requirements of Section 508 of the Housing and Community Development Act of 1974 set by the Department of Housing and Urban Development and 24 CFR 91.105, Citizen Participation Plan; Local Governments. This plan provides for and encourages citizens to participate in the development of the Consolidated Strategy and Plan, and substantial amendments to the Consolidated Plan and the performance report.

Finally, this plan replaces and supersedes the Citizen Participation Plan adopted by the City Council of the City of Gulfport in 1985 and amended in 1997 and November 29, 2005, and any other Citizens Participation Plans heretofore adopted by the City of Gulfport.

The Consolidated Strategy and Plan combines the planning, application, and reporting requirements for the following programs:

- Community Development Block Grant (CDBG)
- Home Investment Partnerships (HOME)
- Housing Opportunities for People with AIDS (HOWPA)
- Emergency Shelter Grants (ESG)

It is important to note that Gulfport is an “entitlement” city under the terms of the Community Development Block Grant Program and HOME Investment Partnership Program (HOME) as “Lead-Agency” for the Home Consortium, which consists of a partnership between the City of Gulfport, City of Biloxi and Harrison County. Gulfport is not a “formula entitlement” city under the terms of the ESG and HOPWA formula programs and, therefore, does not receive annual allocations of funding for these programs. The City and/or other agencies must apply for ESG and HOWPA funding on a competitive basis. They must compete for funding with agencies throughout the State of Mississippi.

II. PURPOSES AND OBJECTIVES

As part of the citizen participation requirements and to maximize citizen interactions, the City of Gulfport shall:

- Provide citizens with reasonable and timely access to local meetings, information and records relating to Community Development Block Grant Programs, Home Investment Partnership Programs, and other federal, state and local programs;
- Provide public hearings to obtain views and respond to proposals of the Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report and community development programs. These hearings will consist of the development of needs, review proposed activities and review of performance;
- Provide for and encourage citizen participation with particular emphasis on participation by persons of low and moderate income, residents of blighted areas and residents of areas in which funds are proposed;
- Provide technical assistance to groups representative of persons of low and moderate income, blighted areas and areas in which funds are proposed;
- Provide a formal written procedure which will accommodate a timely response to written complaints and grievances;
- Identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;

III. GENERAL PROCEDURES

The City of Gulfport, through implementation of the Citizen's Participation Plan will:

- A. Make available to the citizens and public agencies information concerning the amount of assistance the City of Gulfport expects to receive and the range of investment of other uses of the assistance the City of Gulfport may undertake.
- B. Make available the Consolidated Plan, Annual Action Plan and Consolidated Annual Performance and Evaluation Report to the public by publishing a notice of the strategy in the Sun Herald and by providing copies of the entire strategy to City Hall, the Office of Community Development, the library, municipal offices and other appropriate public agencies and interested individuals as feasible.

- C. Conduct at least two public meetings to obtain views of citizens, public agencies and other interested parties in the community.
 - 1. Hearings held on the Consolidated Plan, Annual Action Plan or Consolidated Annual Performance and Evaluation Report may be combined with other public hearings required by the CDBG and HOME Programs, provided that the subjects are treated separately.
 - 2. Notices informing citizens of any public hearing will be posted in the Sun Herald seven (7) days prior to the scheduled date, posted in the City buildings and publicized through local organizations and/or social media (City of Gulfport Website, notices on City Council, as publicized media, as feasible. Public hearings will be held at times and locations convenient to potential or actual beneficiaries.
- D. Provide citizens, public agencies, and other interested parties with reasonable access to records regarding assistance the City of Gulfport may have received during the proceeding five (5) years.
- E. Consider any comments or views of citizens. A summary of these comments or views must be attached to the Consolidated Plan, Annual Action Plan or Consolidated Annual Performance and Evaluation Report.
 - 1. The length of time provided for citizens, public agencies, and other interested parties to examine the contents and comment on the Consolidated Plan and Annual Action Plan will be for a period of thirty (30) days.
 - 1(a). Per 24 CFR 91.105(a)(4) and 91.115(a)(4) HUD may waive the 30 day requirement for citizen participation review comment period from 30-days to 14-calendar days, under specific emergency situations. Only HUD has the authority to extend this waiver, and not on an individual basis.
 - 2. The length of time provided for citizens, public agencies, and other interested parties to examine the contents and comment on the Consolidated Annual Performance and Evaluation Report will be for a period of fifteen (15) days.
- F. Upon request, the Community Development Office will make available the Consolidated Plan, Annual Action Plan and Consolidated Annual Performance and Evaluation Report to citizens or public agencies with disabilities.

- G. Ensure that the official Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report or any amendments thereto, is available to the public for review upon request.

IV. SCHEDULING AND PROVIDING NOTICES OF PUBLIC HEARINGS

Adequate notice must be given for all public hearings. The public hearings shall be scheduled early in the planning process to ensure adequate public participation, and allow sufficient time for citizen input.

- A. The City of Gulfport shall publish in the Sun Herald, a minimum of seven (7) days prior to the date of the public hearing, stipulating the location, time, and purpose of the public hearing. The location of the public hearing shall be convenient to potential and/or actual beneficiaries. All notices will state that accommodations will be made for handicapped and/or non-English speaking persons providing that a three-day notice is received by the Gulfport Community Development Office before the date of the meeting.
- B. Citizens, with particular emphasis on persons of low and moderate income, residents of slum and blighted areas, shall be encouraged to submit their views and proposals regarding community and housing needs. Through public notice, citizens will be made aware of where they may submit their views and proposals should they be unable to attend the public hearing.
- C. Minutes of all public hearings and an attendance roster must be kept and available for public inspection.

V. TECHNICAL ASSISTANCE

When requested, the City of Gulfport, through its, Community Development Office, shall provide technical assistance to groups representative of persons of low to moderate income, blighted areas and areas in which funds are proposed. Technical Assistance will be provided to develop proposals for funding assistance under any program accounted for in the Consolidated Plan. Providing technical assistance does not guarantee funding.

VI. AMENDMENTS

The City of Gulfport shall involve citizens in substantial amendments to the Consolidated Plan, Annual Action Plan or the Consolidated Annual Performance and Evaluation Report. Substantial changes shall include, but not limited to changes of stated purposes, scope, location, beneficiaries and/or exceed forty percent (40%) of annual grant.

- A. Citizen participation shall be accomplished by means of published notices to obtain citizens views prior to the submission of a substantial amendment.
- B. The procedures in scheduling and providing notice of public hearing shall conform to Part IV herein. Unless, approved by HUD as related to disaster assistance, scheduling, comment period and notice of public hearing may be reduced to provide immediate assistance.
- C. Community Development Block Grant and Home Program amendments, which substantially alter a project from that approved in the original application, shall not be submitted to HUD until a public hearing has taken place in accordance with the procedures outlined within the Citizens Participation Plan. All interested citizens, particularly the low and moderate income, elderly, handicapped, and residents of the proposed project area, shall be made aware and have the opportunity to comment on proposed amendments and/or submit alternative measures.
- D. Minutes of the hearing will be submitted with the request for amendment.

VII. COMPLAINT PROCEDURES

The City of Gulfport shall maintain a written citizen complaint procedure. All written citizen complaints relative to the implementation of any HUD program will merit careful and prompt consideration and will be handled according to the procedures set forth herein;

- A. Any individual who wishes to object to any aspect of the CDBG, HOME or any other federal program administered by the Community Development Department may file an official complaint to the Community Development Coordinator/

Complaints will be mailed to:

Community Development Office
Department of Urban Development
City of Gulfport

P. O. Box 59
Gulfport, MS 39502
(228) 868-5736

- B. The Coordinator will forward the complaint, with his/her comments, to the Urban Development Director and Mayor of the City of Gulfport within five (5) working days of the date on which the complaint was recorded.
- C. All good faith attempts will be made to satisfactorily resolve the complaints at the local level.
- D. A written response from the Mayor of the City of Gulfport, or his/her designated representative, to the complaint will be made within fifteen (15) working days from the date of the written complaint.
- E. The complainant shall be aware that if he/she is not satisfied with the response, a written complaint may be filed with the U. S. Department of Housing and Urban Development, 100 West Capital Street, Jackson, MS 39269-1096.
- F. Persons wishing to object to the approval of the Consolidated Plan, Annual Action Plan, and/or Grantee Performance Report or substantial amendments thereto, may make such objection known to the U. S. Department of Housing and Urban Development, 100 West Capital Street, Jackson, MS 39269-1096.

IV RESPONSIBLE OFFICIAL

The Gulfport Community Development Office shall be the designated official responsible for keeping citizens' comments and complaint file. The Mayor is the overall responsible official for the Citizen Participation Plan for the City of Gulfport.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Linda Elias, Comptroller
Clerk

Date: 07/21/2017

Subject: Resolution - appointing Henrietta L. Spaulding as an additional Deputy City Clerk for the City of Gulfport and for related purposes.

Recommendation:



Comptroller/City Clerk

P.O. Box 1780

Gulfport, MS 39502

Phone: 228-868-5705

Email: lelias@gulfport-ms.gov

City Hall

2309 15th St.

Gulfport, MS 39501

Memorandum – City of Gulfport

To: Mayor Billy Hewes and Gulfport City Council

From: Linda Elias, Comptroller

Date: July 21, 2017

RE: Resolution – ratifying the appointment of Henrietta Spaulding as Deputy City Clerk

Please find this letter as my request to appoint Henrietta Spaulding as a Deputy City Clerk. This is necessary as Ms. Spaulding will be overseeing the records requests for the City as well as participating in our elections. I am confident that her appointment will better service the citizens of Gulfport.

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the 8th day of August, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL APPOINTING AN
ADDITIONAL DEPUTY CITY CLERK FOR THE CITY OF GULFPORT AND FOR
RELATED PURPOSES**

WHEREAS, Section 21-15-23 of the Mississippi Code of 1972, as amended, provides that one or more Deputy City Clerks may be appointed by the Governing Authority of the City of Gulfport, Mississippi; and

WHEREAS, Henrietta L. Spaulding is recognized by the Mayor and City Council a qualified and proper person to administer the duties of Deputy City Clerk.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:**

SECTION 1. That the appointment of Henrietta L. Spaulding as an additional Deputy City Clerk be and the same is hereby confirmed and that said officer is hereby vested with authority to and shall have responsibility for performing all the powers and duties vested in the City Clerk under the laws of the State of Mississippi, including, but not limited to, the duties prescribed by Section 21-15-23 of the Mississippi Code of 1972, as Amended.

SECTION 2. That the additional responsibilities of Henrietta L. Spaulding as a Deputy City Clerk shall not result in a salary increase, but shall take effect immediately upon passage of this Resolution.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by Councilmember _____, seconded by Councilmember _____ was adopted by the following roll call vote:

AYES:

NAYS:

ABSENT:

WHEREUPON, the President declared the motion carried, and the Resolution adopted,
this the 8th day of August, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT OF THE COUNCIL

The above and foregoing Resolution submitted to and approved by the Mayor, this the
____ day of August, 2017.

MAYOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF GULFPORT

OATH OF OFFICE

I, Henrietta L. Spauldig, do solemnly swear that I will faithfully support the Constitution of the United States and the Constitution of the State of Mississippi, and obey the laws thereof; and that I am not disqualified from holding the office of Deputy (Municipal) City Clerk for the City of Gulfport, Mississippi, and that I will faithfully discharge the duties of the office upon which I am about to enter.

SO HELP ME GOD.

HENRIETTA L. SPAULDING
DEPUTY CITY CLERK
City of Gulfport

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF
____, A.D., 2017.

BILLY HEWES, MAYOR

REBECCA KAJDAN, WITNESS



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ronda Cole, Clerk of Council
City Council

Date: 07/17/2017

Subject: Resolution - by the Gulfport City Council supporting the Turkey Creek de-snagging project funded by National Fish and Wildlife Foundation (NFWF) and for related purposes.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION BY THE GULFPORT CITY COUNCIL EXPRESSING SUPPORT FOR THE NATIONAL FISH AND WILDLIFE FOUNDATION (NFWF) PROJECT BENEFITTING TURKEY CREEK, AND FOR RELATED PURPOSES

WHEREAS, on November 10, 2015, Governor Phil Bryant announced that the National Fish and Wildlife Foundation has awarded almost \$30 Million in projects to the State of Mississippi; and

WHEREAS, included among the projects announced by the Governor was a \$7,536,400.00 project for Habitat Restoration and Conservation in Turkey Creek (Phase I); and

WHEREAS, the Governing Authority of the City of Gulfport is of the opinion that the City of Gulfport will benefit from the Habitat Restoration and Conservation in Turkey Creek (Phase I) project and that it should express its strong support for the project, in particular the de-snagging of Turkey Creek in the area contemplated by the project.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:

Section 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

Section 2. That the City of Gulfport does hereby express its strong support for the Habitat Restoration and Conservation in Turkey Creek (Phase I) as awarded by the NFWF, including de-snagging Turkey Creek in the area subject to the project, and expresses its appreciation to the National Fish and Wildlife Foundation for the funding for the project.

Section 3. That a copy of this Resolution shall, upon execution, be forwarded to the office of Governor Phil Bryant, to the Mississippi Department of Marine Resources and to the Mississippi Department of Environmental Quality.

Section 4. That this Resolution be, and it is hereby ordered to be spread on the minutes of the Governing Authority, and to be in full force and effect immediately upon its passage and enactment according to law.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution was submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Connie Debenport, Manager
Police

Date: 07/24/2017

Subject: Resolution - authorizing an expenditure for advertising and bring into favorable notice the opportunities, possibilities and resources of the City of Gulfport Police Department and for related purposes.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, Purchasing Manager

Date: July 24, 2017

**Re: Request Permission to Purchase Promotional Items
Police Department**

The Gulfport Police Department frequently engages and participates in activities for the citizens of Gulfport such as community watch programs, community policing activities, summer camps, police explorer programs, Crusin' the Coast, Night Out Against Crime, as well as numerous career fairs for recruiting, and college visits with Criminal Justice students for recruiting. These events are scheduled between April and October 2017.

We are requesting your approval to purchase promotional items to support the above mentioned events such as Plastic Jr. Badges for an approximate total cost of \$580.00 (see attached quote).

Request City Council make a finding that the purchase of such promotional items be spread across the minutes in accordance with the following provision in the MS Code. (See attached resolution).

Miss. Code Ann. §17-3-3 (Rev. 2003) provides,

“Advertising pursuant to Section 17-3-1 shall include newspaper and magazine advertising and literature, publicity, expositions, public entertainment or other form of advertising or publicity, which in the judgment of such board or boards will be helpful toward advancing the moral, financial and other interests of such municipality or county.”



Amy Barrett
228-863-2231
<http://abarrett.geigermall.com>

Quote for Gulfport Police Department
Plastic Jr. Badges, Silver with black
500 @ 1.10 each = 550.00
Freight estimate 30.00
Total 580.00

Production time approximately 3 weeks.

Thank you, Amy

BUREAU	<u>Hester Daley</u>	DATE	<u>07.07.17</u>
DEPUTY	_____	DATE	_____
REQ. DEL. TO	_____	DATE	_____
ACCOUNT CODE	<u>276-610700</u>		
DRUG FORFEITED	☐ FEDERAL	☐ COUNTY	
POLICE CHIEF	<u>[Signature]</u>	DATE	<u>JUL 07 2017</u>

Thank you, Amy





GULFPORT POLICE
DEPARTMENT

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION BY THE GULFPORT CITY COUNCIL TO AUTHORIZE AN EXPENDITURE FOR ADVERTISING AND BRINGING INTO FAVORABLE NOTICE THE OPPORTUNITIES, POSSIBILITIES AND RESOURCES OF THE CITY OF GULFPORT THRU THE GULFPORT POLICE DEPARTMENT COMMUNITY EVENTS, POLICE EXPLORER PROGRAMS, AND JOB FAIRS, AND FOR RELATED PURPOSES

WHEREAS, the Gulfport Police Department regularly participates in health/job fairs to assist in identifying quality candidates to join the City of Gulfport, as well as Job/Career Fairs,; and

WHEREAS, the City of Gulfport receives advertising thru the job/career fairs and community events; and

WHEREAS, the Governing Authority of the City of Gulfport is of the opinion that the City of Gulfport benefits from such advertising in the event by having an opportunity to promote the City of Gulfport to individuals from around the Gulf South; and it finds that pursuant to the authority of Miss. Code Ann. §17-3-1 (Rev. 2003) and Miss. Code Ann. §17-3-3 (Rev.2003) that an expenditure of \$580.00 for the purchase of Plastic Jr. Badges, serves the purposes of advertising and bringing into favorable notice the opportunities, possibilities and resources of the municipality, and shall constitute a form of advertising or publicity that will be helpful toward advancing the moral, financial and other interests of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:

Section 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

Section 2. That the City of Gulfport, by and through the Gulfport Police Department, is hereby authorized to expend municipal funds in the amount of \$580.00

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution was submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION BY THE GULFPORT CITY COUNCIL TO AUTHORIZE AN EXPENDITURE FOR ADVERTISING AND BRINGING INTO FAVORABLE NOTICE THE OPPORTUNITIES, POSSIBILITIES AND RESOURCES OF THE CITY OF GULFPORT THRU THE GULFPORT POLICE DEPARTMENT COMMUNITY EVENTS, POLICE EXPLORER PROGRAMS, AND JOB FAIRS, AND FOR RELATED PURPOSES

WHEREAS, the Gulfport Police Department regularly participates in health/job fairs to assist in identifying quality candidates to join the City of Gulfport, as well as Job/Career Fairs,; and

WHEREAS, the City of Gulfport receives advertising thru the job/career fairs and community events; and

WHEREAS, the Governing Authority of the City of Gulfport is of the opinion that the City of Gulfport benefits from such advertising in the event by having an opportunity to promote the City of Gulfport to individuals from around the Gulf South; and it finds that pursuant to the authority of Miss. Code Ann. §17-3-1 (Rev. 2003) and Miss. Code Ann. §17-3-3 (Rev.2003) that an expenditure of \$580.00 for the purchase of Plastic Jr. Badges, serves the purposes of advertising and bringing into favorable notice the opportunities, possibilities and resources of the municipality, and shall constitute a form of advertising or publicity that will be helpful toward advancing the moral, financial and other interests of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:

Section 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

Section 2. That the City of Gulfport, by and through the Gulfport Police Department, is hereby authorized to expend municipal funds in the amount of \$580.00.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution was submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Connie Debenport, Manager
Leisure Services

Date: 07/24/2017

Subject: Resolution - authorizing an expenditure for advertising and bring into favorable notice the opportunities, possibilities and resources of the City of Gulfport Leisure Services Department and for related purposes.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, Purchasing Manager

Date: July 24, 2017

**Re: Request Permission to Purchase Promotional Items
Department of Leisure Services**

The Department of Leisure Services frequently sponsors activities for the citizens of Gulfport such as the Boo Bash, Movie Night and advertising in the Gulf South Outdoors.

Items to support these events are stress balls, koozies, snacks, cups, napkins, caps, flats, etc. The total cost is approximately \$12,000.00

Request City Council make a finding that the purchase of such promotional items be spread across the minutes in accordance with the following provision in the MS Code. (See attached resolution).

Miss. Code Ann. §17-3-3 (Rev. 2003) provides,

“Advertising pursuant to Section 17-3-1 shall include newspaper and magazine advertising and literature, publicity, expositions, public entertainment or other form of advertising or publicity, which in the judgment of such board or boards will be helpful toward advancing the moral, financial and other interests of such municipality or county.”

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION BY THE GULFPORT CITY COUNCIL TO AUTHORIZE AN EXPENDITURE FOR ADVERTISING AND BRINGING INTO FAVORABLE NOTICE THE OPPORTUNITIES, POSSIBILITIES AND RESOURCES OF THE CITY OF GULFPORT THRU THE LEISURE SERVICES DEPARTMENT SENIOR PROGRAMS BOO BASH, MOVIE NIGHT AND ADVERTISING IN THE GULF SOUTH OUTDOORS, AND FOR RELATED PURPOSES

WHEREAS, the Leisure Services Department regularly participates in Boo Bash, Movie Night and back to school fairs; and

WHEREAS, the City of Gulfport receives advertising thru these events; and

WHEREAS, the Governing Authority of the City of Gulfport is of the opinion that the City of Gulfport benefits from such advertising in the event by having an opportunity to promote the City of Gulfport to individuals from around the Gulf South; and it finds that pursuant to the authority of Miss. Code Ann. §17-3-1 (Rev. 2003) and Miss. Code Ann. §17-3-3 (Rev.2003) that an expenditure of \$12,000.00 for the purchase of stress balls, koozies, snaks, cups, napkins, caps, etc., serves the purposes of advertising and bringing into favorable notice the opportunities, possibilities and resources of the municipality, and shall constitute a form of advertising or publicity that will be helpful toward advancing the moral, financial and other interests of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:

Section 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

Section 2. That the City of Gulfport, by and through the Leisure Services Department, is hereby authorized to expend municipal funds in the amount of \$12,000.00.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution was submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Resolution:

A RESOLUTION BY THE GULFPORT CITY COUNCIL TO AUTHORIZE AN EXPENDITURE FOR ADVERTISING AND BRINGING INTO FAVORABLE NOTICE THE OPPORTUNITIES, POSSIBILITIES AND RESOURCES OF THE CITY OF GULFPORT THRU THE LEISURE SERVICES DEPARTMENT SENIOR PROGRAMS BOO BASH, MOVIE NIGHT AND ADVERTISING IN THE GULF SOUTH OUTDOORS, AND FOR RELATED PURPOSES

WHEREAS, the Leisure Services Department regularly participates in Boo Bash, Movie Night and back to school fairs; and

WHEREAS, the City of Gulfport receives advertising thru these events; and

WHEREAS, the Governing Authority of the City of Gulfport is of the opinion that the City of Gulfport benefits from such advertising in the event by having an opportunity to promote the City of Gulfport to individuals from around the Gulf South; and it finds that pursuant to the authority of Miss. Code Ann. §17-3-1 (Rev. 2003) and Miss. Code Ann. §17-3-3 (Rev.2003) that an expenditure of \$12,000.00 for the purchase of stress balls, koozies, snaks, cups, napkins, caps, etc., serves the purposes of advertising and bringing into favorable notice the opportunities, possibilities and resources of the municipality, and shall constitute a form of advertising or publicity that will be helpful toward advancing the moral, financial and other interests of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:

Section 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

Section 2. That the City of Gulfport, by and through the Leisure Services Department, is hereby authorized to expend municipal funds in the amount of \$12,000.00.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution was submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Connie Debenport, Manager
Purchasing

Date: 07/26/2017

Subject:

Resolution - regarding RFP received for City Wide Electrical Services and authorizing negotiation of contract.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, CPPB

Date: July 26, 2017

Re: City-Wide Electrical Services
Proposal Received 07/25/2017

On July 25, 2017, we received one (1) proposal in response to the RFP for City Wide Electrical Services. The proposal was submitted from Weaver Electric which is the firm that is currently our City Wide Electrical Services provider. The proposal received is for the same rates as we are currently paying.

It is my recommendation to accept the recommendation to award to Weaver Electric for City Wide Electrical Service. I have attached a copy of the submittal for your review and approval.

Thank you for your consideration.



ELECTRICAL SERVICES

FOR

CITY OF GULFPORT



COMPANY BACKGROUND



ABOUT:

Founded by Casey Weaver in 2011 with the sole purpose of serving customers through a team concept construction program. Weaver Electric is primed to evolve into the modern generation of contracting with a focus on efficient design, customer solutions, and unmatched quality workmanship.

Our Mission:

We are determined to become the best in our field by providing excellent service, performance and people. From the beginning, we realized the only way to achieve this was through a total commitment to quality.

Defining this commitment became relatively simple, since we knew that we wanted to do was simply provide the best service available to our customer.

- Deliver Quality Service
- Improve Our Performance
- Develop Excellence In Our People

With these goals as our guide, we began the development and implementation of a quality assurance program tailored to the construction of our customer's facilities. Designed as a training manual for new personnel and as an extension of the project specification, this program strives to insure a quality installation, from document control to final project delivery. We have been very pleased with the results of this program and the effect it has on the quality of our work.



Client satisfaction is the benchmark of success in our trade.
We believe this satisfaction and future depends on our
continued dedication to our mission statement.



BACKGROUND | EXPERIENCE



Listed below are a few of our customers for whom we have performed projects that are of similar scope and size as the enclosed bid package.

Mississippi Power Company –

Outdoor Lighting Services (Contract Jan. 30, 2020)

Project: VA Lighting

Install LED Street Lighting VA Gulf Coast Veterans Health Care System Biloxi, MS 39531

Scope of Work: Replacement of all exterior street lighting with LED fixtures to include parking lot Cobra, Shoebox and Acorn fixtures

Contract Value \$ 105,000.00

Optimum –

Project: Bldg. 33 HVAC Repair

Naval Facilities Engineering Command 400 Russell Ave, Belle Chasse, LA 70037

Scope of Work: Underground rough in and wire installation, gear change out, interior rough in and wire pulling, Install MV transformer.

Contract Value \$ 465,465.00

SES –

KAFB Mechanical Upgrades, KAFB, MS

Project: Repair Projects for 81st Medical Group Keesler Medical Group

Scope of Work: Move, relocate and/or provide new electrical and communication equipment, conduits, devices, back boxes, supports, hangers, cabling, light fixtures and misc. electrical materials.

Contract Value \$ 445,925.00



SES –

KAFB Substation Upgrades, KAFB, MS

Project: Upgrade Main Electrical Substation and Electrical Service Entrance

Scope of Work: Modernization and Consolidation of the Main Electrical Substation and Electrical Service Entrance, 81st Medical Group, Bldg. 472, Keesler AFB, MS

Contract Value \$1,661,250.00

Alutiiq –

Project: FY15 Resets- LA

Replace interior lighting at various buildings

Scope of Work: Furnish all labor, materials, equipment to check existing interior lighting fixture wiring, install new interior lighting fixtures and switches. Complete main distribution upgrade.

Contract Value \$ 1,029,236.76

MOWA Development, LLC-

Project: Utility Hardening

NCBC, Gulfport, MS

Scope of Work: Install medium voltage electrical system wiring and equipment and the demolition of existing overhead electrical equipment that it replaces.

Contract Value \$896,801.00

FLW Construction, Inc. –

JRB New Orleans, LA

Project: Airfield Fencing

Scope of Work: Provide and install conduit and wire for gate power. Trench and install underground conduit for gate controllers 6000' from power source to gate.

Contract Value \$233,500.00



CLIENT | REFERENCES



Post Office Box 7176

Gulfport, Mississippi 39506

Phone: 228-265-7740

Fax: 228-265-7742

Client References:

Mississippi Power
2908 28th Street
Gulfport, MS 39501
228-861-1016
Dondi Sawyer
Dcsawyer@southernco.com

USM
703 East Beach Drive
Ocean Springs, MS 39564
228-806-9778
kenneth.young@usm.edu

Hancock and Whitney Bank
2510 14th Street
Gulfport, MS 39501
228-563-5701
carmen.akins@hancocnkwitney.com



RESUME | KEY PERSONNEL

OVERVIEW

Over 20 years experience in the commercial/industrial electrical field. Began my career as an apprentice wireman and advancing to become President/Owner. I am responsible for the planning, directing and coordination of all the operations of the company and ensuring that client expectations are met. Fully experienced in all aspects of the electrical industry including Inside and Outside electrical work. Construction capabilities in all areas of electrical contracting including design, low voltage and medium voltages up to 46KV.

EXPERTISE

- High Voltage Splicing/Termination
- Electrical Primary Distribution & Substation
- Transformers
- Generators
- Sectionalizing Gear
- Paralleling Gear
- Inside & Outside Electrical Work
- Pole Line Construction & Maintenance

PROJECT EXPERIENCE

Commercial/Industrial

- Turan-Foley Chevrolet/Cadillac, Gulfport, MS
- Goldin Industries, Gulfport, MS
- Southern Company to include Mississippi Power/Alabama Power

Military/Government

- NCBC Repair & Modification of Primary Distribution System, Gulfport, MS
- NCBC Electrical Maintenance
- VA Medical Center Repair & Modifications of Primary Distribution System, Biloxi, MS
- VA Medical Center Electrical Maintenance, Biloxi, MS
- NASA Stennis Overhead Distribution, Stennis Space Center, MS
- NASA Stennis Rocket Test Complex, Stennis Space Center, MS
- Air National Guard Roadway/Security Upgrades, Gulfport, MS
- Air National Guard Airplane Hanger, Gulfport, MS
- Keesler AFB Switchgear Upgrades, Biloxi, MS
- Northrop Grumman Ship Systems Addition, Gulfport, MS

Medical/Healthcare

- Keesler AFB Medical Center, Biloxi, MS
- Little Rock AFB Medical Center, Little Rock AR

Casino

- Grand Casino, Gulfport, MS
- Boomtown Casino, Biloxi, MS
- Island View Casino, Gulfport, MS

City/State/County

- Goldin Sports Complex, Gulfport, MS
- May Memorial Stadium Lighting, Perkinston, MS
- Gulfport Sports Complex, Gulfport, MS
- USM Distribution System, Long Beach, MS
- MS Gulf Coast Community College Underground Distribution System, Perkinston, MS
- Milner Stadium, Gulfport, MS
- Pascagoula High School Athletics Complex Lighting, Pascagoula, MS
- D'Iberville High School Stadium Improvements, Harrison County, MS

AFFILIATIONS

IBEW – (International Brotherhood of Electrical Workers)
 NECA – (National Electrical Contractor's Association)
 AGC – (Associated General Contractors)

JEREMY HOLLAND, RCDD
Vice President

P.O. Box 7176 • Gulfport, MS 39506 • 228.265.7740 p • 228.314.0271 c • 228.265.7742 f • jholland@weaverelectric.us

OVERVIEW

More than 21 years in construction supervision, including accurate takeoffs, estimating, budgeting, contracting, purchasing, and invoicing. Experience in full on-site construction management; effectively schedule, monitor, and inspect all work from start to customer orientation. Work effectively with architects, engineers, developers, contractors, inspectors, government officials, and subcontractors. As a certified Registered Communications Distribution Designer (RCDD), I specialize in the field of structured cabling and communications design infrastructure.

EXPERTISE

- Design, Integration & Implementation of Telecommunications Transport Systems/Related Infrastructure
- Project Management
- Estimation
- Telecommunications/Networking
- Designing Cabling Distribution Systems
- Grounding & Bonding
- Fire Stopping
- Inside Electrical Work
- Generator Installation
- Structured Cabling
- Design Service
- Security Systems

PROJECT EXPERIENCE

Commercial/Industrial

- Hancock Bank Corporate Office, Gulfport, MS
- Hancock Bank Parking Garage, Gulfport, MS
- Long Beach Operations Center, Long Beach, MS
- Hancock Bank Branch Offices – Total Re-cabling of 12 Branch Offices throughout Harrison, Hancock & Jackson Counties, MS
- Hewes-Martin Building, Gulfport, MS
- AT&T Building

Military/Government

- United States Federal Courthouse, Gulfport, MS
- Naval Construction Battalion Center [NCBC] Network Cabling Design and Install, Gulfport, MS
- Gulf Islands National Seashore Davis Bayou Visitors Center, Ocean Springs, MS

Casino

- Isle of Capri Casino, Biloxi, MS

City/State/County

- George County Annex, George County, MS
- Pascagoula High School Athletics Complex Lighting, Pascagoula, MS
- D'Iberville High School Stadium Improvements, Harrison County, MS

OVERVIEW

Certified Journeyman Electrician with over 27 years of commercial and residential experience. Extensive experience performing electrical installations, maintenance and repairs for construction projects, including new construction, underground, retrofits, remodels and expansions. Expert in complex troubleshooting and problem resolution. Knowledgeable in analyzing and following manuals, schematic diagrams, blueprints and other specifications. Highly skilled in all aspects of construction including detailed scheduling of equipment and personnel, coordination of projects with contractors, subcontractors and inspectors, and ordering equipment and all materials. Proven leadership as a Foreman on large scale, multi-million dollar projects; experienced in various electrical environments including plants, hospitals, public facilities, waste water treatment plants and industrial buildings; projects include both new construction and underground electrical wiring as well as renovation within existing buildings.

EXPERTISE

- Electrical Systems & Controls
- Installations & Maintenance
- Blueprints & Schematics
- Generators & Transformers
- Switches & Circuit Breakers
- Electrical Code
- Safety & Q/A
- Wiring Diagrams
- Troubleshooting
- Motors & Conduit

PROJECT EXPERIENCE

Commercial/Industrial

- Chiquita Fresh North America – MS State Port Authority, Gulfport, MS
- Southern Company to include Mississippi Power/Alabama Power
- Integrated Lighting Solution - Parking Lot Lighting
- MS Gulf Coast Coliseum Expansion
- USM Gulf Park Hattiesburg

Military/Government

- NCBC Welcome Center, Gulfport, MS
- NCBC Security Gates, Gulfport, MS
- NASA Stennis Overhead Distribution, Stennis Space Center, MS
- Rolls Royce Jet Engine Testing Facility, Stennis Space Center, MS
- NCBC Solar Panel Installation Building 315

City/State/County

- Isaiah Fredricks Community Center, Gulfport, MS
- West Hancock High School Roadway Lighting Project, Hancock County, MS
- Goldin Sports Complex, Gulfport, MS
- Gulfport Sports Complex, Gulfport, MS
- Waveland Public Library, Waveland, MS
- Pascagoula High School Athletics Complex Lighting, Pascagoula, MS
- D'Iberville High School Stadium Improvements, Harrison County, MS

OVERVIEW

Certified Journeyman Electrician with over 18 years of commercial and residential experience. Extensive experience performing electrical installations, maintenance and repairs for construction projects, including new construction, underground, retrofits, remodels and expansions. Expert in complex troubleshooting and problem resolution. Knowledgeable in analyzing and following manuals, schematic diagrams, blueprints and other specifications. Highly skilled in all aspects of construction including detailed scheduling of equipment and personnel, coordination of projects with contractors, subcontractors and inspectors, and ordering equipment and all materials. Proven leadership as a Foreman on large scale, multi-million dollar projects; experienced in various electrical environments including plants, hospitals, public facilities, waste water treatment plants and industrial buildings; projects include both new construction and underground electrical wiring as well as renovation within existing buildings.

EXPERTISE

- Electrical Systems & Controls
- Installations & Maintenance
- Blueprints & Schematics
- Generators & Transformers
- Switches & Circuit Breakers
- Electrical Code
- Safety & Q/A
- Wiring Diagrams
- Troubleshooting
- Motors & Conduit

PROJECT EXPERIENCE

Commercial/Industrial

- Chiquita Fresh North America – MS State Port Authority, Gulfport, MS
- Southern Company to include Mississippi Power/Alabama Power
- Integrated Lighting Solution - Parking Lot Lighting

Military/Government

- NCBC Welcome Center, Gulfport, MS
- NCBC Security Gates, Gulfport, MS
- NASA Stennis Overhead Distribution, Stennis Space Center, MS
- Rolls Royce Jet Engine Testing Facility, Stennis Space Center, MS

Casino

- Hollywood Casino – Expansion/Renovation, Bay St. Louis, MS
- Hard Rock Hotel & Casino – Pool/Parking Garage/Marina, Biloxi, MS

City/State/County

- Isaiah Fredricks Community Center, Gulfport, MS
- West Hancock High School Roadway Lighting Project, Hancock County, MS
- Goldin Sports Complex, Gulfport, MS
- Gulfport Sports Complex, Gulfport, MS
- Waveland Public Library, Waveland, MS
- Pascagoula High School Athletics Complex Lighting, Pascagoula, MS
- D'Iberville High School Stadium Improvements, Harrison County, MS

OVERVIEW

Certified Journeyman Electrician with over 36 years of commercial and residential experience. Extensive experience performing electrical installations, maintenance and repairs for construction projects, including new construction, underground, retrofits, remodels and expansions. Expert in complex troubleshooting and problem resolution. Knowledgeable in analyzing and following manuals, schematic diagrams, blueprints and other specifications. Highly skilled in all aspects of construction including detailed scheduling of equipment and personnel, coordination of projects with contractors, subcontractors and inspectors, and ordering equipment/materials. Experienced in various electrical environments including plants, hospitals, public facilities, waste water treatment plants and industrial buildings; projects include both new construction and renovation.

EXPERTISE

- Electrical Systems & Controls
- Installations & Maintenance
- Blueprints & Schematics
- Generators & Transformers
- Switches & Circuit Breakers
- National Electrical Code
- Safety & Q/A
- Wiring Diagrams
- Electrical & Electronic Troubleshooting
- Motors & Conduit

PROJECT EXPERIENCE

- Goldin Metals
- Seaway Development
- City of Long Beach
- Long Beach School District
- City of Gulfport
- Gulfport School District
- Bay St. Louis School District
- Harrison County WW Treatment Facility
- Hancock County Utility Authority
- Harrison County
- University of Southern Mississippi
- Mississippi Gulf Coast Community College
- Naval Command Battalion Center
- Keesler Air Force Base
- Mississippi State Port Authority
- Chiquita
- Dole
- SSA Marine
- Taber Metals
- Mississippi Power Company
- FEB Distributing
- USDA
- Mississippi Coast Coliseum
- Soprema, Inc.
- Lynn Meadows Children Museum



SUMMARY | SCOPE OF SERVICES



Post Office Box 7176

Gulfport, Mississippi 39506

Phone: 228-265-7740

Fax: 228-265-7742

Weaver Electric is committed to providing reliable commercial electrical services you expect and the quality you trust. Our Technicians are on call 24 hours a day, 7 days a week, and are here to ensure that all of your electrical service and repair needs are met. We are a fully licensed and bonded electrical contractor serving the Mississippi Gulf Coast. Our commitment to consistently yield a job that is thoroughly complete, on time, within budget restraints, and most importantly...without flaw is unsurpassed.

Commercial Electrical Services:

Troubleshooting electrical problems

General electrical wiring, repairs and maintenance

Interior and exterior lighting installation, repairs, maintenance and retro-fit

Emergency and exit lighting installation, repairs and maintenance

Lighting control system installation, repairs and maintenance

Surge protection and grounding installation and repair

Concrete, wood and metal pole installation, inspection and replacement

Electrical power testing and monitoring

Installation and repair on electrical appliances and motors

Preventative maintenance

Parking lot lighting repair

Sign repair

Thermographic surveying

Stand-by emergency generator installation, repairs and maintenance

Uninterruptible power supply (UPS) system installation, repair and maintenance

Install, troubleshoot and replace electrical gear

Voice/data and fiber optic installation and repair

24 hour, 7 days a week emergency service and repair

Photocell repair and troubleshoot



PROPOSAL

Place: Office of Procurement, 1410 24th Avenue, Gulfport, Mississippi, 39501

Date: July 25, 2017

Proposal of: Weaver Electric, Inc. organized and existing under the laws

Under the State of Mississippi, doing business as Weaver Electric, Inc.

To: City of Gulfport
1410 24th Avenue
Gulfport, MS 39501

Gentlemen, in compliance with your invitation for proposals for “City Wide Electrical Services” and having examined the proposal documents, and scope of work, we do hereby propose to provide professional services and meet and satisfy all requirements and duties at the price stated below:

Cost per hour for work performed between the hours of 7:30 a.m. to 4:30 p.m., **\$40.00 per man**
Monday through Friday.

Cost per hour for work performed between the hours of 4:31 p.m. and 6:59 a.m., **\$61.00 per man**
Monday through Friday and all day Saturday until 11:59 p.m. (overtime).

Cost per hour for work performed between the hours of 12:00 a.m. through 11:59 p.m., **\$76.00 per man**
Sundays and City observed holidays.

Cost per hour when lift truck is required for job up to 60' **\$50.00 per hour**

Cost per hour when lift truck is over 60' to 100' **\$65.00 per hour**

Acknowledgement of Addenda

Addenda may be issued in response to changes in the Request for Proposals. Addenda must be acknowledged by signing and returning the addenda form. Acknowledgements must be received no later than the proposal due date. If acknowledgments are returned with the proposal, they must be submitted with the technical proposal only. Failure to properly acknowledge any addendum may result in a declaration of non-responsiveness by the Governing Authority.

Proposer acknowledges receipt of the following addenda:

Addendum No. N/A dated _____

Addendum No. N/A dated _____

Addendum No. N/A dated _____

Addendum No. N/A dated _____

Trade Secrets/Proprietary Information

Trade Secrets or Proprietary information submitted by an offeror, or contractor in connection with a procurement transaction shall not be subject to public disclosure under the Mississippi Freedom of Information Act; however, the offeror or contractor must invoke the protections of this section prior to or upon submission of data or other materials to be protected and state the reasons why protection is necessary. *Price quotations in proposals submitted to the City are not "proprietary" or "confidential".* They are considered public information.

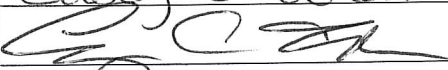
Please mark one:

- (☒) **No**, the submittal I have turned in does not contain any trade secrets and/or proprietary information.
- () **Yes**, the submittal I have turned in does contain trade secrets and/or proprietary information. If **YES**, please list the *page numbers* **and** the *reasons* why the information is considered a trade secret and/or proprietary information. These pages shall be conspicuously labeled "PROPRIETARY INFORMATION" in red ink at the top and bottom center of each page.

Do Not Mark the Whole Proposal Proprietary

The contractor will be and state that he/she/it is an equal opportunity employer in all solicitations or advertisements.

For the purposes of this subsection, "A drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor in accordance with this subsection, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

Company/Firm Name	Weaver Electric, Inc.
Authorized Representative (print)	Casey C. Weaver
Authorized Representative (signature)	
Address	P.O. Box 7176
Phone Number	228-265-7740
Facsimile Number	228-265-7742
Email	Cweaver@weaverelectric.us



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/15/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BancorpSouth Insurance Services, Inc. Stewart Sneed Hewes - Gulfport 2909 13th Street, 4th Floor Gulfport MS 39501		CONTACT NAME: Liz Williams PHONE (A/C, No, Ext): 228-863-5362 E-MAIL: liz.williams@bxsi.com FAX (A/C, No): 228-863-1957	
INSURED Weaver Electric, Inc. P.O. Box 7176 Gulfport MS 39506		INSURER(S) AFFORDING COVERAGE INSURER A: Union Insurance Company INSURER B: American Interstate Ins Co INSURER C: Travelers Casualty and Surety Co America INSURER D: INSURER E: INSURER F:	
WEAVELE-01		NAIC # 25844 31895 31194	

COVERAGES

CERTIFICATE NUMBER: 1624395903

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		CPA426941442	5/15/2017	5/15/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$250,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY		CPA426941442	5/15/2017	5/15/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$	☒ OCCUR ☐ CLAIMS-MADE	CPA426941442	5/15/2017	5/15/2018	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N ☐ N/A	AVWCMS2500522017	5/15/2017	5/15/2018	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A A C	Installation Floater Leased and Rented Equip Crime		CPA426941442 CPA426941442 106497070	5/15/2017 5/15/2017 4/6/2017	5/15/2018 5/15/2018 4/6/2018	Ded \$1,000 \$500,000 Ded \$2,500 \$250,000 Ded \$10,000 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability and Auto Liability policies provide the holder with Additional Insured Status and Waiver of Subrogation if required in a written contract or agreement. The Workers Compensation policy provides a Waiver of Subrogation if required in a written contract. The Umbrella Liability is a "follow-form" policy. Forms are available upon request.

Crime Coverage:
Fidelity
See Attached...

CERTIFICATE HOLDER

CANCELLATION

Weaver Electric, Inc.
PO Box 7176
Gulfport MS 39506

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: WEAVELE-01

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY BancorpSouth Insurance Services, Inc.		NAMED INSURED Weaver Electric, Inc. P.O. Box 7176 Gulfport MS 39506
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

- 1. Employee Theft \$1,000,000
- 2. Employee Theft of Client Property \$1,000,000
- Computer Crime
 - 1. Computer Fraud \$1,000,000
- Funds Transfer Fraud \$1,000,000
- Personal Accounts Protection
 - 1. Identity Fraud Expense Reimbursement \$25,000



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Economic Development

Date: 07/19/2017

Subject: Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 1212 East Beach Boulevard, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 0811H-02-051.000.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Order:

AN ORDER BY THE GULFPORT CITY COUNCIL, PURSUANT TO MISS. CODE ANN. §17-21-5(2), (REV. 2003, AS AMENDED), AUTHORIZING AN EXEMPTION FROM MUNICIPAL AD VALOREM TAXES, EXCLUDING SCHOOL DISTRICT TAXES, BASED ON THE INCREASE IN ASSESSED VALUE FOR QUALIFYING CAPITAL IMPROVEMENT INVESTMENTS IN QUALIFYING STRUCTURES IN THE DESIGNATED REDEVELOPMENT DISTRICT, SOUTH OF THE CSX RAILROAD TRACKS EXTENDING FROM THE WESTERN CITY BOUNDARY TO THE EASTERN CITY BOUNDARY OF THE NEWLY CONSTRUCTED STRUCTURE LOCATED AT 1212 EAST BEACH BOULEVARD, GULFPORT, MISSISSIPPI, IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, AND IDENTIFIED AS PARCEL NUMBER 0811H-02-051.000

WHEREAS, Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) provides authority for the Mayor and City Council “in their discretion [to] exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of not more than seven (7) years, any privately owned new structures and any new renovations to structures lying within a designated business improvement district, urban renewal district or redevelopment district, as determined by the municipality, but only in the event such structure shall have been constructed, renovated or improved pursuant to the requirements of an approved project of the municipality for the development of the business improvement district, urban renewal district or redevelopment district. The tax exemption authorized herein may be granted only after written application has been made to the governing authorities of the municipality by any person, firm or corporation claiming the exemption, and an order passed by the governing authorities of such municipality finding that the construction, renovation or improvement of said property is for the promotion of business, commerce or industry in the designated business improvement district, urban renewal district or redevelopment district”; and

WHEREAS, on December 2, 2014, pursuant to this authority, and for the purposes of promoting restoration, revitalization, and preservation in the southern most portion of the City, ravaged by Hurricane Katrina, the Governing Authority of the City of Gulfport adopted Ordinance No. 2805 establishing a “Tax Incentive Program for Redevelopment District to Promote Commercial and Residential Redevelopment and Revitalization” (herein after “Program”), which provided for the application and approval of ad valorem tax exemptions on the increase in assessed value related to building improvements, excluding taxes for school district purposes for a designated historic district that includes the area south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary in the City of Gulfport; and

WHEREAS, for purposes of the Program, the District Boundaries were identified, and previously approved by the Governing Authority as follows:

“Properties south of the CSX railroad track, from the Western City Boundary to the Eastern City Boundary, in Gulfport, Mississippi. The District shall exclude the Downtown District and the property identified as Centennial Plaza.”;

and

WHEREAS, Joseph and Miriam Salloum, owners of the property located at 1212 East Beach Boulevard, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified as Parcel Number 0811H-02-051.000, have completed the construction of a new residence by and through Rettig Construction, and have requested, through written application, abatement of the Municipal ad valorem taxes for the increase in assessed value caused by renovation and improvements to the building, which application and supporting documentation is attached hereto collectively as **Exhibit “A”**; and

WHEREAS, Article III, Section 3.3 of Ordinance No. 2805 establishes the procedure for calculating the increase in assessed value qualifying for tax exemption as the “assessed value of

the improvements (if any) on the parcel for the year prior to the renovation, restoration, or new construction being completed and assessed, and subtracting that from the assessed value of the improvements completed and assessed on the parcel for the then current year (after completion and re-assessment) and the tax rate applicable to the land, and the assessed value of the land for any individual year shall not be affected by the exemption of the increased value of improvements”; and

WHEREAS, the Economic Development Department has recommended full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years, which improved value shall be determined by the Office of the Harrison County Tax Assessor, and subsequently presented to the Governing Authority by the Economic Development Department; and

WHEREAS, Miss. Code Ann. §17-21-7 (Rev. 2003, as amended) gives the Board of Supervisors of Harrison County the same authority to exempt ad valorem taxes upon receipt of the exemption Order by the municipality under Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) and the Harrison County Board of Supervisors shall be requested to grant the same exemptions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the above and foregoing Preamble to this Order be, and they are hereby adopted as the official findings of the Governing Authority of the City of Gulfport.

SECTION 2. That, pursuant to Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended), the Governing Authority hereby finds that the “construction, renovation, or improvements” to the structure at 1212 East Beach Boulevard, Gulfport, Mississippi, in the First Judicial District of Harrison County, and which property is identified as Parcel Number 0811H-02-051.000, were

done for the “promotion of business, commerce or industry in the designated. . . redevelopment district.”

SECTION 3. That the Owners of the above referenced property, Joseph and Miriam Salloum, have presented proof of ownership and eligibility to the City of Gulfport, and have submitted an application, attached hereto as **Exhibit “A”**, requesting municipal tax abatement on the increase of the assessed value of the structure, including supporting documentation to show construction work performed on the structure in the amount of One Million Eighty Thousand Three Hundred Seventy Seven and 81/100 Dollars (\$1,080,377.81) for the new residence and have requested abatement of the Municipal ad valorem taxes for the increase in the assessed value of the property.

SECTION 4. That the increase in assessed value of the property, once determined by Harrison County Tax Assessor shall be presented to the Governing Authority by the Economic Development Department, and after recordation in the Official Minutes, the Municipal ad valorem taxes assessed for the increase in value should be and hereby is approved for abatement for a period of seven (7) consecutive years, contingent on final approval from the Harrison County Tax Assessor.

SECTION 5. That a copy of this Order, including the Owner’s application, should be transmitted to the Harrison County Tax Assessor for final approval.

SECTION 6. This Order shall be published according to law, and in the best interest of revitalization and restoration of the City of Gulfport, it shall take effect immediately upon passage, except that if it passes by less than seven (7) unanimous votes of the City Council, then it shall take effect thirty (30) calendar days after passage.

THE ABOVE AND FOREGOING ORDER, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT/ABSTAIN

WHEREUPON, the President declared the motion carried and the Order adopted, this the ____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Order submitted to and approved by the Mayor, this the ____ day of _____, 2017.

APPROVED:

MAYOR



**ECONOMIC
DEVELOPMENT**

May 31, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5700
Fax: 228-868-5800

City of Gulfport Administration and City Council
City Hall
2309 15th St.
Gulfport, MS 39501

City Hall
2309 15th St.
Gulfport, MS 39501

RE: Tax Abatement qualification for Joseph and Miriam Salloum

Dear Administration and City Council:

On behalf of the Economic Development Department, I want to confirm that Joseph and Miriam Salloum have met all qualifications and processes for the Hwy. 90 Tax Abatement at his new home at 1212 East Beach Blvd., Gulfport, MS and recommend full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years. All necessary fees and applications are received and attached. All necessary fees and applications are received and attached.

Sincerely,

A handwritten signature in black ink, appearing to read "David L. Parker", is written over a horizontal line.

David L. Parker, CEcD
Economic Development Director

Gulfport Tax Abatement Program

Mississippi Code Annotated Section 17-21-5 provides the Mayor, City Council and Board of Supervisors authority to abate ad valorem taxes for a period of not more than seven (7) years for any privately owned new structures and any renovations to structures lying within a designated district.

Projects are reviewed and eligibility is determined on an individual basis.

Project submission guidelines:

- (1) For projects owned by corporations, a resolution from the board of directors authorizing the company to make the abatement request and designation of a primary contact, as well as an asset list or itemized construction contract with payment documentation for the project must be submitted once the project is complete*. For projects owned by individuals or non-corporate partnerships, a letter from all owners requesting an application for abatement for a project and designation of a primary contact, as well as an asset list or construction contract for the applicant project must be submitted once the project is complete. In all cases, submissions must be received prior to March 1 for consideration for the following year's exemption.
- (2) Applications are submitted in triplicate, after which they are forwarded (prior to June 1 for following year's tax exemption) to the governing bodies (Gulfport City Council and Harrison County Board of Supervisors) with a recommendation** that the project has been (1) approved by the organization and meets the state statute, (2) approved by the organization and is recommended for approval by the governing bodies, or (3) denied by the organization and is recommended for denial by the governing bodies. Recommendations are based on an established set of criteria (attached) by which all projects are evaluated. Recommendations are not binding; governing authorities have the right to accept or reject any recommendation made by the organization.
- (3) Once approved by governing bodies, the requests for exemption are forwarded to the Mississippi State Tax commission, at which point the Commission responds to the board officially approving or denying the application based on the state statute
- (4) Once approved by the Mississippi State Tax Commission, the governing bodies must officially grant the abatement.
- (5) Final approvals are forwarded to the Tax Assessor, at which point tax bills are adjusted for the appropriate period of time.

In the event that a project is presented prior to the commencement of construction, the governing bodies may consider entering into a Memorandum of Understanding regarding the potential abatement of taxes for the subject project. If such consideration is requested, please contact the Gulfport Economic Development office for instructions regarding required documentation and procedures.

*Project completion is defined by issuance of a certificate of occupancy for the applicant project. Asset lists or construction contracts are used to determine level of investment (financial) of the applicant project.

**Recommendations may be for any percentage of abatement and period of time less than seven years. Recommendations may also be for less than seven years with a provision that the project must be resubmitted for the remaining eligible term, at which time the project will be re-evaluated.

Renovation Project Abatement Criteria

Please mark the blank beside each option which applies to your project and provide supporting documentation.

Historical relevance and adherence to Secretary of Interiors Guidelines and Occupancy Plan:

- _____ National Register status, historic property or contributing to historic district designation AND renovation design meets Secretary of Interior Standards for Rehabilitation
- _____ National Register status historic property or contributing to historic district designation AND renovation design does not meet Secretary of Interior Standards for Rehabilitation but renovations are approved by design review committee
- _____ Property has not received National Register status, historic property or contributing to historic district designation but renovations are approved by design review committee

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

- _____ Percentage of occupancy at time of re-submittal
- _____ Number of occupants at time of re-submittal

New Construction Project Abatement Criteria

Adherence to SmartCode Standards:

- ☒ Certified by City of Gulfport Urban Development Department as a SmartCode project
- ☒ Meets basic requirements and principles of SmartCode
- ☐ Determination by City of Gulfport Urban Development Department that the project is not a SmartCode Project

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

- ☐ Percentage of occupancy at time of re-submittal
- ☐ Number of occupants at time of re-submittal

*Eligibility duration may be comprised of two terms which may include a requirement for re-submittal and evaluation of the project for continued eligibility.

Application Checklist

Please complete and sign this document with submittal of the documents listed below.

- _____ Resolution from board of directors authorizing application (if corporate entity) or letter from all owners of applicant property requesting consideration.
- ✓ _____ Proof of Ownership (must include names of all members of partnerships and LLC's)
- ✓ _____ Asset list, itemized construction contract, or project financial summary and payment documentation for applicant project
- _____ Most recent property assessment

Application Summary

Applicant Name*: JOSEPH NAUM SALLOUN AND MIRIAM EYERMAN SALLOUN

Applicant Property Address: 1212 EAST BEACH BLVD., GULFPORT, MS 39501

Applicant Mailing Address: P.O. Box 1177, GULFPORT, MS 39502

Applicant Phone Number: 228-861-7071 Email: ~~jsalloun@~~ jsalloun1212@gmail.com

Please select one: Renovation Project New Construction Project

Estimated Project Amount: \$1,100,000 Application Submission Date: MAY 31, 2017

Estimated Project Start Date: January 16, 2017 Project Completion Date**: May 25, 2017

*Include Company or LLC name as well as the name of the designated primary contact if applicant is not sole-owner of the applicant property.

**Project completion date is the date of issuance for the certificate of occupancy.

By signing this application, the undersigned acknowledges that the above information and information within the application for ad valorem tax abatement is true, correct and complete to the best of his/her knowledge.

May 31, 2017
Date

Joseph Naum Salloun and Miriam E. Salloun
Applicant Signature

Certificate of Occupancy
Department of Urban Development
BUILDING CODE SERVICES
1410 24th Avenue
William H. Hardy Building
Gulfport, MS 39501
X Permanent Temporary

This Certificate issued pursuant to the requirements of Section 110 of the International Residential Code 2012 Edition certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Use Classification SF DWELLING

Occupancy Classification RESIDENTIAL

Building Permit Number 201502934

Group R3 Type Construction VB

Fire District ☐ Yes ☒ No

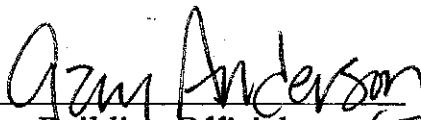
Owner of Bldg. JOE SALLOUM

Owner's Mailing Address 1212 E BEACH BLVD

Owner's City, State, Zip GULFPORT, MS. 39501

Building Address 1212 E BEACH BLVD

Date: 05/25/2017


Building Official (TV)

POST IN A CONSPICUOUS PLACE

*8d
2/9/17
dbs, 20*

RETTIG CONSTRUCTION
16582 MALLARD DRIVE
GULFPORT, MS 39503

2017

TO:

Jo Jo Salboun
1212 East Beach
Gulfport, MS 39501

	December 2016	Jan 2017	February	March	April	May	June	July	August	Sept/Oct	November	December
K D Welding		7,268.51										
Bayou Concrete												
Phillips Building Supply	518.84		169.99									
Waste Pro	230.41											
Kirk Ladrer dirt												
Ocean Springs Lumber	14,727.59	2,047.81										
MS Power	1,923.84	81.18										
Cornett Bolt												
Terry Cobb	16,164.06											
Lindsay Plumbing												
Southern Fastener	76.29											
Arrow Wallace												
Blue Water Lumber												
Ash Millworks	44,869.38											
CJ Services	8,636.83											
Southern Building Supply		20.60										
Rod Waller	7,500.00	19,015.00										
A&E Electric												
RETTIG CONSTRUCTION			920.00									
Neil Gas	1,580.00											
Total expenses	\$96,227.24	\$909,935.88	\$29,523.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15% Profit & overhead	\$14,434.09	\$136,490.38	\$4,428.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Running total	\$110,661.33	\$1,046,426.26	<u>\$33,951.55</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
												\$939,458.97
												\$140,918.84
												\$1,080,377.81

STATE OF MISSISSIPPI

COUNTY OF HARRISON

BOOK 1039 PAGE 157

SPECIAL WARRANTY DEED

ENTER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, I, RICHARD PATRICK SALLOUM, do hereby sell, convey and warrant specially unto JOSEPH NAOUM SALLOUM and MIRIAM EYERMAN SALLOUM, husband and wife, as joint tenants in the entirety and to the survivor, and not as tenants in common, all of my right, title and interest in and to the following described real property and all improvements thereon situated in Gulfport, Harrison County, Mississippi, as follows, to-wit:

Parcel Number One

A lot or parcel of land beginning at a point on the south margin of lot one (1) of Pratt Subdivision to the city of Gulfport, Harrison County, Mississippi twenty (20) feet east of the south west corner thereof as a starting point; from said starting point running thence in an easterly direction along the north margin of Beach Street to the south east corner of lot two (2) of said Pratt Subdivision; from thence running north to the north east corner of said lot two (2); from thence running east to the south east corner of lot four (4) of said Pratt Subdivision and; from thence running north to the north east corner of said lot four (4); from thence running west to the north west corner of said lot four (4); from thence running north to the north east corner of lot one (1), Pratt Subdivision; from thence running westerly along the south margin of lots eleven (11) and twelve (12), Pratt Subdivision, to the south west corner of said lot twelve (12); thence north to the north west corner of said lot twelve (12) and the southern boundary of Second Street; thence westerly along the southern boundary of Second Street 43.1 feet to the point which is twenty (20) feet east of the north west corner of said lot thirteen (13); thence south twenty (20) feet east of, and parallel to, the west line of lots thirteen (13) and one (1) of said Pratt Subdivision to the point of beginning; being all of lots two (2) and four (4), and all of lots one (1) and thirteen (13) except the west twenty (20) feet thereof, all in Pratt Subdivision to Gulfport as per the official map or plat thereof now on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

Also, the east 112.1 feet of lot one-A (1-A) and all of lot two-A (2-A) of Pratt



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Economic Development

Date: 07/31/2017

Subject: Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 1201 Ocean View Drive, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 1011D-01-005.000.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Order:

AN ORDER BY THE GULFPORT CITY COUNCIL, PURSUANT TO MISS. CODE ANN. §17-21-5(2), (REV. 2003, AS AMENDED), AUTHORIZING AN EXEMPTION FROM MUNICIPAL AD VALOREM TAXES, EXCLUDING SCHOOL DISTRICT TAXES, BASED ON THE INCREASE IN ASSESSED VALUE FOR QUALIFYING CAPITAL IMPROVEMENT INVESTMENTS IN QUALIFYING STRUCTURES IN THE DESIGNATED REDEVELOPMENT DISTRICT, SOUTH OF THE CSX RAILROAD TRACKS EXTENDING FROM THE WESTERN CITY BOUNDARY TO THE EASTERN CITY BOUNDARY OF THE NEWLY CONSTRUCTED STRUCTURE LOCATED AT 1201 OCEAN VIEW DRIVE, GULFPORT, MISSISSIPPI, IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, AND IDENTIFIED AS PARCEL NUMBER 1011D-01-005.000

WHEREAS, Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) provides authority for the Mayor and City Council “in their discretion [to] exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of not more than seven (7) years, any privately owned new structures and any new renovations to structures lying within a designated business improvement district, urban renewal district or redevelopment district, as determined by the municipality, but only in the event such structure shall have been constructed, renovated or improved pursuant to the requirements of an approved project of the municipality for the development of the business improvement district, urban renewal district or redevelopment district. The tax exemption authorized herein may be granted only after written application has been made to the governing authorities of the municipality by any person, firm or corporation claiming the exemption, and an order passed by the governing authorities of such municipality finding that the construction, renovation or improvement of said property is for the promotion of business, commerce or industry in the designated business improvement district, urban renewal district or redevelopment district”; and

WHEREAS, on December 2, 2014, pursuant to this authority, and for the purposes of promoting restoration, revitalization, and preservation in the southern most portion of the City, ravaged by Hurricane Katrina, the Governing Authority of the City of Gulfport adopted Ordinance No. 2805 establishing a “Tax Incentive Program for Redevelopment District to Promote Commercial and Residential Redevelopment and Revitalization” (herein after “Program”), which provided for the application and approval of ad valorem tax exemptions on the increase in assessed value related to building improvements, excluding taxes for school district purposes for a designated historic district that includes the area south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary in the City of Gulfport; and

WHEREAS, for purposes of the Program, the District Boundaries were identified, and previously approved by the Governing Authority as follows:

“Properties south of the CSX railroad track, from the Western City Boundary to the Eastern City Boundary, in Gulfport, Mississippi. The District shall exclude the Downtown District and the property identified as Centennial Plaza.”;

and

WHEREAS, Billy and Kay Pape, owners of the property located at 1201 Ocean View Drive, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified as Parcel Number 1011D-01-005.000, have completed the construction of a new residence by and through Pape Properties, LLC, Joan Cravens, Inc., and others, and have requested, through written application, abatement of the Municipal ad valorem taxes for the increase in assessed value caused by renovation and improvements to the building, which application and supporting documentation is attached hereto collectively as **Exhibit “A”**; and

WHEREAS, Article III, Section 3.3 of Ordinance No. 2805 establishes the procedure for calculating the increase in assessed value qualifying for tax exemption as the “assessed value of

the improvements (if any) on the parcel for the year prior to the renovation, restoration, or new construction being completed and assessed, and subtracting that from the assessed value of the improvements completed and assessed on the parcel for the then current year (after completion and re-assessment) and the tax rate applicable to the land, and the assessed value of the land for any individual year shall not be affected by the exemption of the increased value of improvements”; and

WHEREAS, the Economic Development Department has recommended full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years, which improved value shall be determined by the Office of the Harrison County Tax Assessor, and subsequently presented to the Governing Authority by the Economic Development Department; and

WHEREAS, Miss. Code Ann. §17-21-7 (Rev. 2003, as amended) gives the Board of Supervisors of Harrison County the same authority to exempt ad valorem taxes upon receipt of the exemption Order by the municipality under Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) and the Harrison County Board of Supervisors shall be requested to grant the same exemptions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the above and foregoing Preamble to this Order be, and they are hereby adopted as the official findings of the Governing Authority of the City of Gulfport.

SECTION 2. That, pursuant to Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended), the Governing Authority hereby finds that the “construction, renovation, or improvements” to the structure at 1201 Ocean View Drive, Gulfport, Mississippi, in the First Judicial District of Harrison County, and which property is identified as Parcel Number 1011D-01-005.000, were

done for the “promotion of business, commerce or industry in the designated. . . redevelopment district.”

SECTION 3. That the Owners of the above referenced property, Billy and Kay Pape, have presented proof of ownership and eligibility to the City of Gulfport, and have submitted an application, attached hereto as **Exhibit “A”**, requesting municipal tax abatement on the increase of the assessed value of the structure, including supporting documentation to show construction work performed on the structure in the amount of Two Hundred Eighty Five Thousand Four Hundred Eighty One and 53/100 Dollars (\$285,481.53) for the new residence and have requested abatement of the Municipal ad valorem taxes for the increase in the assessed value of the property.

SECTION 4. That the increase in assessed value of the property, once determined by Harrison County Tax Assessor shall be presented to the Governing Authority by the Economic Development Department, and after recordation in the Official Minutes, the Municipal ad valorem taxes assessed for the increase in value should be and hereby is approved for abatement for a period of seven (7) consecutive years, contingent on final approval from the Harrison County Tax Assessor.

SECTION 5. That a copy of this Order, including the Owner’s application, should be transmitted to the Harrison County Tax Assessor for final approval.

SECTION 6. This Order shall be published according to law, and in the best interest of revitalization and restoration of the City of Gulfport, it shall take effect immediately upon passage, except that if it passes by less than seven (7) unanimous votes of the City Council, then it shall take effect thirty (30) calendar days after passage.

THE ABOVE AND FOREGOING ORDER, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT/ABSTAIN

WHEREUPON, the President declared the motion carried and the Order adopted, this the ____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Order submitted to and approved by the Mayor, this the ____ day of _____, 2017.

APPROVED:

MAYOR



**ECONOMIC
DEVELOPMENT**

July 29, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5700
Fax: 228-868-5800

City Hall
2309 15th St.
Gulfport, MS 39501

City of Gulfport Administration and City Council
City Hall
2309 15th St.
Gulfport, MS 39501

RE: Tax Abatement qualification for Billy and Kaye Pape

Dear Administration and City Council:

On behalf of the Economic Development Department, I want to confirm that Billy and Kaye Pape have met all qualifications and processes for the Hwy. 90 Tax Abatement at their new home at 1201 Ocean View Drive, Gulfport, MS and recommend full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years. All necessary fees and applications are received and attached. All necessary fees and applications are received and attached.

Sincerely,

A handwritten signature in black ink, appearing to read "David L. Parker", with a long horizontal line extending to the right.

David L. Parker, CEcD
Economic Development Director

William C. Pape, Jr.
1044 Lewis Road
Raymond, MS 39154

David Parker
Director of Economic Development
Gulfport, MS 39502

Mr. Parker,

I respectfully request an application for abatement on the following project:

New home constructed on vacant lot located at
1201 Ocean View Drive,
Gulfport, MS 39507

The primary contact on the home is Virginia Kay Pape, co-owner. Her number is
601 832-3444.

Sincerely,


William C. Pape, Jr.

Gulfport Tax Abatement Program

Mississippi Code Annotated Section 17-21-5 provides the Mayor, City Council and Board of Supervisors authority to abate ad valorem taxes for a period of not more than seven (7) years for any privately owned new structures and any renovations to structures lying within a designated district.

Projects are reviewed and eligibility is determined on an individual basis.

Project submission guidelines:

- (1) For projects owned by corporations, a resolution from the board of directors authorizing the company to make the abatement request and designation of a primary contact, as well as an asset list or itemized construction contract with payment documentation for the project must be submitted once the project is complete*. For projects owned by individuals or non-corporate partnerships, a letter from all owners requesting an application for abatement for a project and designation of a primary contact, as well as an asset list or construction contract for the applicant project must be submitted once the project is complete. In all cases, submissions must be received prior to March 1 for consideration for the following year's exemption.
- (2) Applications are submitted in triplicate, after which they are forwarded (prior to June 1 for following year's tax exemption) to the governing bodies (Gulfport City Council and Harrison County Board of Supervisors) with a recommendation** that the project has been (1) approved by the organization and meets the state statute, (2) approved by the organization and is recommended for approval by the governing bodies, or (3) denied by the organization and is recommended for denial by the governing bodies. Recommendations are based on an established set of criteria (attached) by which all projects are evaluated. Recommendations are not binding; governing authorities have the right to accept or reject any recommendation made by the organization.
- (3) Once approved by governing bodies, the requests for exemption are forwarded to the Mississippi State Tax commission, at which point the Commission responds to the board officially approving or denying the application based on the state statute
- (4) Once approved by the Mississippi State Tax Commission, the governing bodies must officially grant the abatement.
- (5) Final approvals are forwarded to the Tax Assessor, at which point tax bills are adjusted for the appropriate period of time.

In the event that a project is presented prior to the commencement of construction, the governing bodies may consider entering into a Memorandum of Understanding regarding the potential abatement of taxes for the subject project. If such consideration is requested, please contact the Gulfport Economic Development office for instructions regarding required documentation and procedures.

*Project completion is defined by issuance of a certificate of occupancy for the applicant project. Asset lists or construction contracts are used to determine level of investment (financial) of the applicant project.

**Recommendations may be for any percentage of abatement and period of time less than seven years. Recommendations may also be for less than seven years with a provision that the project must be resubmitted for the remaining eligible term, at which time the project will be re-evaluated.

Renovation Project Abatement Criteria

Please mark the blank beside each option which applies to your project and provide supporting documentation.

Historical relevance and adherence to Secretary of Interiors Guidelines and Occupancy Plan:

- ☐ National Register status, historic property or contributing to historic district designation AND renovation design meets Secretary of Interior Standards for Rehabilitation
- ☐ National Register status historic property or contributing to historic district designation AND renovation design does not meet Secretary of Interior Standards for Rehabilitation but renovations are approved by design review committee
- ☐ Property has not received National Register status, historic property or contributing to historic district designation but renovations are approved by design review committee

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

- ☐ Percentage of occupancy at time of re-submittal
- ☐ Number of occupants at time of re-submittal

New Construction Project Abatement Criteria

Adherence to SmartCode Standards:

- ☒ Certified by City of Gulfport Urban Development Department as a SmartCode project
- ☒ Meets basic requirements and principles of SmartCode
- ☐ Determination by City of Gulfport Urban Development Department that the project is not a SmartCode Project

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

- ☐ Percentage of occupancy at time of re-submittal
- ☐ Number of occupants at time of re-submittal

*Eligibility duration may be comprised of two terms which may include a requirement for re-submittal and evaluation of the project for continued eligibility.

Application Checklist

Please complete and sign this document with submittal of the documents listed below.

- _____ Resolution from board of directors authorizing application (if corporate entity) or letter from all owners of applicant property requesting consideration.
- _____ Proof of Ownership (must include names of all members of partnerships and LLC's)
- _____ Asset list, itemized construction contract, or project financial summary and payment documentation for applicant project
- _____ Most recent property assessment

Application Summary

Applicant Name*: Billy & Kay Pape

Applicant Property Address: 1201 Ocean View Dr.

Applicant Mailing Address: Gulfport, MS 39507

Applicant Phone Number: 601832-3444 Email: bppi@comcast.net

Please select one: Renovation Project New Construction Project

Estimated Project Amount: \$240,000 Application Submission Date: 6-29-17

Estimated Project Start Date: Sept. 1, 2016 Project Completion Date**: 4-10-17

*Include Company or LLC name as well as the name of the designated primary contact if applicant is not sole-owner of the applicant property.

**Project completion date is the date of issuance for the certificate of occupancy.

By signing this application, the undersigned acknowledges that the above information and information within the application for ad valorem tax abatement is true, correct and complete to the best of his/her knowledge.

6-29-17
Date

Virginia Kay Pape
Bill C. Pape Jr.
Applicant Signature

E-RECORDED

simplifile®

ID: 2016-4612-D-J1
County: HARRISON
Date: 7/5/16 Time: 11:40 A.M.



[Signature] 1st Judicial District
Instrument 2016-4612-D-J1
Filed/Recorded 07/05/2016 11:40 AM
Total Fees \$13.00
3 Pages Recorded

PREPARED BY AND RETURN TO
JERRY D. RILEY/RILEY LAW FIRM
P O BOX 550 GULFPORT MS 39502
228-864-4511/Bar# 5359/File# 37061

GRANTOR: Pape Properties, LLC
1044 Lewis Road
Raymond, MS 39154
601-857-5323

GRANTEE: William C. Pape
Virginia Kay Pape
1044 Lewis Road
Raymond, MS 39154
601-857-5323

Index: Part of Lots 23-24, Lakeland S/D

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **PAPE PROPERTIES, LLC**, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto **WILLIAM C. PAPE AND WIFE, VIRGINIA KAY PAPE**, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

IT IS AGREED and understood that the taxes for the current

year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

ANY DWELLING constructed on either parcel shall contain a minimum of 1,100 square feet of heated and cooled floor area.

EXECUTED, this the 5th day of July, 2016.

PAPE PROPERTIES, LLC

BY: will c. pape
Virginia Kay Pape

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 5th day of July 2016, within my jurisdiction, the within named William C. Pape, who and Virginia Kay Pape they are acknowledged that ~~he is~~ they are Managing Members of Pape Properties, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Cynthia M. D.

Notary Public

My Commission Expires:



LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL A:

A parcel of land situated and being located in the East 39.00 feet of Lot 24 and in a part of Lot 23, LAKE LAND SUBDIVISION (Plat Book 10, Page 29), City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at an iron rod at the southeast corner of Lot 20, LAKE LAND SUBDIVISION, being a point on the northerly margin of Ocean View Drive; thence run South 90 degrees 00 minutes 00 seconds West 206.20 feet along the northerly margin of Ocean View Drive to an iron rod at the Point of Beginning; thence continue from said Point of Beginning, South 90 degrees 00 minutes 00 seconds West 51.55 feet along the northerly margin of Ocean View Drive to a mag nail at the southwest corner of the East 39.00 feet of said Lot 24; thence run North 00 degrees 11 minutes 52 seconds East 143.12 feet along the west line of the East 39.00 feet of said Lot 24 to an iron rod at the northwest corner of the East 39.00 feet of said Lot 24 and to a point on the southerly margin of Township Road; thence run North 88 degrees 54 minutes 37 seconds East 51.56 feet along the southerly margin of Township Road to an iron rod; thence run South 00 degrees 11 minutes 52 seconds West 144.10 feet to the Point of Beginning.

Certificate of Occupancy
Department of Urban Development
BUILDING CODE SERVICES
1410 24th Avenue
William H. Hardy Building
Gulfport, MS 39501
X Permanent Temporary

This Certificate issued pursuant to the requirements of the International Residential Code 2012 Edition certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use, For the following:

Use Classification NEW SF DWELLING

Occupancy Classification RESIDENTIAL

Building Permit Number 201601604

Group R3 Type Construction VB

Fire District ☐ Yes ☒ No

Owner of Bldg. BILLY AND KAY PAPE

Owner's Mailing Address 1044 LEWIS ROAD

Owner's City, State, Zip RAYMOND, MS 39154

Building Address 1201 OCEAN VIEW DRIVE

Date: 04/10/2017


Building Official

(18)

POST IN A CONSPICUOUS PLACE

1:12 PM

Pape Properties LLC

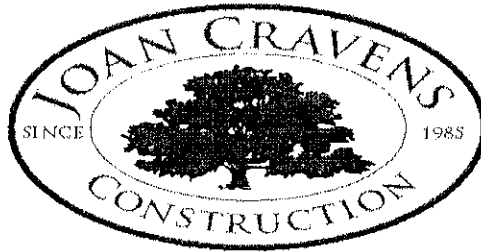
05/16/17

Find Report

Accrual Basis

All Transactions

Type	Date	Numb	Name	Memo	Account	Clr	Split	Amount	Balance
Check	01/26/2017	1063	Joan Cravens Inc.	final payment	Bancorp South	X	Contracting Fee	-11,458.00	-11,458.00
Check	12/07/2016	1054	Joan Cravens Inc.	complete fra...	Bancorp South	X	Contracting Fee	-28,920.00	-40,378.00
Check	11/15/2016	1007	Joan Cravens Inc.	roof installed	Bancorp South	X	Contracting Fee	-69,298.00	-109,676.00
Check	10/31/2016	1048	Joan Cravens Inc.	#3 Black in	Bancorp South	X	Contracting Fee	-36,150.00	-145,826.00
Check	10/03/2016	1045	Joan Cravens Inc.	floor system c...	Bancorp South	X	Contracting Fee	-21,690.00	-167,516.00
Check	09/27/2016	1041	Joan Cravens Inc.	10% Deposit ...	Bancorp South	X	Contracting Fee	-14,460.00	-181,976.00
Total								-141,598.00	-141,598.00



14283A Dedeaux Road
Gulfport, MS 39503

"OUR ROOTS RUN DEEP"

228-832-3536 Office
228-832-2227 Fax

THIS AGREEMENT made the 26 day of September, 2016 by and between Joan Cravens, Inc., the Contractor and Billy & Kay Pape hereinafter called the Owner.

WITNESSETH, that the Contractor and the Owner for the considerations named agree as follows:

Article 1. Scope of the Work

The Contractor shall furnish all of the materials and perform all of the work shown on the Drawings, as annexed hereto as it pertains to work to be performed on property located at 1201 Ocean View, Gulfport, MS.

Article 2. Time of Completion

The work to be performed under this Contract shall be commenced immediately and shall be 3 months. This includes the floor system, framing, windows & doors installed, fascia, soffit, siding, exterior painting complete, foam insulation, porch floors & ceilings complete, & 2 sets of steps. (See attached breakdown & budgets of each.)

Article 3. Contract Estimate \$ \$120,500.00 cost plus 10% profit & 10% overhead \$24,100.00. \$144,600.00.

The Owner shall pay the Contractor for the material and labor to be performed under the Contract. Cost includes all Labor, Materials. Cost estimate for Material and Labor is \$120,500.00. This will change as homeowner makes selections that may vary from estimate or choses to delete or add labor or material not on plans. Profit and overhead is set amount of \$24,100.00 making a total of \$144,600.00. If owner purchases items outside of contractor, then it will be deleted from estimate, but contractor cannot warranty product.

Article 4. Progress Payments

Payments of the Contract Price shall be paid in the following manner:

1.	Deposit	10%	\$ 14,460.00
2.	When floor system complete	15%	\$ 21,690.00
3.	When blacked in	25%	\$ 36,150.00
4.	When roof is installed	15%	\$ 28,920.00
5.	When siding is complete & painted	25 %	\$ 28,920.00
6.	When blown insulation is installed	10%	\$ 14,460.00
		100%	\$ 144,600.00

Article 5. General Provisions

Any alteration or deviation from the above specifications, including but not limited to any such alteration or deviation involving additional material and/or labor costs, will be executed only upon a written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the contract price of this contract.

In addition, the following general provisions apply:

1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
3. Contractor may, at its discretion, engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.
4. Contractor shall obtain all permits necessary for the work to be performed.
5. Contractor agrees to remove all debris and leave the premises in broom clean condition.
6. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of an dispute.
7. All disputed hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.

8. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.
9. Contractor warrants all work for a period of 12 months following completion.

Joan Cravens – Contractor

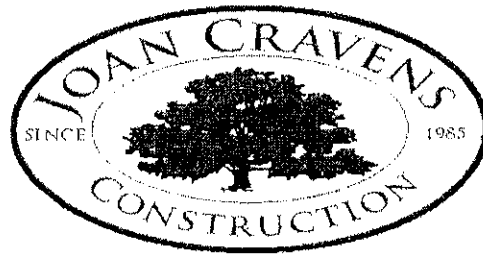
Date

Billy Pape
Billy Pape

9-26-16
Date

Kay Pape
Kay Pape

9-26-16
Date



14283A Dedeaux Road
Gulfport, MS 39503
joan@joancravens.com

"OUR ROOTS RUN DEEP"

228-832-3536 Office
228-832-2227 Fax
228-297-3333 Cell

Billy & Kay Pape
1503 Living area, 1870 under roof
1201 Ocean View, Gulfport, MS

INCLUDES:

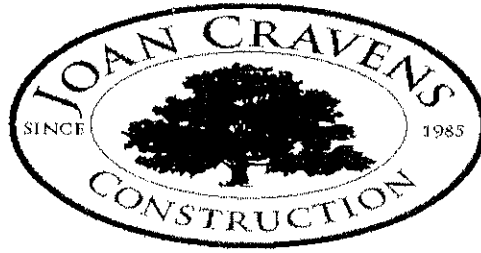
Framing material & labor
Floor system material & labor
Soffit & fascia material & labor
Hardi siding material & labor
2 exterior doors (allowance \$1500.00)
12 windows (allowance \$2400.00)
Foam insulation (\$8171.00)
Porch ceilings (dense glass with level 5 finish)
Trex system on porch floors
2 sets steps
Columns as per plans but no handrails
Paint exterior siding, soffit, columns & exterior doors
Shutters \$ 7018.00
Standing seam metal roof \$14,739.00 (no color)

NOT INCLUDED AT THIS TIME: BRICK /LATTICE WORK OR BOTTOM OF HOUSE FOUNDATION.

Budget Allowances:

Framing material	13,076.09
Floor system labor	7,514.15
Framing & floor system material	35,530.30
Siding material & trim	7,000.00
Siding labor	4,381.85
Windows	2,400.00
Ext. doors	1,500.00
Roof (standing seam)	14,800.00
Blown Insulation	8,171.00
Porch ceilings	1,000.00
Trex material for porches	6,700.00
Labor for Trex system	2,024.00
Paint exterior	5,000.00
Shutters	7,018.18
Labor to build 2 set of steps	800.00
Soffit & fascia labor	1,466.72
Misc.	2,000.00
TOTAL-----rounded off to \$120,500.00)	

K.P.
B.P.



*Saved
in shared
Blank album*

14283A Dedeaux Road
Gulfport, MS 39503
joan@joancravens.com

"OUR ROOTS RUN DEEP"

228-832-3536 Office
228-832-2227 Fax
228-297-3333 Cell

Billy & Kay Pape

INCLUDES:

Framing material & labor
Floor system material & labor
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Hardi siding material & labor
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Shutters \$ 7018.00
Standing seam metal roof \$14,739.00 (no color)

NOT INCLUDED AT THIS TIME: BRICK /LATTICE WORK OR BOTTOM OF HOUSE FOUNDATION.

DR: 1445/0617 03/22/1998- LRMADDP 24-1

LOT 23 & E 39 FT OF LOT 24 LAKELAND
SUBD SEC 8-8-10
LAKELAND SUBD

Parcel Number 10110-01-005.000		Sec. Twn. Rng. 06 08 10	
Class 1 Value		Class 2 Value	
Total Acres	Forest Acres		
4.9	4.9		
Total Value			
36,262	5,439	198.09	184.93
5,439	352.72	735.74	735.74
Type of Tax			
Millage	Gross Tax Amount	Homestead	Special Exemption
36,262	5,439	Regular	Special
5,439	352.72	Exemption	Net Tax
COUNTY CITY SCHOOL			
36,262	5,439	198.09	184.93
5,439	352.72	735.74	735.74
***MAGNET PAID IN FULL**			
CASSADY J MICHAEL 626 2ND ST GULFPORT, MS 39501			
Tax Amount Paid		\$735.74	
Penalty Paid			
Printer Fee Paid			
Excess Bid Paid			
Total paid this Receipt		735.74	
Other Tax Payments			
Grand Total Paid*		735.74	



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Economic Development

Date: 07/30/2017

Subject: Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 5 Mockingbird Lane, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 1010P-03-026.000.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Order:

AN ORDER BY THE GULFPORT CITY COUNCIL, PURSUANT TO MISS. CODE ANN. §17-21-5(2), (REV. 2003, AS AMENDED), AUTHORIZING AN EXEMPTION FROM MUNICIPAL AD VALOREM TAXES, EXCLUDING SCHOOL DISTRICT TAXES, BASED ON THE INCREASE IN ASSESSED VALUE FOR QUALIFYING CAPITAL IMPROVEMENT INVESTMENTS IN QUALIFYING STRUCTURES IN THE DESIGNATED REDEVELOPMENT DISTRICT, SOUTH OF THE CSX RAILROAD TRACKS EXTENDING FROM THE WESTERN CITY BOUNDARY TO THE EASTERN CITY BOUNDARY OF THE NEWLY CONSTRUCTED STRUCTURE LOCATED AT 5 MOCKINGBIRD LANE, GULFPORT, MISSISSIPPI, IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, AND IDENTIFIED AS PARCEL NUMBER 1010P-03-026.000

WHEREAS, Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) provides authority for the Mayor and City Council “in their discretion [to] exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of not more than seven (7) years, any privately owned new structures and any new renovations to structures lying within a designated business improvement district, urban renewal district or redevelopment district, as determined by the municipality, but only in the event such structure shall have been constructed, renovated or improved pursuant to the requirements of an approved project of the municipality for the development of the business improvement district, urban renewal district or redevelopment district. The tax exemption authorized herein may be granted only after written application has been made to the governing authorities of the municipality by any person, firm or corporation claiming the exemption, and an order passed by the governing authorities of such municipality finding that the construction, renovation or improvement of said property is for the promotion of business, commerce or industry in the designated business improvement district, urban renewal district or redevelopment district”; and

WHEREAS, on December 2, 2014, pursuant to this authority, and for the purposes of promoting restoration, revitalization, and preservation in the southern most portion of the City, ravaged by Hurricane Katrina, the Governing Authority of the City of Gulfport adopted Ordinance No. 2805 establishing a “Tax Incentive Program for Redevelopment District to Promote Commercial and Residential Redevelopment and Revitalization” (herein after “Program”), which provided for the application and approval of ad valorem tax exemptions on the increase in assessed value related to building improvements, excluding taxes for school district purposes for a designated historic district that includes the area south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary in the City of Gulfport; and

WHEREAS, for purposes of the Program, the District Boundaries were identified, and previously approved by the Governing Authority as follows:

“Properties south of the CSX railroad track, from the Western City Boundary to the Eastern City Boundary, in Gulfport, Mississippi. The District shall exclude the Downtown District and the property identified as Centennial Plaza.”;

and

WHEREAS, Douglas and Julie Cruthirds, owners of the property located at 5 Mockingbird Lane, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified as Parcel Number 1010P-03-026.000, have completed the construction of a new residence, and have requested, through written application, abatement of the Municipal ad valorem taxes for the increase in assessed value caused by renovation and improvements to the building, which application and supporting documentation is attached hereto collectively as **Exhibit “A”**; and

WHEREAS, Article III, Section 3.3 of Ordinance No. 2805 establishes the procedure for calculating the increase in assessed value qualifying for tax exemption as the “assessed value of

the improvements (if any) on the parcel for the year prior to the renovation, restoration, or new construction being completed and assessed, and subtracting that from the assessed value of the improvements completed and assessed on the parcel for the then current year (after completion and re-assessment) and the tax rate applicable to the land, and the assessed value of the land for any individual year shall not be affected by the exemption of the increased value of improvements”; and

WHEREAS, the Economic Development Department has recommended full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years, which improved value shall be determined by the Office of the Harrison County Tax Assessor, and subsequently presented to the Governing Authority by the Economic Development Department; and

WHEREAS, Miss. Code Ann. §17-21-7 (Rev. 2003, as amended) gives the Board of Supervisors of Harrison County the same authority to exempt ad valorem taxes upon receipt of the exemption Order by the municipality under Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) and the Harrison County Board of Supervisors shall be requested to grant the same exemptions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the above and foregoing Preamble to this Order be, and they are hereby adopted as the official findings of the Governing Authority of the City of Gulfport.

SECTION 2. That, pursuant to Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended), the Governing Authority hereby finds that the “construction, renovation, or improvements” to the structure at 5 Mockingbird Lane, Gulfport, Mississippi, in the First Judicial District of Harrison County, and which property is identified as Parcel Number 1010P-03-026.000, were

done for the “promotion of business, commerce or industry in the designated. . . redevelopment district.”

SECTION 3. That the Owners of the above referenced property, Douglas and Julie Cruthirds, have presented proof of ownership and eligibility to the City of Gulfport, and have submitted an application, attached hereto as **Exhibit “A”**, requesting municipal tax abatement on the increase of the assessed value of the structure, including supporting documentation to show construction work performed on the structure in the amount of Two Hundred Thirty One Thousand Three Hundred Twenty Four and 46/100 dollars (\$231,324.46) for the new residence and have requested abatement of the Municipal ad valorem taxes for the increase in the assessed value of the property.

SECTION 4. That the increase in assessed value of the property, once determined by Harrison County Tax Assessor shall be presented to the Governing Authority by the Economic Development Department, and after recordation in the Official Minutes, the Municipal ad valorem taxes assessed for the increase in value should be and hereby is approved for abatement for a period of seven (7) consecutive years, contingent on final approval from the Harrison County Tax Assessor.

SECTION 5. That a copy of this Order, including the Owner’s application, should be transmitted to the Harrison County Tax Assessor for final approval.

SECTION 6. This Order shall be published according to law, and in the best interest of revitalization and restoration of the City of Gulfport, it shall take effect immediately upon passage, except that if it passes by less than seven (7) unanimous votes of the City Council, then it shall take effect thirty (30) calendar days after passage.

THE ABOVE AND FOREGOING ORDER, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT/ABSTAIN

WHEREUPON, the President declared the motion carried and the Order adopted, this the ____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Order submitted to and approved by the Mayor, this the ____ day of _____, 2017.

APPROVED:

MAYOR



**ECONOMIC
DEVELOPMENT**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5700
Fax: 228-868-5800

July 29, 2017

City Hall
2309 15th St.
Gulfport, MS 39501

City of Gulfport Administration and City Council
City Hall
2309 15th St.
Gulfport, MS 39501

RE: Tax Abatement qualification for Douglas and Julie Cruthirds

Dear Administration and City Council:

On behalf of the Economic Development Department, I want to confirm that Douglas and Julie Cruthirds have met all qualifications and processes for the Hwy. 90 Tax Abatement at their new home at 5 Mockingbird Lane, Gulfport, MS and recommend full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years. All necessary fees and applications are received and attached. All necessary fees and applications are received and attached.

Sincerely,

A handwritten signature in black ink, appearing to read "David L. Parker", with a long, sweeping horizontal line extending to the left.

David L. Parker, CEcD
Economic Development Director

Gulfport Tax Abatement Program

Mississippi Code Annotated Section 17-21-5 provides the Mayor, City Council and Board of Supervisors authority to abate ad valorem taxes for a period of not more than seven (7) years for any privately owned new structures and any renovations to structures lying within a designated district.

Projects are reviewed and eligibility is determined on an individual basis.

Project submission guidelines:

- (1) For projects owned by corporations, a resolution from the board of directors authorizing the company to make the abatement request and designation of a primary contact, as well as an asset list or itemized construction contract with payment documentation for the project must be submitted once the project is complete*. For projects owned by individuals or non-corporate partnerships, a letter from all owners requesting an application for abatement for a project and designation of a primary contact, as well as an asset list or construction contract for the applicant project must be submitted once the project is complete. In all cases, submissions must be received prior to March 1 for consideration for the following year's exemption.
- (2) Applications are submitted in triplicate, after which they are forwarded (prior to June 1 for following year's tax exemption) to the governing bodies (Gulfport City Council and Harrison County Board of Supervisors) with a recommendation** that the project has been (1) approved by the organization and meets the state statute, (2) approved by the organization and is recommended for approval by the governing bodies, or (3) denied by the organization and is recommended for denial by the governing bodies. Recommendations are based on an established set of criteria (attached) by which all projects are evaluated. Recommendations are not binding; governing authorities have the right to accept or reject any recommendation made by the organization.
- (3) Once approved by governing bodies, the requests for exemption are forwarded to the Mississippi State Tax commission, at which point the Commission responds to the board officially approving or denying the application based on the state statute
- (4) Once approved by the Mississippi State Tax Commission, the governing bodies must officially grant the abatement.
- (5) Final approvals are forwarded to the Tax Assessor, at which point tax bills are adjusted for the appropriate period of time.

In the event that a project is presented prior to the commencement of construction, the governing bodies may consider entering into a Memorandum of Understanding regarding the potential abatement of taxes for the subject project. If such consideration is requested, please contact the Gulfport Economic Development office for instructions regarding required documentation and procedures.

*Project completion is defined by issuance of a certificate of occupancy for the applicant project. Asset lists or construction contracts are used to determine level of investment (financial) of the applicant project.

**Recommendations may be for any percentage of abatement and period of time less than seven years. Recommendations may also be for less than seven years with a provision that the project must be resubmitted for the remaining eligible term, at which time the project will be re-evaluated.

Renovation Project Abatement Criteria

Please mark the blank beside each option which applies to your project and provide supporting documentation.

Historical relevance and adherence to Secretary of Interiors Guidelines and Occupancy Plan:

- | | |
|-------|--|
| _____ | National Register status, historic property or contributing to historic district designation AND renovation design meets Secretary of Interior Standards for Rehabilitation |
| _____ | National Register status historic property or contributing to historic district designation AND renovation design does not meet Secretary of Interior Standards for Rehabilitation but renovations are approved by design review committee |
| _____ | Property has not received National Register status, historic property or contributing to historic district designation but renovations are approved by design review committee |

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

100% Percentage of occupancy at time of re-submittal

4 Number of occupants at time of re-submittal

New Construction Project Abatement Criteria

Adherence to SmartCode Standards:

_____ Certified by City of Gulfport Urban Development Department as a SmartCode project

_____ Meets basic requirements and principles of SmartCode

_____ Determination by City of Gulfport Urban Development Department that the project is not a SmartCode Project

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

_____ Percentage of occupancy at time of re-submittal

_____ Number of occupants at time of re-submittal

*Eligibility duration may be comprised of two terms which may include a requirement for re-submittal and evaluation of the project for continued eligibility.

Application Checklist

Please complete and sign this document with submittal of the documents listed below.

_____ Resolution from board of directors authorizing application (if corporate entity) or letter from all owners of applicant property requesting consideration.

_____ Proof of Ownership (must include names of all members of partnerships and LLC's)

_____ Asset list, itemized construction contract, or project financial summary and payment documentation for applicant project

_____ Most recent property assessment

Application Summary

Applicant Name*: Douglas + Julie Cruthirds
Applicant Property Address: 5 Mockingbird Lane
Applicant Mailing Address: 5 Mockingbird Lane
Applicant Phone Number: 228 297 9270 Email: DougCruthirds@Cabkone.net

Please select one: Renovation Project New Construction Project

Estimated Project Amount: \$ 224,600 Application Submission Date: 6-20-17

Estimated Project Start Date: Oct 2016 Project Completion Date**: May 17

*Include Company or LLC name as well as the name of the designated primary contact if applicant is not sole-owner of the applicant property.

**Project completion date is the date of issuance for the certificate of occupancy.

By signing this application, the undersigned acknowledges that the above information and information within in the application for ad valorem tax abatement is true, correct and complete to the best of his/her knowledge.

6-20-17
Date


Applicant Signature


Certificate of Occupancy
Department of Urban Development
BUILDING CODE SERVICES

1410 24th Avenue

William H. Hardy Building

Gulfport, MS 39501

☒ Permanent ☐ Temporary

This Certificate issued pursuant to the requirements of the International Residential Code 2012 Edition certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Use Classification NEW SF DWELLING

Occupancy Classification RESIDENTIAL

Building Permit Number 201601936

Group R3 Type Construction VB

Fire District ☐ Yes ☒ No

Owner of Bldg. DOUGLAS & JULIE CRUTHIRDS

Owner's Mailing Address 10225 EAGLE POINT CIR

Owner's City, State, Zip BILOXI, MS 39532

Building Address #5 MOCKINGBIRD LANE

Date: 05/10/2017

Gary Anderson

Building Official

(13)

POST IN A CONSPICUOUS PLACE



John 1st Judicial District
Instrument 2015 6012 D -J1
Filed/Recorded 9/ 8/2015 11:08 A
Total Fees \$ 12.00
3 Pages Recorded

PREPARED BY AND RETURN TO:

Pringle & Roemer, PLLC
P.O. Box 211
Biloxi, MS 39533
(228)374-1747

INDEXING INSTRUCTIONS:

Lot 5, Magnolia Manor Subdivision,
Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, together with other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

REBECCA D. ANDERSON
2523 Provence Place
Biloxi, MS 39531
(228)861-6404

DEDE D. CAGE
510 Beacon Cove
Brandon, MS 39047
(662)822-9000

ANN DABBS PRESLEY, Trustee of
THE ANN DABBS PRESLEY REVOCABLE TRUST
dated the 4th day of November, 2009,
and any amendments thereto
3635 Highway 17, Pickens, MS 39146
(662)468-3014

does hereby sell, convey, warrant and deliver unto

DOUGLAS C. CRUTHIRDS and JULIE P. CRUTHIRDS,
as joint tenants with right of survivorship,
10225 Eagle Point Circle
Biloxi, MS 39532
(228)297-9270

the following described real property, together with the improvements thereon and all rights thereunto appertaining, lying and being situated in the First Judicial District of Harrison County,

Mississippi, to-wit:

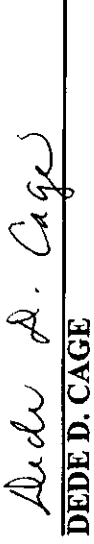
Lot 5 of Magnolia Manor Subdivision, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 21 at page 37 therein, situated in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), Section 32, Township 5 South, Range 13 West. Together with all buildings and improvements situated thereon.

Ad valorem taxes for the year 2015 have been prorated between the Grantors and Grantees, with the Grantees assuming responsibility for the payment of same when due or payable.

The above described property and this conveyance thereof is subject to any easements, rights-of-way, mineral reservations, restrictions and/or restrictive covenants of record relative thereto.

WITNESS the signatures of the Grantors on this 30th day of September, 2015.


REBECCA D. ANDERSON


DEDE D. CAGE

THE ANN DABBS PRESLEY REVOCABLE
TRUST

By: 
ANN DABBS PRESLEY, Trustee

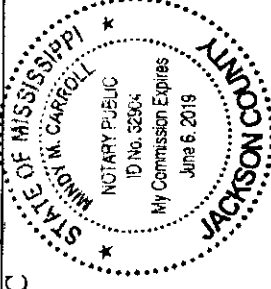
3

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, **REBECCA D. ANDERSON and DEDED. CAGE**, who acknowledged before me that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their own free voluntary act and deed.

GIVEN under my hand and seal of office on this 3rd day of September, 2015.

M. Th. Cade
NOTARY PUBLIC

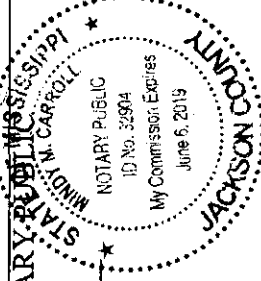


My Commission Expires: 6/6/2019

STATE OF MISSISSIPPI
COUNTY OF HARRISON

On the 3rd day of September, 2015, personally appeared before me, the undersigned authority in and for the State and County aforesaid, **ANN DABBS PRESLEY, Trustee of THE ANN DABBS PRESLEY REVOCABLE TRUST**, who acknowledged before me that, acting in the name and on behalf of the said trust, he signed and delivered the above and foregoing instrument on the day and year therein mentioned in her capacity as trustee, being duly authorized so to do and act.

M. Th. Cade
NOTARY PUBLIC



My commission expires: 6/6/2019

DAVID V. LAROSA, SR.
TAX COLLECTOR
P.O. BOX 1270
GULFPORT, MS 39502

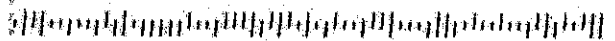
RECEIPT NUMBER	DISTRICT
1	50
PARCEL NUMBER	
1010P-03-026.000	
PPIN	YEAR
01873	2016
MAIL THIS PORTION WITH YOUR PAYMENT.	

RECEIPT NUMBER	
YEAR	PPIN
2016	01873
DELINQUENT AT 1% PER MONTH AFTER FEB. 1.	
NOT RESPONSIBLE FOR PAYMENTS LOST IN MAIL	
DESCRIPTION	

Hasler
06/02/2017
US POSTAGE \$000.284
7891
1010P-03-026.000
ZIP 39503
DR: 20160006501873-01 09/08/2015-WD
LOT 5 MAGNOLIA MANOR
S/T/R 32-07 -10
MAGNOLIA MANOR

CRUTHIRDS DOUGLAS C & JULIE P		32 07 10 MCD	
LAND IMPROVED		TOTAL TRUE	ASSESSED
ACRES 61525		61525	6229
ADVALOREM TAX	1248.41	COUNTY	SCHOOL CITY
HOMESTEAD CREDIT		336.12	598.50 312.79
NET ADVALOREM	1248.41	TOTAL TAXES DUE	
OTHER TAX		1,310.84	
AMT PAID			
NET DUE	1248.41		
INTEREST	62.43		
TOTAL DUE	\$1,310.84		

CRUTHIRDS DOUGLAS C & JULIE P
10225 EAGLE POINT CIR
BILOXI MS 39532





Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Economic Development

Date: 07/30/2017

Subject: Order - by the Gulfport City Council, pursuant to Miss. Code Ann. §17-21-5(2), (Rev. 2003, as amended), authorizing an exemption from municipal ad valorem taxes, excluding school district taxes, based on the increase in assessed value for qualifying capital improvement investments in qualifying structure in the designated redevelopment district, south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary of the newly constructed structure located at 750 2nd Street, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified at parcel number 0911E-01-024.000.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the ____ day of _____, 2017, the following Order:

AN ORDER BY THE GULFPORT CITY COUNCIL, PURSUANT TO MISS. CODE ANN. §17-21-5(2), (REV. 2003, AS AMENDED), AUTHORIZING AN EXEMPTION FROM MUNICIPAL AD VALOREM TAXES, EXCLUDING SCHOOL DISTRICT TAXES, BASED ON THE INCREASE IN ASSESSED VALUE FOR QUALIFYING CAPITAL IMPROVEMENT INVESTMENTS IN QUALIFYING STRUCTURES IN THE DESIGNATED REDEVELOPMENT DISTRICT, SOUTH OF THE CSX RAILROAD TRACKS EXTENDING FROM THE WESTERN CITY BOUNDARY TO THE EASTERN CITY BOUNDARY OF THE NEWLY CONSTRUCTED STRUCTURE LOCATED AT 750 SECOND STREET, GULFPORT, MISSISSIPPI, IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, AND IDENTIFIED AS PARCEL NUMBER 0911E-01-024.000

WHEREAS, Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) provides authority for the Mayor and City Council “in their discretion [to] exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of not more than seven (7) years, any privately owned new structures and any new renovations to structures lying within a designated business improvement district, urban renewal district or redevelopment district, as determined by the municipality, but only in the event such structure shall have been constructed, renovated or improved pursuant to the requirements of an approved project of the municipality for the development of the business improvement district, urban renewal district or redevelopment district. The tax exemption authorized herein may be granted only after written application has been made to the governing authorities of the municipality by any person, firm or corporation claiming the exemption, and an order passed by the governing authorities of such municipality finding that the construction, renovation or improvement of said property is for the promotion of business, commerce or industry in the designated business improvement district, urban renewal district or redevelopment district”; and

WHEREAS, on December 2, 2014, pursuant to this authority, and for the purposes of promoting restoration, revitalization, and preservation in the southern most portion of the City, ravaged by Hurricane Katrina, the Governing Authority of the City of Gulfport adopted Ordinance No. 2805 establishing a “Tax Incentive Program for Redevelopment District to Promote Commercial and Residential Redevelopment and Revitalization” (herein after “Program”), which provided for the application and approval of ad valorem tax exemptions on the increase in assessed value related to building improvements, excluding taxes for school district purposes for a designated historic district that includes the area south of the CSX railroad tracks extending from the western city boundary to the eastern city boundary in the City of Gulfport; and

WHEREAS, for purposes of the Program, the District Boundaries were identified, and previously approved by the Governing Authority as follows:

“Properties south of the CSX railroad track, from the Western City Boundary to the Eastern City Boundary, in Gulfport, Mississippi. The District shall exclude the Downtown District and the property identified as Centennial Plaza.”;

and

WHEREAS, Blaire and Diane Albrecht, owners of the property located at 750 Second Street, Gulfport, Mississippi, in the First Judicial District of Harrison County, and identified as Parcel Number 0911E-01-024.000, have completed the construction of a new residence by and through KSB Contracting, LLC, and have requested, through written application, abatement of the Municipal ad valorem taxes for the increase in assessed value caused by renovation and improvements to the building, which application and supporting documentation is attached hereto collectively as **Exhibit “A”**; and

WHEREAS, Article III, Section 3.3 of Ordinance No. 2805 establishes the procedure for calculating the increase in assessed value qualifying for tax exemption as the “assessed value of

the improvements (if any) on the parcel for the year prior to the renovation, restoration, or new construction being completed and assessed, and subtracting that from the assessed value of the improvements completed and assessed on the parcel for the then current year (after completion and re-assessment) and the tax rate applicable to the land, and the assessed value of the land for any individual year shall not be affected by the exemption of the increased value of improvements”; and

WHEREAS, the Economic Development Department has recommended full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years, which improved value shall be determined by the Office of the Harrison County Tax Assessor, and subsequently presented to the Governing Authority by the Economic Development Department; and

WHEREAS, Miss. Code Ann. §17-21-7 (Rev. 2003, as amended) gives the Board of Supervisors of Harrison County the same authority to exempt ad valorem taxes upon receipt of the exemption Order by the municipality under Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended) and the Harrison County Board of Supervisors shall be requested to grant the same exemptions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the above and foregoing Preamble to this Order be, and they are hereby adopted as the official findings of the Governing Authority of the City of Gulfport.

SECTION 2. That, pursuant to Miss. Code Ann. §17-21-5(2) (Rev. 2003, as amended), the Governing Authority hereby finds that the “construction, renovation, or improvements” to the structure at 750 Second Street, Gulfport, Mississippi, in the First Judicial District of Harrison

County, and which property is identified as Parcel Number 0911E-01-024.000, were done for the “promotion of business, commerce or industry in the designated. . . redevelopment district.”

SECTION 3. That the Owners of the above referenced property, Blaire and Diane Albrecht, have presented proof of ownership and eligibility to the City of Gulfport, and have submitted an application, attached hereto as **Exhibit “A”**, requesting municipal tax abatement on the increase of the assessed value of the structure, including supporting documentation to show construction work performed on the structure in the amount of Three Hundred Forty Two Thousand Three Hundred Forty One and 5/100 Dollars (\$342,341.05) for the new residence and have requested abatement of the Municipal ad valorem taxes for the increase in the assessed value of the property.

SECTION 4. That the increase in assessed value of the property, once determined by Harrison County Tax Assessor shall be presented to the Governing Authority by the Economic Development Department, and after recordation in the Official Minutes, the Municipal ad valorem taxes assessed for the increase in value should be and hereby is approved for abatement for a period of seven (7) consecutive years, contingent on final approval from the Harrison County Tax Assessor.

SECTION 5. That a copy of this Order, including the Owner’s application, should be transmitted to the Harrison County Tax Assessor for final approval.

SECTION 6. This Order shall be published according to law, and in the best interest of revitalization and restoration of the City of Gulfport, it shall take effect immediately upon passage, except that if it passes by less than seven (7) unanimous votes of the City Council, then it shall take effect thirty (30) calendar days after passage.

THE ABOVE AND FOREGOING ORDER, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT/ABSTAIN

WHEREUPON, the President declared the motion carried and the Order adopted, this the ____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Order submitted to and approved by the Mayor, this the ____ day of _____, 2017.

APPROVED:

MAYOR



**ECONOMIC
DEVELOPMENT**

June 19, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5700
Fax: 228-868-5800

City Hall
2309 15th St.
Gulfport, MS 39501

City of Gulfport Administration and City Council
City Hall
2309 15th St.
Gulfport, MS 39501

RE: Tax Abatement qualification for Blaire and Dianne Albrecht

Dear Administration and City Council:

On behalf of the Economic Development Department, I want to confirm that Blaire and Dianne Albrecht have met all qualifications and processes for the Hwy. 90 Tax Abatement at their new home at 750 2nd Street, Gulfport, MS and recommend full abatement of taxes on the assessed value of the improvements to the building/structure for the maximum statutory allowable period of seven years. All necessary fees and applications are received and attached. All necessary fees and applications are received and attached.

Sincerely,

A handwritten signature in black ink, appearing to read "David L. Parker", is written over a large, stylized, looping flourish.

David L. Parker, CEcD
Economic Development Director

Gulfport Tax Abatement Program

Mississippi Code Annotated Section 17-21-5 provides the Mayor, City Council and Board of Supervisors authority to abate ad valorem taxes for a period of not more than seven (7) years for any privately owned new structures and any renovations to structures lying within a designated district.

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Project submission guidelines:

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- (2) Applications are submitted in triplicate, after which they are forwarded (prior to June 1 for following year's tax exemption) to the governing bodies (Gulfport City Council and Harrison County Board of Supervisors) with a recommendation** that the project has been (1) approved by the organization and meets the state statute, (2) approved by the organization and is recommended for approval by the governing bodies, or (3) denied by the organization and is recommended for denial by the governing bodies. Recommendations are based on an established set of criteria (attached) by which all projects are evaluated. Recommendations are not binding; governing authorities have the right to accept or reject any recommendation made by the organization.
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- (5) Final approvals are forwarded to the Tax Assessor, at which point tax bills are adjusted for the appropriate period of time.

In the event that a project is presented prior to the commencement of construction, the governing bodies may consider entering into a Memorandum of Understanding regarding the potential abatement of taxes for the subject project. If such consideration is requested, please contact the Gulfport Economic Development office for instructions regarding required documentation and procedures.

*Project completion is defined by issuance of a certificate of occupancy for the applicant project. Asset lists or construction contracts are used to determine level of investment (financial) of the applicant project.

**Recommendations may be for any percentage of abatement and period of time less than seven years. Recommendations may also be for less than seven years with a provision that the project must be resubmitted for the remaining eligible term, at which time the project will be re-evaluated.

Renovation Project Abatement Criteria

Please mark the blank beside each option which applies to your project and provide supporting documentation.

Historical relevance and adherence to Secretary of Interiors Guidelines and Occupancy Plan:

- ☐ National Register status, historic property or contributing to historic district designation AND renovation design meets Secretary of Interior Standards for Rehabilitation
- ☐ National Register status historic property or contributing to historic district designation AND renovation design does not meet Secretary of Interior Standards for Rehabilitation but renovations are approved by design review committee
- ☐ Property has not received National Register status, historic property or contributing to historic district designation but renovations are approved by design review committee

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

- ☐ Percentage of occupancy at time of re-submittal
- ☐ Number of occupants at time of re-submittal

New Construction Project Abatement Criteria

Adherence to SmartCode Standards:

- _____ Certified by City of Gulfport Urban Development Department as a SmartCode project
- _____ Meets basic requirements and principles of SmartCode
- _____ Determination by City of Gulfport Urban Development Department that the project is not a SmartCode Project

If a partial abatement* is granted with opportunity allowed for consideration for full abatement, the following criteria may be considered in addition to other factors not specified within this document.

Occupancy:

- _____ Percentage of occupancy at time of re-submittal
- _____ Number of occupants at time of re-submittal

*Eligibility duration may be comprised of two terms which may include a requirement for re-submittal and evaluation of the project for continued eligibility.

Application Checklist

Please complete and sign this document with submittal of the documents listed below.

- _____ Resolution from board of directors authorizing application (if corporate entity) or letter from all owners of applicant property requesting consideration.
- _____ Proof of Ownership (must include names of all members of partnerships and LLC's)
- _____ Asset list, itemized construction contract, or project financial summary and payment documentation for applicant project
- _____ Most recent property assessment

Application Summary

Applicant Name*: Blair Albrecht, Dianne Albrecht

Applicant Property Address: 750 2nd Street

Applicant Mailing Address: 750 2nd Street

Applicant Phone Number: 228 223-1507 Email: blairalb7@gmail.com

Please select one: Renovation Project New Construction Project

Estimated Project Amount: \$ 342,341.05 Application Submission Date: 6-7-17

Estimated Project Start Date: October 2016 Project Completion Date**: May 2017

*Include Company or LLC name as well as the name of the designated primary contact if applicant is not sole-owner of the applicant property.

**Project completion date is the date of issuance for the certificate of occupancy.

By signing this application, the undersigned acknowledges that the above information and information within the application for ad valorem tax abatement is true, correct and complete to the best of his/her knowledge.

6-7-17
Date

Bl Albrecht Dianne Albrecht
Applicant Signature



KENNY BADURAK, CONTRACTOR
2606 17TH Ave., Gulfport, Mississippi 39501
P. O. Box, Gulfport, Mississippi 39506
Phone: 228.263.1284

5/19/2017

To whom it may concern:

The total cost of construction for 750 2nd Street is \$342,341.05.

Blair & Diane Albrecht
750 2nd St.
Gulfport, MS 39501

Sincerely,

A handwritten signature in cursive script, appearing to read "CDekle".

Caron Dekle
KSB Contracting LLC
228-223-0731

Certificate of Occupancy
Department of Urban Development
BUILDING CODE SERVICES
1410 24th Avenue
William H. Hardy Building
Gulfport, MS 39501

X Permanent Temporary

This Certificate issued pursuant to the requirements of the International Residential Code 2012 Edition certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Use Classification NEW SF DWELLING

Occupancy Classification RESIDENTIAL

Building Permit Number 201602367

Group R3 Type Construction VB

Fire District ☐ Yes ☒ No

Owner of Bldg. BLAIR ALBRECHT

Owner's Mailing Address 15357 LAKEVIEW COURT

Owner's City, State, Zip GULFPORT, MS 39503

Building Address 750 2ND STREET

Date: 05/12/2017


Building Official

(16)

POST IN A CONSPICUOUS PLACE

750 2nd St, Gulfport, MS 39501-2204, Harrison County



N/A	N/A	11,700	\$39,000
Beds	Bldg Sq Ft	Lot Sq Ft	MLS Sale Price
N/A	N/A	SFR	09/18/2014
Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Albrecht Blair A	Tax Billing Zip:	39503
Owner Name 2:	Albrecht Dianne H	Tax Billing Zip+4:	8810
Tax Billing Address:	19512 Champion Cir	Owner Occupied:	No
Tax Billing City & State:	Gulfport, MS		

Location Information

Census Tract:	14.00	Subdivision:	Grasslawn
Carrier Route:	C009	Township Range Sect:	8-11-2

Tax Information

Tax Parcel Number:	0911E-01-024.000	Block:	4
Lot:	14	Tax Area:	2G
Legal Description:	DR: 2014-0007200-D-J1 09/24/2014-WD LOTS 14 TO 16 BLK 4 GRASSLAWN GRASSLAWN		

Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$9,360	\$9,360	\$12,782
Market Value - Total	\$62,400	\$62,400	\$85,215
Market Value - Land	\$62,400	\$62,400	\$85,215
YOY Assessed Change (\$)	\$0	-\$3,422	
YOY Assessed Change (%)	0%	-26.77%	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,727		
2015	\$1,266	-\$460	-26.67%
2016	\$1,266	\$0	0%

Characteristics

Land Use - CoreLogic:	SFR	Lot Area:	11,700
Land Use - State:	One Family Unit	Lot Acres:	0.2686

Listing Information

MLS Listing Number:	275928	Pending Date:	08/12/2014
MLS Status:	Closed	Closing Date:	09/18/2014
MLS D.O.M:	132	Closing Price:	\$39,000
MLS Status Change Date:	09/25/2014	MLS List. Agent Name:	Mgc.frisdd-Daniel J Frisella
MLS Listing Date:	04/03/2014	MLS List. Broker Name:	COLDWELL BANKER ALFONSO REALTY-LORRAINE RD
MLS Current List Price:	\$39,000	MLS Selling Agent Name:	Mgc.mcfabb-Brenda Mcfall
MLS Orig. List Price:	\$49,000	MLS Selling Broker Name:	COLDWELL BANKER ALFONSO REALTY-LORRAINE RD

Last Market Sale & Sales History

Courtesy of Gale Gilpin, Mississippi Gulf Coast MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

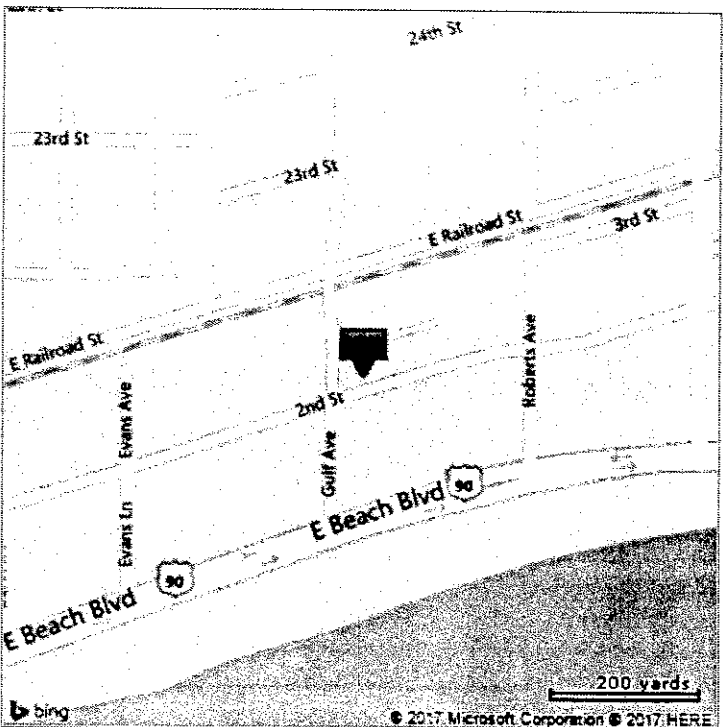
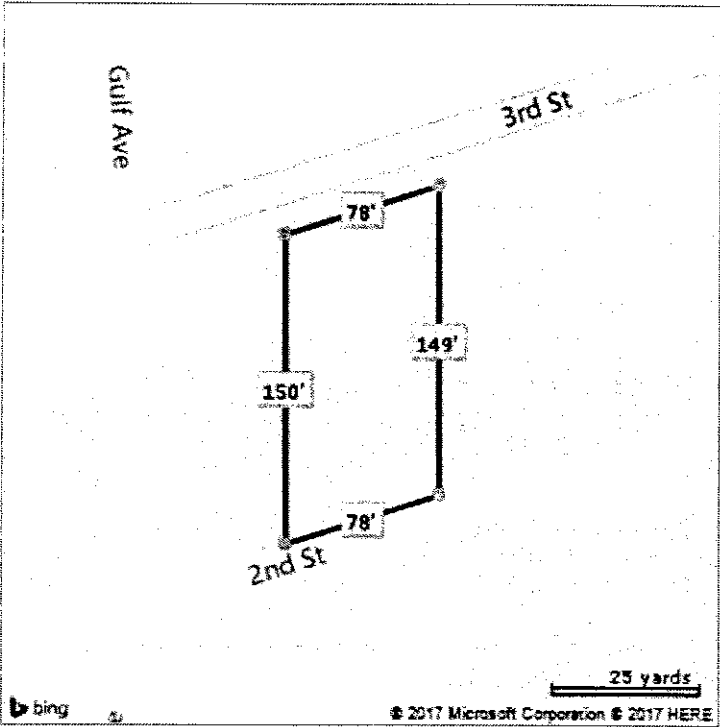
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Page 1 of 2

Settle Date:	Tax: 09/24/2014 MLS: 09/18/2014	Seller:	Owner Record
Owner Name:	Albrecht Blair A	Document Number:	72000D0J1
Owner Name 2:	Albrecht Dianne H	Deed Type:	Deed (Reg)

Sale/Settlement Date	09/24/2014	
Buyer Name	Albrecht Blair A & Dianne H	Harper Judith B
Seller Name	Owner Record	Owner Record
Document Number	72000D0J1	1098-462
Document Type	Deed (Reg)	Deed (Reg)

Property Map



*Lot Dimensions are Estimated

Courtesy of Gale Gilpin, Mississippi Gulf Coast MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 06/02/2017
Page 2 of 2

SCANNED



J. Henderson 1st Judicial District
Instrument 2014 7200 D - J1
Filed/Recorded 9/24/2014 03:01 P
Total Fees \$ 14.00
2 Pages Recorded

REVIEWED

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

Indexing Instructions: EXEMPT

File# 141432

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**JUDITH BEAVERS HARPER
1402 N. CAUSEWAY BLVD., APT. 801
MANDEVILLE, LA 70471
(985) 630-2652**

does hereby grant, bargain, sell, convey and warrant, unto

BLAIR A. ALBRECHT and DIANNE H. ALBRECHT, husband and wife *
**19512 CHAMPION CIRCLE
GULFPORT, MS 39503
(228) 547-6776**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lots Fourteen (14), Fifteen (15), and Sixteen (16), Block Four (4), GRASS LAWN ADDITION TO THE CITY OF GULFPORT, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book O 3 at Page 67 (Copy Book 2 at Page 114) thereof, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

*as joint tenants with full rights of survivorship and not as tenants in common

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 18th day of September, 2014.

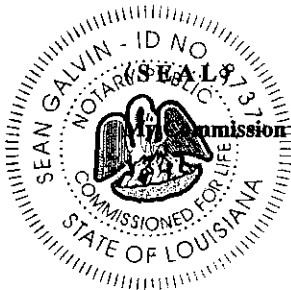
Judith Beavers Harper
JUDITH BEAVERS HARPER

STATE OF LOUISIANA
COUNTY OF St. Tamme

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JUDITH BEAVERS HARPER, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 18th day of September, 2014.

[Signature]
NOTARY PUBLIC



Commission Expires: with 1/1/15



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Pam Winston, Grants
Police Department

Date: 07/28/2017

Subject: Request - from the Gulfport Police Department for permission to apply for 2017 Homeland Security Grant.

Recommendation:

Memorandum

To: Mayor Billy Hewes
From: Chief Leonard Papania
Date: July 18, 2017
Re: Permission to Apply for 2017 Homeland Security Grant

Subject: Permission to apply for a Stationary Tag reader through the Homeland Security Department. This grant will allow the Police Department to purchase the reader equipment and it is 100% federally funded.

After the grant is approved by Homeland and the City is allowed to purchase this equipment it will be placed in a central location in the City. This does not include installation costs.

Your consideration of this request and continued support of the police department's crime prevention, traffic safety, youth development, and enforcement programs is greatly appreciated.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ronda Cole, Clerk of Council
Leisure Services

Date: 08/02/2017

Subject: Request - from "Susan G. Komen Race for the Cure Mississippi Gulf Coast" for street closure and route map for the 4th Annual Race for the Cure scheduled for Saturday, September 9, 2017.

Recommendation:



Board of Directors

Georganna Keenum
Board President

Michael Davis
Vice President

Odessa Hawkins, NP
Survivor/Education Chair

Christy Moore
Treasurer

Sandi East
Secretary

Honorable Bridgette Clayton, esq.
Board Attorney

John Anthony
Media Chair

Tammy Burnett
Special Projects

Rochelle Ward, NP
Mission

Barbara Craft, MD
Mission

Karen Sock
Gulf Coast Chair

Barbara Bowman
Special Projects

Staff

Catherine Young
Executive Director

Aledo Bell
Affiliate Coordinator

**Race for the Cure Event
Coordinators**

Shannon McLaughlin
Sophie Nord
Marie Porter

July 20, 2017

Susan Walker
Community Relations
Golden Nugget Biloxi

Dear Susan:

The 4th annual Gulf Coast Race for the Cure will be held on Saturday, September 9, 2017, in Jones Park. Last year was an amazing event, hearts touched and lives inspired because we came together as a family to celebrate those that have survived breast cancer and remember those we have lost. New this year, we will feature a twilight race to shine a light on breast cancer.

Susan G. Komen Mississippi is dedicated to improving the lives of women and men in our service area that are affected by breast cancer. Our BOLD GOAL challenges us to be bold and act now. Our goal is to decrease the current number of breast cancer death rates by 50% in the next 10 years. With your help we can and will achieve this goal.

Your presence and support of the 4th annual Gulf Coast Race for the Cure will seal your commitment to see us achieve this goal.

Despite tremendous progress in the battle against breast cancer, more than 40,000 women and men still die each year from breast cancer in the United States, of that over 440 right here in Mississippi. Komen has led the way through our research programs, our community outreach and advocacy, and our global work.

- We have invested in more breast cancer research than any other nonprofit organization outside the U.S. government –Locally, we have invested over \$3.25 million in Mississippi to provide free mammograms, treatment and breast health awareness programs in our 59 county service area.
- We were the first to understand the power of communities and advocacy in breaking down barriers to breast cancer care.
- These include programs that provide free or low-cost screening diagnosis, treatment and patient navigation for breast health and cancer care; help with medical and emergency living expenses, and transportation and other assistance to help overcome the barriers people face when trying to access the care they need.

We would like to challenge you and your company to be apart of this historic moment by renewing your commitment and stand with us to decrease current death rates by 50% within the next decade by sponsoring the 4th annual Gulf Coast Race for the Cure and challenging your employees and staff to raise money in this fight. Enclosed is sponsorship and volunteer information.

Sincerely,

Shannon McLaughlin
Race Coordinator
601.594.4429
Shannon.mggroup@gmail.com

Susan G Komen values your contributions and manages funds wisely. We are accredited by the Better Business Bureau and have a charity navigator rating of 4 stars. You can take pride in knowing that 100% of funds raised will be used in the fight against breast cancer.

866.475.6636 * komentcentralms.org
103 Fairmont Plaza Pearl, MS 39208 * 11975 Seaway Road Suite A300 Gulfport, MS 39503



Saturday, September 9, 2017

5:30 p.m.

Jones Park, Gulfport

On-Street Parking in Downtown Gulfport



Certification: MS14009MS

Start – 13th near Post Office

East onto 13th

Left onto 24th

Right onto 15th

Left onto 20th

Right onto 2nd

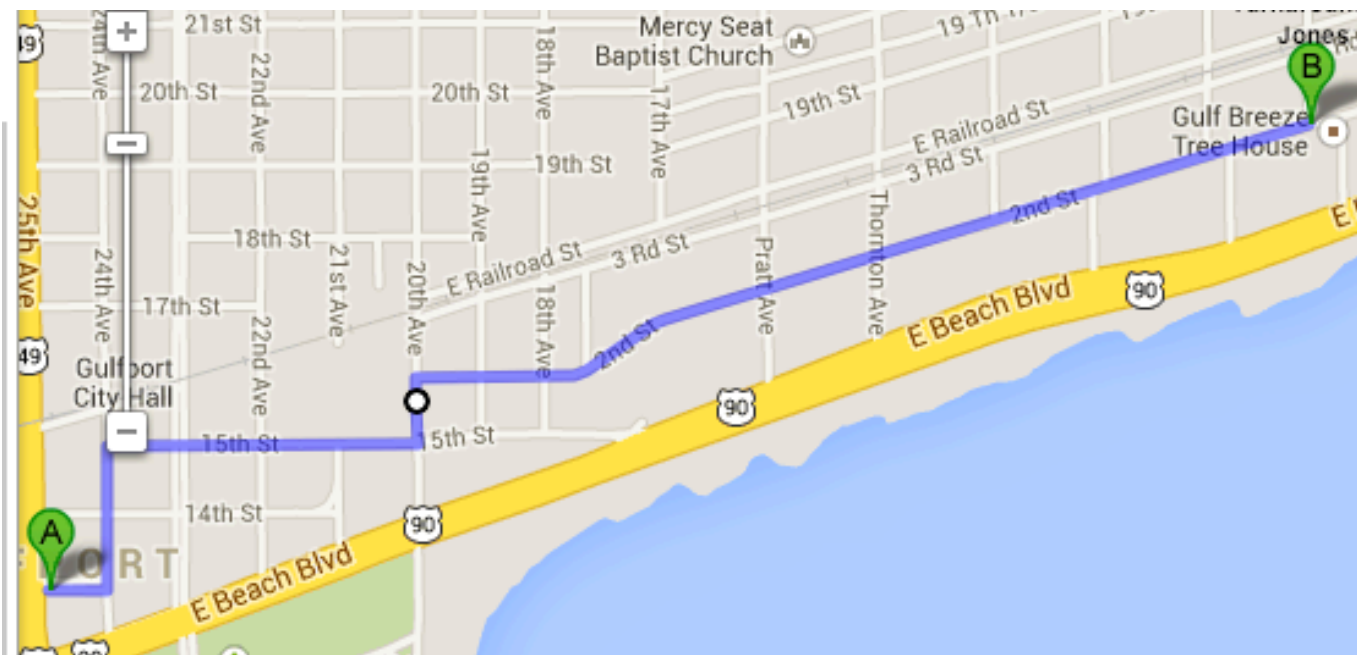
Turn Around at Jones

Left onto 20th

Right onto 15th

Left onto 24th

Right onto 13th **To Finish**



09.09.2017

GULFPORT, MS



Twilight for Tatas

WITH EACH REGISTRATION,
YOU WILL RECEIVE A CUSTOM
RACE T-SHIRT,
BIB, AND A
PINK GLOW
WRISTBAND.



SIGN UP! TEAM UP!
DONATE NOW!

5K | Fun Run | Komen Village | Kids Activities | Live Music

Join us for a evening 5K run (timed optional)/walk and a after party with live music and food vendors.



/KomenCentralMS

To volunteer or register, call 866.475.6636 or visit us online at komencentralms.org.

©2012 Susan G. Komen for the Cure® The Running Ribbon is a registered trademark of Susan G. Komen for the Cure.



EVENT CALENDAR LISTING

FOR IMMEDIATE RELEASE

March 16, 2017

CONTACT: Shannon McLaughlin
601.594.4429
Event Coordinator

Event: Race for the Cure Mississippi Gulf Coast

Date: Saturday, 09/09/17

Times: Registration 4:00 p.m. Race begins at 5:30 p.m.

Location: Jones Park, 20th Ave. and Jones Park Dr., Gulfport –

On-street parking available in downtown Gulfport

Admission: Registration Fee: Adult - \$25, Child - \$15 (includes event t-shirt) or \$30 to include timed component.

Race for the Cure is the largest series of 5K run/fitness walks in the world. The fundraising 5K (optional timing component) promotes breast health awareness, celebrates survivors, encourages breast cancer patients and honors those we have lost. Join us for a special survivor breakfast. Visit the “Pink It Up” tent for a fun way to enhance your pink side before the Race begins. All money raised from pink item sales will benefit the Susan G. Komen for the Cure® MS Affiliate. How well can you “Pink It Up”? The best “Pinked Up” person will be recognized at the event, receive a prize and maintain bragging rights!

With breast cancer affecting **one in eight women** and its occurrence in men continuing to rise, the event will create awareness and educate the public about Susan G. Komen® and its role in the fight against breast cancer. Proceeds benefit the *Mississippi Steel Magnolias Affiliate of Susan G. Komen®*, in which up to **75 percent** of the net income stays in Mississippi to fund breast health education and breast cancer screening and treatment projects. A minimum of 25 percent of net income from events supports the Komen for the Cure Award and Research Grant Programs, which fund groundbreaking breast cancer research, meritorious awards and educational and scientific conferences around the world. To register for Race for the Cure Gulf Coast, visit www.komencentralms.org or call 866-475-6636.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Elizabeth MacMillan, Office Manager
Leisure Services

Date: 06/30/2017

Subject: Budget Amendments #41 & #42 - transfer of funds to establish account Golf Course Clubhouse and Cart Path Improvements.

Recommendation:

City of Gulfport

Budget Amendment Request

Fund Name	<u>General Fund</u>	Date	<u>07/10/17</u>
Department #	<u>437</u>	Budget Entry #	<u>2017-41</u>
Department Name	<u>Golf Course</u>		

	<u>Original Budget</u>	<u>Prior Amendments</u>	<u>This Amendment</u>	<u>Revised Budget</u>
Personal Services	198,084	-	-	198,084
Supplies	92,900	-	(8,151)	84,749
Other Services	93,279	-	(5,900)	87,379
Total	384,263	-	(14,051)	370,212
Capital Projects Fund			14,051	14,051

Transfer to establish account for Golf Course Clubhouse and Cart Path Improvements.

Amendment # 2017-41

City of Gulfport

Budget Amendment Request

Fund Name	Capital Projects	Date	07/10/17
Department #	100-345-640100	Budget Entry #	2017-42
Department Name	Capital Projects		

	Original Budget	Prior Amendments	This Amendment	Revised Budget
Personal Services	-	-	-	-
Supplies	-	-	-	-
Other Services	-	-	-	-
Capital Outlay	-	-	224,617	224,617
Total	-	-	224,617	224,617
Senior Building Project Funds	-	-	161,547	161,547
Fund Balance 100-310200	-	-	63,071	63,071
	-	-	224,617	224,617

Transfer to establish account for Golf Course Clubhouse and Cart Path Improvements.

Amendment # 2017-42



**DEPARTMENT OF
LEISURE SERVICES**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5881
Fax: 228-868-5883

To: Linda Elias, Comptroller
Leah Holland, Finance Manager

Administrative Office
1422 23rd Ave.
Gulfport, MS 39501

From: Gus Wesson, Director Leisure Services

Date: June 26, 2017

Subject: Budget Amendment to Establish Account for Golf Course Clubhouse and
Cart Path Improvements

The Department of Leisure Services is requesting a Budget Amendment to establish a Golf Course clubhouse and cart path improvements. Per our discussion, Leisure Services would like to request the current fiscal year revenues from the Golf Course account 500500 Golf Course Fees \$63,070.58, Bayou Vista Golf Course 437 balance of \$14,050.67, and the Senior Building Project \$161,546.70 be consolidated into one account for the requested improvements. This balance would be \$238,667.95.

Should you have any questions or issues, please feel free to contact me.

A handwritten signature in blue ink, appearing to read "Gus Wesson", is written over a horizontal line.

Gus Wesson



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ryan Merrill, Budget Analyst
Public Works

Date: 07/20/2017

Subject: Budget Amendment #45 - to transfer funds to complete the Hwy 49 relocation of utilities project.

Recommendation:

City of Gulfport

Budget Amendment Request

Fund Name	Water/Sewer Fund	Date	07/31/17
Department #	815	Budget Entry #	2017-45
Department Name	Water		

	Original Budget	Prior Amendments	This Amendment	Revised Budget
Supplies	1,823,763	(21,750)	45,000	1,847,013
Other Services	2,857,059	-	-	2,857,059
Capital	250,000	21,750		271,750
Total	4,930,822	-	45,000	4,975,822
Fund Balance			(45,000)	(45,000)

Transfer due to shortage of funds and to complete flowable-fill work to close out HWY 49 relocation project.

Amendment # 2017-45



**DEPARTMENT OF
PUBLIC WORKS**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5740
Fax: 228-214-2238

Budget Amendment

To: Linda Elias, CPA, Comptroller
Leah Holland, CPA, Finance

CC: Mayor Billy Hewes
Dr. John Kelly, CAO
Kris Riemann, P.E., Director of Engineering

Public Works & Engineering
4050 Hewes Ave
Gulfport, MS 39507

From: Wayne E. Miller, P.E., Director of Public Works

Date: July 20, 2017

**Subject: Budget Amendment to Transfer Funds to Complete the Hwy 49
Relocation of Utilities**

AMOUNT	FROM	TO
\$45,000.00	(Water/Sewer Fund Balance)	815-616700 (WATERLINES SUPPLIES)
\$45,000.00	TOTAL	

The Department of Public Works is requesting a Budget Amendment to transfer a total of **\$45,000.00** from the Water & Sewer Fund Balance to fund the last portion of the HWY 49 Relocation Project.

At this point in the fiscal year we are short on funds and need this amendment to complete flowable-fill work to close out the HWY 49 Relocation Project, which is a requirement by MDOT. We are in receipt of a quote for **\$45,000.00** from our Unit Price Contractor (DNA) to complete this project.

Early this year we had an emergency sewer spill and we had to spend approximately \$45,000 that we did not anticipate spending. This amendment will help us fill the void in our budget that the emergency sewer spill left.

I hereby recommend this budget amendment.

Please place on the August 8th, 2017 City Council Agenda.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Natasha Tate, Assistant to the Fire Chief
Fire Department

Date: 07/25/2017

Subject: Budget Amendment #46 - to transfer funds within Fire Department for the purchase of jaws of life spreader and cutter.

Recommendation:

City of Gulfport

Budget Amendment Request

Fund Name	<u>General Fund</u>	Date	<u>07/31/17</u>
Department #	<u>290</u>	Budget Entry #	<u>2017-46</u>
Department Name	<u>Fire Department</u>		

	<u>Original Budget</u>	<u>Prior Amendments</u>	<u>This Amendment</u>	<u>Revised Budget</u>
Personal Services	11,025,075	993	-	11,026,068
Supplies	488,674	38,377	-	527,051
Other Services	565,824	34,968	(26,000)	574,792
Capital Outlay	161,134	28,432	26,000	215,566
Total	12,240,707	102,770	-	12,343,477

To transfer from supplies to purchase Jaws of Life spreader and cutters.

Amendment # 2017-46



MIKE BEYERSTEDT
Fire Chief

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5950
Fax: 228-868-5989

Budget Amendment

Gulfport Fire Department
1515 23rd Avenue
Gulfport, MS 39501

To: Linda Elias, Comptroller
via Leah Holland, Finance Manager

From: Mike Beyerstedt, Fire Chief

Date: July 25, 2017

Subject: Budget Amendment to Transfer Funds within
Gulfport Fire Department Accounts

Transfer From - 290	Other Services		
	610700 Operating	(26,000.00)	
			\$ (26,000.00)
Transfer To - 290	Capital Outlay		
	630300 Machinery	26,000.00	
			\$ 26,000.00

The Gulfport Fire Department is requesting a Budget Amendment to process an internal transfer of money. This money will be used for the purchase of:

- Jaws of Life spreader and cutters.

All purchases will be coordinated through the Purchasing Department. Please place on the next available Council agenda. I am available if you have any questions.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Elizabeth MacMillan, Office Manager
Leisure Services

Date: 07/27/2017

Subject: Budget Amendment #47 - to transfer funds within Leisure Services Department for the purchase of computer equipment.

Recommendation:

City of Gulfport

Budget Amendment Request

Fund Name	General Fund	Date	07/31/17
Department #	411	Budget Entry #	2017-47
Department Name	Leisure Services		

	Original Budget	Prior Amendments	This Amendment	Revised Budget
Personal Services	3,418,016		-	3,418,016
Supplies	993,972		(2,045)	991,927
Other Services	2,006,983			2,006,983
Capital Outlay	1,950		2,045	3,995
Debt Service	114,131			114,131
Total	6,535,052	-	-	6,535,052

To transfer from supplies to purchase computer equipment

Amendment # 2017-47



**DEPARTMENT OF
LEISURE SERVICES**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5881
Fax: 228-868-5883

Administrative Office
1422 23rd Ave.
Gulfport, MS 39501

To: Linda Elias, Comptroller
Leah Holland, Finance Manager

From: Gus Wesson, Director Leisure Services

Date: July 27, 2017

Subject: Budget Amendment to Purchase Computer Equipment for Marketing

The Department of Leisure Services is requesting a Budget Amendment to cover the purchase of computer equipment to be used for presentations and sales within the marketing division. We are requesting to move \$2044.82 from 411-610700 Operational to 411-630400 Computer Equipment.

Should you have any questions or issues, please feel free to contact me.



Gus Wesson, RLA



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ryan Merrill, Budget Analyst
Public Works

Date: 07/31/2017

Subject: Budget Amendment #48 - to transfer funds to within the water & sewer accounts to continue operations until FY2018.

Recommendation:

City of Gulfport

Budget Amendment Request

Fund Name	Water/Sewer	Date	07/31/17
Department #	815/825	Budget Entry #	2017-48
Department Name	Water/Sewer		

	Original Budget	Prior Amendments	This Amendment	Revised Budget
WATER				
Supplies	1,823,763	(21,750)	87,500	1,889,513
Other Services	2,857,059	-		2,857,059
Capital	250,000	21,750		271,750
Total	4,930,822	-	87,500	5,018,322
Fund Balance			(87,500)	
SEWER				
Personnel Services	113,814			113,814
Supplies	1,823,763	(21,750)	87,500	1,889,513
Other Services	2,857,059			2,857,059
Capital Outlay	250,000	21,750		271,750
Total	5,044,636	-	87,500	5,132,136
Fund Balance			(87,500)	

Transfer due to shortage of funds to continue operations and keep crews working.

Amendment # 2017-48



**DEPARTMENT OF
PUBLIC WORKS**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5740
Fax: 228-214-2238

Budget Amendment

To: Linda Elias, CPA, Comptroller
Leah Holland, CPA, Finance

CC: Mayor Billy Hewes
Dr. John Kelly, CAO
Kris Riemann, P.E., Director of Engineering

Public Works & Engineering
4050 Hewes Ave
Gulfport, MS 39507

From: Wayne E. Miller, P.E., Director of Public Works

WEM

Date: July 25, 2017

Subject: Budget Amendment to Transfer Funds to necessary to continue operations until FY2018

AMOUNT	FROM	TO
\$31,500.00	(Water/Sewer Fund Balance)	815- (GASOLINE)
\$31,500.00	(Water/Sewer Fund Balance)	825- (GASOLINE)
\$45,500.00	(Water/Sewer Fund Balance)	815- (SHELLS, GRAVELL, SAND)
\$45,500.00	(Water/Sewer Fund Balance)	825- (SHELLS, GRAVELL, SAND)
\$4,000.00	(Water/Sewer Fund Balance)	815- (WATERLINE SUPPLIES)
\$4,000.00	(Water/Sewer Fund Balance)	825- (SEWERLINE SUPPLIES)
\$6,500.00	(Water/Sewer Fund Balance)	815- (OPERATING SUPPLIES)
\$6,500.00	(Water/Sewer Fund Balance)	825- (OPERATING SUPPLIES)
\$175,000	TOTAL	

The Department of Public Works is requesting a Budget Amendment to transfer a total of **\$175,000.00** from the Water & Sewer Fund Balance in order to provide funds necessary for our crews to continue operations for the remainder of FY2017.

Currently, we do not have the necessary funds to continue operations and need this amendment to keep our crews working. The shortage of funds is because 2 large in-house projects (HWY 49 Utility Relocation Project and J. Miller Road Project) have exceeded initial estimates due to unforeseen circumstances.

Though our Inventory Manager and Water/Sewer Manager agreed that a sum of \$218,300.00 would be needed to continue operations until FY2018, we worked with them to hold back certain materials/projects until FY2018 in order to reduce the requested amount to \$175,000.00. Attached is a detailed spreadsheet of the necessary versus requested costs.

I hereby recommend this budget amendment.

Please place on the August 8th, 2017 City Council Agenda.

FY2017[illegible]



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ryan Merrill, Budget Analyst
Public Works

Date: 07/31/2017

Subject: Budget Amendment #49 - to transfer funds within water & sewer for the camera and cleaning of sewer lines on Chamberlain Avenue from 44th Street to Waste Water Treatment Plant.

Recommendation:

City of Gulfport

Budget Amendment Request

Fund Name	Water/Sewer	Date	07/31/17
Department #	825	Budget Entry #	2017-49
Department Name	Sewer		

	Original Budget	Prior Amendments	This Amendment	Revised Budget
SEWER				
Personnel Services	113,814			113,814
Supplies	1,823,763	(21,750)	55,300	1,857,313
Other Services	2,857,059			2,857,059
Capital Outlay	250,000	21,750		271,750
Total	5,044,636	-	55,300	5,099,936
Fund Balance			(55,300)	

Transfer due to shortage of funds to continue operations and fund the cleaning and videoing of sewer lines to prevent sewer backups.

Amendment # 2017-49



**DEPARTMENT OF
PUBLIC WORKS**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5740
Fax: 228-214-2238

Budget Amendment

To: Linda Elias, CPA, Comptroller
Leah Holland, CPA, Finance

CC: Mayor Billy Hewes
Dr. John Kelly, CAO
Kris Riemann, P.E., Director of Engineering

Public Works & Engineering
4050 Hewes Ave
Gulfport, MS 39507

From: Wayne E. Miller, P.E., Director of Public Works

WEM

Date: July 26, 2017

**Subject: Budget Amendment to Clean and CCTV Sewer lines for Chamberlain Ave
From 44th Street to WWTP**

AMOUNT	FROM	TO
\$55,300.00	(WATER/SEWER FUND BALANCE)	825-616100 (Sewer Line Supplies)
\$55,300.00	TOTAL	

The Department of Public Works is requesting a Budget Amendment to transfer a total of **\$55,300.00** from the Water & Sewer Fund balance to Sewer Line Supplies to fund the cleaning and videoing of sewer lines in order to prevent sewer backups in the surrounding areas of Chamberlain Avenue from 44th Street to WWTP.

Attached is a quote for the costs of these services from our Unit Price Contractor (Gulf Coast Underground).

I hereby recommend this budget amendment.

Please place on the August 8th, 2017 City Council Agenda.

TRENCHLESS PIPE INSPECTION, CLEANING & REPAIR UNIT PRICE CONTRACT 2015

UNIT PRICE PROJECT

Work Authorization No. 2

Gulf Coast Underground – Council Approved 11-17-2015

Location: Chamberlain Ave From 44th St to WWTP

Scope: Clean and CCTV Existing Sewer Main

ITEM NO.	DESCRIPTON	QUANTITY	UNIT	UNIT PRICE	EXTENSTION
01505-A	MOBILIZATION/DEMOBILIZATION (CLEANING & INSPECTION OF GRAVITY SANITARY SEWER)	1	EA	\$2,500.00	\$2,500.00
02735-I	HEAVY CLEAN & CCTV INSPECT 24"-27" SANITARY SEWER MAIN	6,600	LF	\$8.00	\$52,800.00
TOTAL					\$55,300.00

TIME: IT IS ESTIMATED THAT THE WORK WILL NOT REQUIRE MORE THAN THIRTY (30) CALENDER DAYS.

AUTHORIZATION: _____

CITY OF GULFPORT

DATE: _____

AUTHORIZATION: _____

CONTRACTOR

DATE: _____



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Sherry Dulaney, Accounts Payable Supervisor
Accounts Payable

Date: 07/31/2017

Subject: Docket of Claims - to be approved through August 9, 2017.

Recommendation:



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Nellie Henry, Urban Development Clerk
Code Enforcement

Date: 07/28/2017

Subject: Resolution - awarding bids for lot clean-ups and/or demolitions.

Recommendation:

Memorandum

To: Mayor Billy Hewes and Gulfport City Council

From: Greg Pietrangelo, Director
Department of Urban Development

Date: July 28, 2016

RE: Resolutions awarding bids for lot cleanups and/or demolition of certain property within the City of Gulfport and providing for assessment of cost to the said properties being presented to the City Council on the 8th day of August, 2017.

Please place the attached item on the Council agenda for August 8, 2017.

Subject: Code Enforcement Resolutions Awarding Bids for Lot Clean-ups and/or Demolitions.

The attached items have been routed through the following departments:

Approve

Disapprove

Dept. of Urban Development

✕

The items have been reviewed and approved by:

_____ Director of Urban Development

_____ CAO or Mayor _____

Memorandum - City of Gulfport

Department of Urban Development

Date: July 28, 2017

To: Mayor Billy Hewes
City Council Members

From: Code Enforcement

RE: Resolutions awarding bids for lot cleanups and/or demolition of certain property within the City of Gulfport and providing for assessment of cost to the said properties being described:

Awarding of Bids

WARD 1

- Parcel 1: 0711N-01-010.001. Lots 21-22, Blk. 2, Parkway Add. awarded to Ladner Lawn & Tractor for \$267.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on Fournier Avenue. (Delux Home LLC)
- Parcel 2: 0711G-05-025.001. Lots 15-16, Blk. 6, Jonestown McCaughan Add. awarded to Twin City Lawn Care for \$520.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2004 48th Avenue. (Fayard)
- Parcel 3: 0711G-01-024.000. Lot 20, Blk. 16, Jonestown McCaughan Add. awarded to Twin City Lawn Care for \$385.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 1914 43rd Avenue. (Ingram)
- Parcel 4: 0811E-05-007.000. E 90 Ft. of Lots 1-2, Blk. 117, Original Gulfport awarded to B & B Construction for \$785.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 3307 20th Street. (Gardner Est.)
- Parcel 5: 0811E-05-008.001. E 25 Ft. of W 50 Ft. of Lots 1-4 Inc., Blk. 117, Original Gulfport awarded to B & B Construction for \$750.00 to remove all trash and miscellaneous debris from site located at 3309 20th Street. (Gardner)

WARD 2

- Parcel 6: 0711I-02-020.000. This parcel awarded to B & B Construction for \$725.00 to cut and clean grounds and remove all trash and miscellaneous debris from site. Remove vines from around and on structure located at 1117 36th Avenue. (Hickman Est.)
- Parcel 7: 0711N-04-016.000. This parcel awarded to Ladner Lawn & Tractor for \$497.00 to cut and clean grounds and remove all trash and miscellaneous debris from site. Fill in septic tank at 1614 Allendale Avenue. (McArthur)
- Parcel 8: 0811L-04-027.000. Lots 1-2, Blk. 171, Original Gulfport awarded to Twin City Lawn Care for \$900.00 to cut and clean grounds and remove all trash and miscellaneous debris from site. Treat for rodent harborage at 3211 15th Street. (Bryant)
- Parcel 9: 0811A-06-016.000. Lots 12-14, Blk. 22, Broad Acres Part of SW 1/4 of 1/4 awarded to Twin City Lawn Care for \$1455.00 to bring building(s) up to code or demolish. Cut and clean grounds and remove all trash and miscellaneous debris from site located at 1266 24th Street. (SotoIngo)(Demo)

WARD 3

- Parcel 10: 0810N-02-026.000. Lots 4-5, Blk. 12, Standard Land awarded to Ladner Lawn & Tractor for \$327.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2019 30th Street. (Pinkston)
- Parcel 11: 0810N-02-026.001. Lots 8-9, Blk. 12, Standard Land Add. Part of SE 1/4 of SE 1/4 awarded to Ladner Lawn & Tractor for \$327.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2105 30 Street. (Pinkston)
- Parcel 12: 0810N-02-026.002. Lots 6-7, Blk. 12, Standard Land awarded to Ladner Lawn & Tractor for \$327.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2021 30th Street. (Pinkston)

Total: \$7265.00

There came on for consideration at a meeting of the Mayor and Members of the Council of the City of Gulfport, Mississippi, held on the **8th** day of **August, 2017**, the following Resolution:

**A RESOLUTION AWARDED AND/OR REJECTING BIDS FOR LOT CLEANUP
AND/OR DEMOLITION OF CERTAIN PROPERTY WITHIN THE CITY OF
GULFPORT AND PROVIDING FOR THE ASSESSMENT OF COSTS TO THE SAID
PROPERTIES**

WHEREAS, at a prior meeting of the Gulfport City Council, certain and various properties located within the City of Gulfport were declared to be in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community; and

WHEREAS, by prior action of this Council, the City of Gulfport was authorized to advertise for bids to perform the noted and required work on the identified properties; and

WHEREAS, having advertised for bids and having received bids, the following represent the lowest and best bids received (per parcel) for the work as described therein:

- | | |
|------------|--|
| Parcel 1: | 0711N-01-010.001. Lots 21-22, Blk. 2, Parkway Add. awarded to Ladner Lawn & Tractor for \$267.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on Fournier Avenue. (Delux Home LLC) |
| Parcel 2: | 0711G-05-025.001. Lots 15-16, Blk. 6, Jonestown McCaughan Add. awarded to Twin City Lawn Care for \$520.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2004 48th Avenue. (Fayard) |
| Parcel 3: | 0711G-01-024.000. Lot 20, Blk. 16, Jonestown McCaughan Add. awarded to Twin City Lawn Care for \$385.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 1914 43rd Avenue. (Ingram) |
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WHEREAS, the Mayor and Members of the Council find and do so determine that pursuant to bids heretofore received for lot cleanup and/or demolition of certain property described above in the City of Gulfport, that the bid price noted above is the lowest and best price and should be accepted; and

WHEREAS, the Mayor and Members of the Council further find and do so determine that Notice to Proceed should be given to the listed property above, and that the actual costs of cleanup should be assessed against the property as provided by law including a \$250.00 penalty.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the individual bids for the cleanup of the certain properties described above within the City of Gulfport, should be accepted as the lowest and best bid/bid price.

SECTION 3. That Notice to Proceed should be immediately given to the lowest and best bidder as noted above and the completion of all work shall be accomplished within 30 calendar days. If extenuating circumstances occur, the company may request an extension of time in writing to complete the work.

SECTION 4. That the costs of lot cleanup, plus a \$250.00 penalty, should be assessed as a lien against the said properties and shall be enrolled in the Office of the Circuit Clerk of the First Judicial of Harrison County, Mississippi, as other judgments are enrolled, as provided by law.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

YEAS:

NAYS:

ABSENT:

WHEREUPON, the President thereby declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT OF THE COUNCIL

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Mary Collins, Procurement Specialist
Clerk

Date: 07/18/2017

Subject: Privilege Licenses - for the month of June 2017 - to be made a part of the minutes.

Recommendation:

Memorandum - City of Gulfport

City Clerk

To: The Honorable Mayor and City Council

From: Mary Collins, Deputy City Clerk

Date: July 13, 2017

Re: Privilege Licenses Issued June, 2017

Attached is a report of the privilege licenses issued by the City of Gulfport for the period of June 1 thru June 30, 2017 per Mississippi Code §Ann. 27-17-501 to be spread on the minutes.

If you have any questions, please call at any time.

**PRIVILEGE LICENSES FOR
JUNE 2017**

BUSINESS NAME	BUSINESS LOCATION	PAID	Post Date
FIRE SYSTEMS INC	2214 HEWES AVE	\$33.00	06/02/2017
NANCY STONE BOURGEOIS INTERIORS	1710 E PASS RD SUITE C	\$20.00	06/02/2017
NIFTY CAR RENTAL LLC	8362 HWY 49	\$285.00	06/02/2017
THE RADISH LOFT	76 48TH STREET	\$40.00	06/02/2017
ZIMMERMAN FAMILY DENTISTRY PC	1213 BROAD AVENUE SUITE 1	\$20.00	06/02/2017
GULF COAST BEHAVIORAL SCIENCES LLC	2218 18TH ST #A	\$20.00	06/02/2017
SMITH CONTRACTING COMPANY LLC	1520 29TH AVE	\$30.00	06/02/2017
AIRGAS USA, LLC	10419 THREE RIVERS RD	\$75.00	06/05/2017
AUDIBEL HEARING HEALTHCARE	11010 HWY 49 STE 6	\$20.00	06/05/2017
DOLGENCORP LLC	15449 O'NEAL RD	\$35.00	06/05/2017
SMILE ICE CREAM	7120 GREENBRIAR STREET	\$25.00	06/05/2017
ELITE DOCTORS INC	4507 15TH ST STE B&C	\$20.00	06/05/2017
GULF COAST FUEL	3321 34TH AVE	\$20.00	06/05/2017
ORIZA ENTERPRISES LLC	4507 15TH ST STE B&C	\$20.00	06/05/2017
SALVAGE WORLD OF GUFPORT, LLC	665 EAST PASS RD UNIT A	\$25.00	06/05/2017
SMOOTHIE KING	632 COURTHOUSE ROAD	\$20.00	06/05/2017
JOHNSON PAINT BODY & COLLISION	1701 28TH ST UNIT J	\$20.00	06/05/2017
CREATIVE MARKETING TECHNIQUES	1924 30TH AVE	\$20.00	06/06/2017
BIG KAHUNA	13187 DEDEAUX RD	\$20.00	06/06/2017
CHINA BUFFET	353 COURTHOUSE RD	\$35.00	06/06/2017
INDUSTRIAL WELDING SUPPLY OF SLIDELL	10261 CORPORATE DRIVE	\$92.50	06/07/2017
INDUSTRIAL WELDING SUPPLY OF SLIDELL	10261 CORPORATE DRIVE	\$92.50	06/07/2017
NEXTHOME E-REALTY	12373 HWY 49 STE 3	\$20.00	06/07/2017
STEWART MARINE LLC	2303 GULF AVE	\$20.00	06/07/2017
COLORFUL MINDS	9414 THREE RIVERS RD #3	\$20.00	06/07/2017
COAST SHOE REPAIR	2112 25TH AVE	\$20.00	06/07/2017
MAGNOLIA COAST REALTY	12207 HWY 49 #20	\$20.00	06/07/2017
MS COAST PROPERTY MANAGEMENT	12207 HWY 49 #20	\$20.00	06/07/2017
GOLDEN TRIANGLE CLEANING SERVICE	11111 HIGHLAND AVE #1511	\$20.00	06/07/2017
CREATIVE ELITE	1614 25TH AVE	\$20.00	06/08/2017
CLARKS	FACTORY SHOP	\$92.50	06/08/2017
GILLIGANS LOUNGE	165 HARDY COURT	\$35.00	06/08/2017
COVENANT CHRISTIAN BOOKSTORE	1419 PASS ROAD	\$20.00	06/09/2017
EDUCATE AND CELEBRATE	311 COWAN RD	\$40.00	06/12/2017
GULF SOUTH OUTDOORS	1740 E PASS RD	\$20.00	06/12/2017
WAYNES DRYWALL	2622 WEST ANGELA CIRCLE	\$20.00	06/12/2017
BAYOU RENTAL PROPERTIES	3017 20TH AVE	\$20.00	06/12/2017
COLONIAL FREIGHT SYSTEM	12231 ASHLEY DR #B	\$30.00	06/12/2017
PANDA HOUSE	1315 E PASS ROAD	\$22.00	06/13/2017
VALUE AUTO LLC	317 PASS ROAD	\$32.50	06/13/2017
DIVERSIFIED MAINTENANCE - RWS, LLC	331 1ST AVE N	\$20.00	06/13/2017
MOBILELINK MISSISSIPPI LLC	9293 HWY 49 #A	\$20.00	06/13/2017
WOLFPACK ATHLETICS	9465 CREOSOTE RD #200	\$20.00	06/14/2017
R & G SOLUTIONS	1421 34TH AVE	\$20.00	06/14/2017
HOWARD'S SNO CONE	1901 THORNTON AVE	\$20.00	06/14/2017
WOLFPACK ATHLETICS	9465 CREOSOTE RD #200	\$20.00	06/14/2017

PRIVILEGE LICENSES FOR

JUNE 2017

NO CREDIT CK	3300 25TH AVE	\$50.00	06/15/2017
NORTH GULFPORT DISCOUNT PHARMACY	20006 HWY 53 STE C	\$25.00	06/15/2017
DOCTORS' CARE BHRT & VITAMIN CENTER	10051 LORRAINE RD STE B	\$20.00	06/15/2017
GULF COAST INTERVENTIONAL PAIN MGMT	15164 DEDEAUX RD	\$20.00	06/16/2017
GULF COAST INTERVENTIONAL PAIN MGMT	15164 DEDEAUX RD	\$20.00	06/16/2017
SCIALDONE LAW FIRM	1319 24TH AVE	\$30.00	06/16/2017
MAKE IT SHINE CLEANING	440 E PASS RD STE E	\$20.00	06/16/2017
HEADLINERS BARBER AND BEAUTY SALON	13187 DEDEAUX RD SUITE I	\$20.00	06/19/2017
MICHAEL PAYMENT MD CARDIOLOGY PA	4533 13TH STREET	\$30.00	06/19/2017
SHIP ISLAND EXCURSIONS PAN ISLE INC	GULFPORT HARBOR	\$20.00	06/19/2017
C S L PLASMA INC	9245 HWY 49	\$114.00	06/19/2017
THOMPSONS MAINTENANCE & REPAIR	2622 SAMUEL ST	\$22.00	06/20/2017
FIVE GUYS	10495 HWY 49 UNIT E	\$30.00	06/20/2017
LITTLE CAESARS #167	12373 HWY 49	\$51.00	06/20/2017
SHANNON'S BUILDING SERVICE	3008 8TH AVE STE B	\$20.00	06/20/2017
J & J LAWN CARE	10337 RIVERROAD DRIVE	\$20.00	06/21/2017
MECHANICAL SPECIALTIES OF MS	14231 SEAWAY RD STE F3	\$20.00	06/22/2017
DAM LAWN CARE	78 HOLLY CIRCLE	\$20.00	06/22/2017
BILLY RAYS	3320 C AVENUE	\$20.00	06/23/2017
UNITED STATES MARINE INC	13133 SEAWAY RD	\$20.00	06/23/2017
LITTLE CAESARS #168	28 PASS RD STE 1	\$63.00	06/26/2017
LG TRUCK GROUP LLC	14336 SEAWAY RD	\$20.00	06/26/2017
BEACHY DOGS	9485 WOODROW PL	\$20.00	06/26/2017
BLUELINE RENTAL LLC	14411 CREOSOTE RD	\$39.00	06/27/2017
BLUELINE RENTAL LLC	14411 CREOSOTE RD	\$39.00	06/27/2017
MIZU	11515 HWY 49	\$35.00	06/27/2017
L.T'S PLACE	4709 ARKANSAS AVE	\$35.00	06/27/2017
UNDER PRESSURE POWER WASHING	12317 CHARWOOD AVENUE	\$20.00	06/27/2017
NETWORK OF WOMEN BUSINESS OWNERS	15196 BARBARA DR	\$20.00	06/27/2017
SECOND STOP	4410 OLD PASS RD	\$35.00	06/27/2017
NEU IMAGE SALON & BARBER	18220 CARDINAL LN	\$23.80	06/28/2017
NEU IMAGE SALON & BARBER	18220 CARDINAL LN	\$22.00	06/28/2017
C. A. SARLUCCIS	1116 COWAN RD	\$45.00	06/28/2017
CAMERON BELL PROPERTIES INC	14335 DEDEAUX RD	\$20.00	06/28/2017
MICHAEL KORS	FACTORY SHOP #355	\$92.50	06/28/2017
32 DEGREES A YOGURT BAR	2140 11TH AVE S STE 305	\$30.00	06/28/2017
ACTION AIR	3106 20TH AVE	\$20.00	06/29/2017
COASTAL REHABILITATION OF SOUTH MS	15444 DEDEAUX ROAD	\$30.00	06/29/2017
HALF SHELL OYSTER HOUSE	2500 13TH STREET	\$165.00	06/29/2017
TIPS N TOES	9442 HIGHWAY 49	\$20.00	06/29/2017
WILLCO INC	2800 33RD ST UNIT 1A	\$20.00	06/29/2017
ELECTION IMPACT GROUP	18 - 31ST ST	\$20.00	06/29/2017
NAVIGATOR CREDIT UNION	P O BOX 1647	\$30.00	06/30/2017
BEACHCOMBER	1310 27TH AVE	\$15.00	06/30/2017
HUMANE SOCIETY OF SOUTH MISSISSIPPI	2615 25TH AVENUE	\$20.00	06/30/2017
WAFFLE HOUSE	3810 25TH AVE	\$75.00	06/30/2017
ISLAND SCHOOL OF PERFORMING ARTS	525 PASS RD	\$20.00	06/30/2017

PRIVILEGE LICENSES FOR**JUNE 2017**

NORWOOD VILLAGE SHOPPING CENTER	12100 HWY 49N #652	\$20.00	06/30/2017
PATS PLACE	407 SILVER RIDGE AVE	\$20.00	06/30/2017
PLAY AND TALK	FACTORY SHOP #320	\$25.00	06/30/2017
SOUTHEAST COMMERICAL	2310 19TH STREET	\$30.00	06/30/2017
34TH ST WHOLISTIC GARDEN & ED CEN	805 34TH ST	\$20.00	06/30/2017
CHIC PHYSIQUE	8910-A LORRAINE RD	\$20.00	06/30/2017
TOTAL FOR JUNE 2017		\$3,321.30	



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Connie Debenport, Manager
Public Works

Date: 07/13/2017

Subject: Letter - regarding bid awarded by Purchasing for a submersible pump for 2701 Pass Road Lift Station - to be made a part of the minutes.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, CPPB

Date: July 13, 2017

Re: Submersible Pump – 2701 Pass Road Lift Station
Department of Public Works

I have reviewed the bids received on the above referenced item and find Sheppard Electric Motor's Service to be the lowest and best bid for a total amount of \$14,600.00.

I have issued Purchase Order #193844 accordingly and respectfully request you to spread this across the minutes. Please see attached tabulation sheet for your review.

Thank you for your consideration.

Submersible Pump Department of Public Works 2701 Pass Road Lift Station		PO #193844		
DESCRIPTION	Sheppard Electric Price	Gulf States Engineering Price	Fluid Process & Pumps Price	
Submersible Pump, 32-40HP, ability to pump 59 feet of head, 460V, 3Phase, with 40' electrical leads, epoxy coated or hardened impellar - 5-Year warranty	\$ 14,600.00	\$ 22,320.00	\$	23,931.00



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Mary Collins, Procurement Specialist
Purchasing

Date: 07/21/2017

Subject: Letter - regarding bid awarded by Purchasing for utility billing envelopes - Water Department - to be made a part of the minutes.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Mary Collins, Procurement Specialist

Date: July 21, 2017

Re: Envelopes
Water Department-Utility Billing
Bids Received in Purchasing 07/20/2017

I have reviewed the bids received on the above referenced item and find Clay's Print Shop to be the lowest and best bid as submitted by Clay's Print Shop for a total bid amount of \$10,683.00

I have issued Purchase Order #193958 accordingly and respectfully request you make this a part of the minutes. Please see attached tabulation sheet for your review

Thank you for your consideration.

Envelopes

Water Dept -Utility Billing

Bid Date: July 21, 2017

PO# 193958

Clay's Print Shop	
	Total Price
190,000 #p-24 Envelopes	\$10,683.00
190,000 #10-24 Window Envelopes	
Total Cost	\$10,683.00

Coast Printing Company	
	Total Price
109,000 #9-24 Envelopes	\$11,172.00
190,000 #10-24 Window Envelopes	
Total Cost	\$11,172.00

Competitive Printing	
	Total Price
109,000 #9-24 Envelopes	\$11,256.00
190,000 #10-24 Window Envelopes	
Total Cost	\$11,256.00

I certify that the above bid tabulation is a true and correct representation of the bid opening above time, date and place stated herein.



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Henrietta Spaulding, Procurement Specialist
Purchasing

Date: 07/24/2017

Subject: Letter - regarding bid awarded by Purchasing for HP ProCurve - IT Department - to be made a part of the minutes.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Henrietta Spaulding, Procurement Specialist



Date: July 24, 2017

Re: HP ProCurve

IT Department

I have reviewed the bids received on the above referenced item and recommend acceptance of the lowest best bid as submitted by **GovConnection, INC** at a cost of **\$5,794.08**.

I have issued Purchase Order # 194014. Please see tabulation sheet below for your review and request that this item be spread across the minutes.

Thank you for your consideration.

Vendor	Description	Unit Price	Ext. Price
GovConnection, INC	(2) 8-port 10-GBE HP Procurve	\$2,897.04	\$5,794.08
CDW*G	(2) 8-port 10-GBE HP Procurve	\$3,053.32	\$6,106.64
IT savvy LLC	(2) 8-port 10-GBE HP Procurve	\$3,096.49	\$6,192.98



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Mary Collins, Procurement Specialist
Purchasing

Date: 07/25/2017

Subject: Letter - regarding bid awarded by Purchasing for storage cylinders - Fire Department -
to be made a part of the minutes.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Mary Collins, Procurement Specialist



Date: July 25, 2017

Re: Fire Department Storage Cylinders

I have reviewed the bids received on the above referenced item and find Sunbelt Fire to be the lowest and best bid for a total amount of \$6,329.32.

I have issued Purchase Order # 194052 accordingly and respectfully request you to spread this across the minutes. Please see attached tabulation sheet for your review.

Thank you for your consideration.

PO# 194052

Bids Received: 07-20-2017

STORAGE CYLINDERS

			SunbeltFire Fairhope, AL		Air-Care, Inc Hayes, VA		Safe Air System Randleman, NC	
QTY	UOM	Description	Unit Price	Ext. Price	Unit Price	Ext. Price	Unit Price	Ext. Price
4	EA	CYL-0069 6000 PSI ISO CYLINDERS LP	\$1,482.33	\$ 5,929.32	\$ 1,780.25	\$ 7,121.00	\$ 1,905.25	\$ 7,621.00
		FREIGHT		\$ 400.00		\$ 7,121.00		
		TOTAL		\$ 6,329.32				\$ 7,621.00



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Mary Collins, Procurement Specialist
Purchasing

Date: 07/18/2017

Subject:

Letter of recommendation - requesting permission to purchase an animal control cage from GSA Contract - Police Department - to be made a part of the minutes.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Mary Collins, Procurement Specialist

Date: July 13, 2017

Re: **Animal Control Cage – GSA Contract GS-07F-0205W**
Police Department

The Police Department requests your permission to purchase Diamond deluxe bed mount cage unit for a short bed, full size truck, open floor animal control unit, mesh sides for a 2017 Ford F150 XL Crew Cab 5.5' bed. The Animal Cage is offered on GSA Contract #GA-07F-0205W at a price of \$5,133.75 with a safety door for \$575.00 plus shipping at \$700.00 for a total amount of \$6,408.75. We have compared pricing with other shelters and find this to be most reasonable.

I have attached a copy of the proposal for your review and approval. It is my recommendation to approve this request.

Thank you for your consideration.

Purchase Requisition

Gulfport Police Department

PR#: _____

Bureau	☐ Operations ☒ Support ☐ Administrative Services
Division	Community Relations
Unit	Animal Control
Employee	Lt Mike Shaw

Quantity	Description	Cost per Unit	Total Cost
01	Animal Control Cage for Transport to go on	\$5,133.75	\$5,133.75
	Short bed full size truck		
01	Safety Door (entire unit)	\$575.00	\$575.00
Shipping Cost			\$ 700.00
Total Cost			\$6,408.75

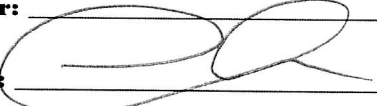
Reason for Purchase:

Needed for animal transport, current cages are worn out from rust and elements.
This system is interchangeable with other full size trucks and can be installed by our staff.
GSA Contract # GS-07F-0205W

Vendor Name	Jackson Creek Manufacturing	Approved City Vendor	☐ Yes ☒ No
Point of Contact	Warren Brown		
Phone Number	1-888-221-7823		
Fax Number	Email wbrown@jacksoncreekmfg.com		
Address	206 Bingham Industrial Drive	City	Denton
State	NC	Zip	27239

Requested By: Lt. Mike Shaw **Date:** 06/29/2017

Bureau Commander: _____ **Date:** _____

Deputy Chief/Chief:  **Date:** 07/07/17

Requested Delivered To: _____ **Date:** _____

{Attach supporting documentation if needed}

Budget Line Item	226-630-100
Purchase Order Number	
PO Issued Date	

Jackson Creek Manufacturing Inc.

P.O. Box 37
206 Bingham Industrial Dr.
Denton, NC 27239

Quote

Date	Quote #
6/29/2017	12254

Name / Address
City of Gulfport PD/Animal Ctrl. 2220 15th. St. Gulfport, MS 39501

Ship To
City of Gulfport PD/Animal Ctrl. 2220 15th. St. Gulfport, MS 39501

		Terms	Rep	Project
		Net 30	WB	
Item	Description	Qty	Cost	Total
BM98S	Diamond Deluxe Bed Mount Unit for Short Bed, Full Size Truck, Open Floor Animal Control Unit, Mesh Sides for 2017 Ford F150 XL Crew Cab 5.5' bed (built same as unit delivered 8/2016 & 4/2017)	1	5,133.75	5,133.75T
SafetyDoor	Safety Door (entire unit)	1	575.00	575.00T
Shipping	Shipping Charges	1	700.00	700.00
Quote is Valid for 90 (Ninety) Days ***Delivery 120 (One Hundred) Days ARO*** ****All Pricing is GSA Contract Pricing**** ****GSA Contract: GS-07F-0205W Jackson Creek Mfg., Inc. P.O. Box 37 Denton, NC 27239 PH# 888.221.7823 FAX# 336.859.4562 Contact: Warren Brown, wbrown@jacksoncreekmfg.com				
Out-of-state sale, exempt from sales tax			0.00%	0.00
Schedule 84			Total	\$6,408.75

GENERAL SERVICES ADMINISTRATION
FEDERAL SUPPLY SERVICE AUTHORIZED
FEDERAL SUPPLY SCHEDULE
CATALOG/PRICE LIST

SCHEDULE 084 - TOTAL SOLUTIONS FOR LAW ENFORCEMENT, SECURITY, FACILITY MANAGEMENT SYSTEMS,
FIRE, RESCUE, SPECIAL PURPOSE CLOTHING, MARINE CRAFT AND EMERGENCY/DISASTER RESPONSE

FSC Group 84 – Law Enforcement and Security Equipment



Contract Number: GS-07F-0205W
Period Covered by Contract: February 1, 2015 – January 31, 2020
Contract Administrator: Mr. Warren Brown
Telephone: (888) 221-7823
Email: wbrown@jacksoncreekmfg.com

Jackson Creek Manufacturing
206 Bingham Industrial Drive
Denton, NC 27239

Effective through Modification PS-0010, dated May 1, 2015

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!, a menu-driven database system. The INTERNET address for GSA Advantage! is: <http://GSAAdvantage.gov>.

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Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Connie Debenport, Manager
Leisure Services

Date: 07/24/2017

Subject: Letter of Recommendation - regarding services to install and take down Christmas Lights.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, CPPB

Date: July 24, 2017

**Re: Turf Masters Services Agreement
2017 Gulfport Festival of Lights
Department of Leisure Services**

The Department of Leisure Services requests your permission to enter into a Memorandum of Understanding with Turf Masters for the installation and take down of the 2017 Christmas Lighting at Jones Park.

The total amount of the services is \$61,000.00 and I have attached a copy of the quote for your review.

It is my recommendation to approve this request contingent upon any and all licensing, insurance and/or other requirement(s) deemed necessary by the legal department.

Thank you for your consideration.

Christmas Decor

By Turf Masters

June 5, 2017

Mr. David D'Aquila
Director Dept. of Leisure Services
P.O. Box 1780
Gulfport, MS 39502

David

Per our meeting of several weeks ago, we are pleased to submit a proposal for installation and take-down for Christmas Lighting at Jones Park in Gulfport.

We would provide all labor and equipment to install your Christmas event lighting and decorations at Jones Park. Our team is well trained and will arrive in uniforms for each day of install and take down of the lighting as follows, per the list provided by Billy Lehman.

1. **Wreaths** – 182 ea. (to be fluffed and installed in specified locations.
INSTALL PRICE \$13,176.00
2. **Trees/Yaupons** – Install 60 strands of C-7's for Palms, 438 strands of C-6's for Live Oaks, 1045 Strands of M-5's for Cypress, Magnolias, Small Live Oaks, Deciduous Trees and Crape Myrtles. Per owner supplied drawing. We would also install 2292 strands of M5's on 1146 ea. Yaupons
INSTALL PRICE \$21,013.00
3. **Hedge Row** – 192 strands of M-5's on Hedge Rows and 84 strands of C-6's on Oleanders per owner supplied drawing.
INSTALL PRICE \$1811.00
4. **Take down / Storage** – Provide labor and equipment (to take down and prepare for storage for all of the above lighting and wreaths.
TAKE DOWN TOTAL PRICE \$25,000.00

Please let me know if you have any questions

Thank you in advance for your consideration.

Steve Jordan
President
Christmas Décor by Turf Masters

228-475-3665
Phone

5510 Telephone Road
Pascagoula, MS 39567

228-475-3691
Fax



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Connie Debenport, Manager
Leisure Services

Date: 07/24/2017

Subject: Letter of Recommendation - regarding the purchase of additional lights for the 2017 Harbor Light Show.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, CPPB, Purchasing Manager

Date: July 24, 2017

**Re: 2017 Gulfport Harbor Light Show
Department of Leisure Services**

Universal Concepts

The Department of Leisure Services requests your permission to purchase the following list of additional lights for the 2017 Harbor Light Show for a total of **\$38,247.03**.

ACCENT LIGHTING – 100% Back-Up/Replacement of all C6, M5 and 5mm lights			
504	5MM White	\$6.99	\$3,522.96
504	5MM Red	\$6.25	\$3,150.00
504	5MM Green	\$6.25	\$3,150.00
240	5MM Blue	\$6.50	\$1,560.00
240	5MM Yellow	\$6.25	\$1,500.00
Sub-total			\$12,882.96

504	M5 White	\$7.50	\$3,780.00
504	M5 Red	\$6.75	\$3,402.00
504	M5 Green	\$7.35	\$3,704.00
240	M5 Blue	\$7.25	\$1,740.00
240	M5 Yellow	\$6.75	\$1,620.00
204	M5 Purple	\$6.99	\$1,425.96
Sub-total			\$15,672.36

1409	\$3.99	5% back-up supply of Triklets for RGB Trees	\$5,621.91
504	\$3.99	15% back-up supply of Triklets for Palm Trees	\$2,010.96
216	\$3.99	15% back-up supply of Triklets for Arches	\$861.84
50	\$3.99	Strands for light house (RGB)	\$4,197.00
Sub-total			\$9,691.71

I have attached a copy of the agreement as well as the insurance certificate for your review and approval. Thank you for your consideration.

ACCENT LIGHTING

100% BACK-UP/REPLACEMENT OF ALL C6, M5 AND 5MM LIGHTS.

(504) 5MM WHITE @ \$6.99 = \$3522.96

(504) 5MM RED @ \$6.25 = \$3150.00

(504) 5MM GREEN @ \$6.25 = \$3150.00

(240) 5MM BLUE @ \$6.50 = \$1560.00

(240) 5MM YEL @ \$6.25 = \$1500.00

SUB-TOTAL \$12,882.96

(504) M5 WHITE @ \$7.50 = \$3780.00

(504) M5 RED @ \$6.75 = \$3402.00

(504) M5 GREEN @ \$7.35 = \$3704.40

(240) M5 BLUE @ \$7.25 = \$1740.00

(240) M5 YEL @ \$6.75 = \$1620.00

(204) M5 PURPLE @ \$6.99 = \$1425.96

SUB-TOTAL \$15,672.36

5% BACK-UP SUPPLY OF TRIKLETS FOR RGB TREES (1409) @ \$3.99 EA.
= \$5,621.91

15% BACK-UP SUPPLY OF TRIKLETS FOR PALM TREES (504) @ \$3.99 EA.
=\$2,010.96

15% BACK-UP SUPPLY OF TRIKLETS FOR ARCHES (216) @ \$3.99 EA.
= \$861.84

6 Strands for Light House (RGB) 50' with 50 bulbs
6 x 50 = 300 @ \$3.99 EA. = \$1,197.00

SUB-TOTAL \$9,691.71

TOTAL LIGHT ORDER = \$38,247.03

TOTAL \$190,747.03

TERMS AND CONDITIONS:

1. The City of Gulfport to negotiate room rates on behalf of the Contractor. Contractor to provide the number of employees and dates two months prior date of work for consultation, installation and takedown, unless agreed upon and approved for emergency related events. Rooms will be billed in 20% due after completion as a reimbursement based on hotel billing. ALL ROOMS FOR OUT-OF-TOWN CREW FOR CONSULTATION, INSTALLATION AND TAKEDOWN.
2. QUOTATION GOOD UNTIL 4/30/2017
3. ~~30% DEPOSIT REQUIRED AT THAT TIME TO CONFIRM AND RESERVE INSTALLATION DATES.~~
4. 50% DUE AFTER COMPLETION OF INSTALLATION.
5. 20% DUE AFTER COMPLETION OF TAKEDOWN AND DELIVERY TO WAREHOUSE.
6. "RENEWAL OPTION" – THIS AGREEMENT MAY BE EXTENDED IF BY BOTH PARTIES AGREE FOR THE 2018 AND 2019 SEASON.

APPROVED BY: (NAME/TITLE)

DATE:



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Elizabeth MacMillan, Office Manager
Leisure Services

Date: 06/28/2017

Subject: Conveyance Deed - regarding transfer of ownership of space in Evergreen Gardens Cemetery.

Recommendation:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

CONVEYANCE DEED

FOR AND IN CONSIDERATION of the payment of a certain amount of dollars not to be more than five hundred (\$500.00) per space, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned MARGARET WOODS, 308 44th STREET GULFPORT, MS. 39507 ph: 228-236-4833 hereby conveys unto CARLIE D. LEVENS and BRANDI KALLAS; 930 ANNISTON AVENUE, GULFPORT MS. 39507 ph. 228-860-1252 the following described land and property located in EVERGREEN GARDENS CEMETERY in the City of Gulfport and more particularly described as follows, to wit:

BLOCK 17

LOT 20

SPACE(S) 1 & 2

The Grantee herein agrees that if Grantee should fail or refuse to obey any and/or all the regulations of the Mayor and Council of the CITY OF GULFPORT, concerning the Cemetery referenced herein, as may be now in force or hereafter to be passed, then the title to the aforementioned cemetery spaces shall immediately revert and vest in the City of Gulfport, Mississippi, at its option. .

WITNESS THE SIGNATURE(S) of the undersigned this the 13 day of June 2017.

Margaret Woods

STATE OF Mississippi
COUNTY OF Harrison

PERSONALLY appeared before me, the undersigned authority in and for the above named jurisdiction, the within named MARGARET WOODS who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned, having been first authorized.

Given under my hand and official seal, this the 13 day of June 2017.

Jo Ann Fountain

My Commission Expires: 8/10/2020

PREPARED BY: THE CITY OF GULFPORT
CEMETERY DEPARTMENT





Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Elizabeth MacMillan, Office Manager
Leisure Services

Date: 07/26/2017

Subject: Conveyance Deed - regarding transfer of ownership of space in Evergreen Cemetery.

Recommendation:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

CONVEYANCE DEED

FOR AND IN CONSIDERATION of the payment of a certain amount of dollars not to be more than five hundred (\$500.00) per space, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned JERRY N. WADE 21204 RICEVILLE RD. SAUCIER MS. 39574 ph. 228-669-1879 hereby conveys unto CYNTHIA A. SIDES 21212 RICEVILLE RD. SAUCIER MS. 39574 ph. 228-860-9639 and RICKI L. WADE 21204 RICEVILLE RD. SAUCIER MS. 39574 ph. 228-864-9242 the following described land and property located in EVERGREEN CEMETERY in the City of Gulfport and more particularly described as follows, to wit:

BLOCK 39

LOT 30

SPACE(S) 7 & 8

The Grantee herein agrees that if Grantee should fail or refuse to obey any and/or all the regulations of the Mayor and Council of the CITY OF GULFPORT, concerning the Cemetery referenced herein, as may be now in force or hereafter to be passed, then the title to the aforementioned cemetery spaces shall immediately revert and vest in the City of Gulfport, Mississippi, at its option.

WITNESS THE SIGNATURE(S) of the undersigned this the 15 day of July 20 17.

X Jerry Wade

STATE OF Ms.COUNTY OF Harrison

PERSONALLY appeared before me, the undersigned authority in and for the above named jurisdiction, the within named JERRY N. WADE who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned, having been first authorized.

Given under my hand and official seal, this the 15 day of July 20 17.



My Commission Expires:

Monica Robinson

PREPARED BY: THE CITY OF GULFPORT
CEMETERY DEPARTMENT



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Elizabeth MacMillan, Office Manager
Leisure Services

Date: 07/26/2017

Subject:

Conveyance Deed - regarding transfer of ownership of space in Evergreen Cemetery.

Recommendation:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

CONVEYANCE DEED

FOR AND IN CONSIDERATION of the payment of a certain amount of dollars not to be more than five hundred (\$500.00) per space, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned GEORGE ANN COX AND JOHN R. COX; 2517 KENNETH AVE., GULFPORT, MS 39501; PH 228-868-5470; hereby conveys unto JAMES D. COX AND CYNTHIA A. COX; 6225 LARKWOOD LANE, LONG BEACH, MS 39560; PH 228-222-5552; the following described land and property located in EVERGREEN CEMETERY in the City of Gulfport and more particularly described as follows, to wit:

BLOCK 3

LOT 16

SPACE(S) 1 & 8

The Grantee herein agrees that if Grantee should fail or refuse to obey any and/or all the regulations of the Mayor and Council of the CITY OF GULFPORT, concerning the Cemetery referenced herein, as may be now in force or hereafter to be passed, then the title to the aforementioned cemetery spaces shall immediately revert and vest in the City of Gulfport, Mississippi, at its option. .

WITNESS THE SIGNATURE(S) of the undersigned this the 3rd day of July 2017.

George Ann Cox
John R. Cox

STATE OF MS

COUNTY OF Harrison

PERSONALLY appeared before me, the undersigned authority in and for the above named jurisdiction, the within named GEORGE ANN COX AND JOHN R. COX who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned, having been first authorized.

Given under my hand and official seal, this the 3rd day of July 2017.



My Commission Expires:

C. Warden

PREPARED BY: THE CITY OF GULFPORT
CEMETERY DEPARTMENT



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Elizabeth MacMillan, Office Manager
Leisure Services

Date: 07/28/2017

Subject: Plot Name Change - regarding change of name on parcel at Evergreen Cemetery.

Recommendation:



DEPARTMENT OF
LEISURE SERVICES

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5881
Fax: 228-868-5883

To: The Honorable Mayor and City Council
From: Edmond Salloum, Program Coordinator-Cemetery
Date: July 26, 2017
Re: Plot Name Change at Evergreen Cemetery—
Edward J. Panter to Alyse Kelly

Joseph T. Jones
1422 23rd Avenue
Gulfport, MS 39502

Please note the name changes for spaces at Evergreen Cemetery per the attached Court Order. The spaces will be transferred from the name of Edward J. Panter into the name of Alyse Kelly. The spaces are: Block 41, Lot 8, Spaces 4,6,7,8.

A handwritten signature in blue ink, reading "Edmond Salloum", written over a horizontal line.

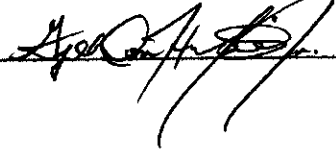
Edmond Salloum

FILED
JUN 27 2017

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI

FIRST JUDICIAL DISTRICT

John McAdams Chancery Clerk

By  D.C.

IN THE MATTER OF THE ESTATE
OF EDWARD J. PANTER, DECEASED

NO. 16-2221(4)

ALYSE M. KELLY

ADMINISTRATRIX

**FINAL JUDGMENT APPROVING FIRST AND FINAL ACCOUNTING,
MAKING FINAL SETTLEMENT OF ESTATE
AND DISCHARGING ADMINISTRATRIX**

THIS DAY this cause came to be heard upon the sworn Petition of Alyse M. Kelly, Administratrix of the Estate of Edward J. Panter, Deceased, petitioning this Court to approve the First and Final Accounting, Application for Authority to Pay Administrative Costs, Make Final Settlement of Estate and for Discharge of Administratrix and the Court having heard and considered said Petition and finding that all parties in interest are properly before this Court by Consent and Joinder and after reviewing the documentary evidence is of the opinion that the prayer contained therein should be granted as follows:

I.

The Court finds that Edward J. Panter departed this life on or about the 22nd day of August, 2016, at the time of his death, the decedent had a fixed place of residence in Harrison County, Mississippi.

II.

The Court finds that Alyse M. Kelly, is a resident of Harrison County, Mississippi, and is the duly appointed qualified and serving Administratrix of the Estate of Edward J. Panter, Deceased. That Alyse M. Kelly, Carolyn Walpert and Patricia J. Kellam are the sole heirs at law pursuant to the Judgment to Recognize and Establish Heirs dated March 7, 2017 and filed March 8, 2017.

III.

The Court finds that the decedent owned an estate at the time of his death as hereafter reported and that it became necessary that his estate be administered and your Administratrix filed her Petition for Letters of Administration and the Chancery Court rendered its Order Granting Letters of Administration on September 20, 2016, duly appointing Alyse M. Kelly as the Administratrix of the Estate of Edward J. Panter and Letters of Administration were issued on September 20, 2016, evidencing the appointment and qualification of Alyse M. Kelly as Administratrix of the Estate of Edward J. Panter, Deceased.

IV.

The Court finds that Notice to Creditors was published by the Administratrix in the *Sun Herald*, on December 8, 2016, December 15, 2016 and December 22, 2016 and the time within which claims might be probated against the estate of the decedent has expired and your Administratrix would show that the following claim was filed:

Memorial Hospital filed 03/13/17

\$5,255.30

Your Administratrix would show that a Final Judgment Declaring Homestead Exempt from Probated Claims was entered on May 11, 2017 discharging this claim and there are no other pending probated claims or debts of the Estate.

V.

The Court finds that Estate counsel has received the following cash assets belonging to said Estate which have been deposited into the Trust account of Perry, Murr, Teel & Koenenn as evidenced by Exhibit "A" attached to the Petition:

Deposits	\$14,865.75
Disbursements	<u>7,846.39</u>
	\$ 7,019.36

Further, that pursuant to the Order to sell real estate, \$20,500 has been deposited into the Registry of the Harrison County Chancery Court by Order dated June 9, 2017.¹

VI.

The Court finds that the firm of Perry, Murr, Teel & Koenenn has rendered valuable legal services on behalf of the Administratrix in the administration of this estate, and should be paid for services rendered and the Court should authorize the Administratrix to pay any court cost and accounting fees incurred in this estate for the period February 8, 2017 to June 27, 2017.

¹ The total assets of the Estate are \$27,519.36 and all real property of the decedent has been sold.

VII.

The Court finds that the Administratrix, Alyse M. Kelly, has administered valuable services while serving as Administratrix in this estate and the Court grants her request for a reasonable Administratrix fee of \$4,868.75 and for authority to reimburse Randy Doick \$2,028.75.

VIII.

The Court finds that subject to the payment of reasonable attorney's fees, administratrix's expenses, accounting expenses for the preparation of final estate returns and Court costs, all of the assets of the Estate, including the Estate account filed by Perry, Murr, Teel & Koenenn should be vested in Alyse M. Kelly, Carolyn Walpert and Patricia J. Kellam , in equal shares as the sole heirs at law and that the Administratrix should be authorized to disburse these assets, including any refunds from taxes which are received by the Administratrix after the estate is closed.

IX.

The Court finds that after all costs of administration have been paid, Alyse M. Kelly should be discharged and released from any further accruing duties and liabilities in the administration of this estate and that this estate should be closed upon disbursing the aforesaid assets.

X.

The Court finds that the gross Estate of the Decedent was less than the amount required for such purposes, no estate tax returns are required or have been filed with either the State Tax Commission for the State of Mississippi or with the Internal Revenue Service for the United States of America and no such tax is due to either such taxing authority.

XI.

The Court finds that upon information and belief, the decedent did not earn sufficient income for Federal or Mississippi Income Tax Returns to be filed, but if any tax is due it will be paid prior to final distribution.

XII.

The Court finds that the probate assets of the Estate have not earned sufficient income since decedent's death for there to be any obligation to file Federal or Mississippi Fiduciary Income Tax Returns. It is therefore,

ORDERED AND ADJUDGED that the First and Final Accounting of Alyse M. Kelly, Administratrix of the Estate of Edward J. Panter, Deceased, be and the same is hereby approved, ratified and confirmed. It is further,

ORDERED AND ADJUDGED that the Administratrix be authorized to pay all accrued Court costs and any other unpaid incidental expenses of administration, and to pay unto Perry, Murr, Teel & Koenenn for their final services rendered to the Administratrix in connection with this Estate in the amount of \$ 4,291.³⁵ It is further,

ORDERED AND ADJUDGED that the Administratrix be authorized to pay a reasonable Administratrix fee of \$4,868.75 and to reimburse Randy Doick \$2,028.75 from the Estate. It is further,

ORDERED AND ADJUDGED that the Administratrix is hereby authorized after payment of attorney's fees and Administratrix fees and reimbursement of expenses to distribute all of the remaining assets, both real and personal, of Edward J. Panter to Alyse M. Kelly, Carolyn Walpert and Patricia J. Kellam, in equal undivided shares. The Court grants the request of Carolyn Walpert and Patricia J. Kellam to waive any payment from Randy Doick for his purchase of the decedent's 2000 Chevrolet Cavalier as outlined in the Order dated February 16, 2017 and they release any interest in the decedent's four burial lots located in Evergreen Cemetery, Gulfport, Mississippi to Alyse M. Kelly. It is further,

ORDERED AND ADJUDGED that the Chancery Clerk of Harrison County shall disburse \$20,500 from the registry of the Court which was deposited pursuant to the Order dated June 9, 2017 and disburse these funds by Clerk's check payable to the Trust account of Perry, Murr, Teel & Koenenn, P. O. Box 7158, Gulfport, Mississippi 39506, who shall serve as the disbursing agent for these funds as set forth in this Final Judgment. It is further,

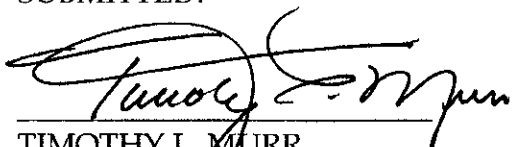
ORDERED AND ADJUDGED that when the Administratrix has distributed the assets of this Estate as herein provided for and that when all expenses and administrative costs have been paid, the Administratrix shall be discharged in the premises and without the entry of any order and the Estate closed.

SO ORDERED AND ADJUDGED this the 27 day of June, 2017.



CHANCELLOR

SUBMITTED:



TIMOTHY L. MURR
Perry, Murr, Teel & Koenenn 4cc
P. O. Box 7158
Gulfport, MS 39506