

The Board of Mayor and Aldermen of the City of Waveland, Mississippi, met in special session at the Waveland City Hall Boardroom, 301 Coleman Avenue, Waveland, MS. on January 15, 2014 at 6:00 p.m. to take action on the following matters of city business.

**NOTICE OF MEETING (EXHIBIT A)**

**ROLL CALL**

Mayor Garcia noted for the record the presence of Aldermen Stahler, Geoffrey, Lafontaine and Kidd (arrived at 6:04 pm), along with City Attorney Gary Yarborough and City Clerk Lisa Planchard.

**GROUND ZERO MUSEUM/MEMA/AGREEMENTS/MUSEUM**

**Re: Discuss placement of MEMA Cottage at 335 Coleman Avenue (Ground Zero Museum)**

Alderman Kidd said he felt the cottage was too big for the area. He said the cottage is 40 feet long and felt he had tried to have an open mind when viewing the cottage on display at the Fire Academy; however, he said his feelings have changed. He feels this is not the place for it; it did not belong here. Alderman Lafontaine said he wanted this issue to be clear: he knew as of when this issue came through Planning & Zoning to the Board at a recent meeting it would be coming back before the Board of Aldermen, so before the Museum Board has to spend their funds to move forward with this display, he wants it to be cleared up as to whether this Board will allow it or not. Alderman Geoffrey said he also looked at the space and did not feel the cottage would be a good fit next to the Civic Center because of its size. Alderman Kidd said again, he wanted to be opened minded, and again with the Urban Garden there and the placement of the cottage next to the old school, he does not feel it belongs. Alderman Lafontaine said he stands behind his feelings the night it was presented to the Board of Aldermen, he said, "We don't allow them in the City. I don't understand how we can go and put one in, but people that really needed a place to live weren't able to keep them and that was something that was a concern of mine." Alderman Stahler said she would like to address that concern; she said this display would be an exhibit for people to come through and see how people lived and what the State of MS. came up with as alternative housing after Katrina, that was the purpose of the cottage at the museum. The purpose of it is not to have someone live in it; the purpose of it is a museum exhibit. Alderman Stahler said her understanding so far is that no one is opposed to having a museum; we have had support so far on the museum and she has some new exhibits coming in next month. Mayor Garcia reminded Alderman Stahler of a grant she's also working on for the museum. Alderman Stahler said yes, she had spoken with the individual over the grant and it appears the City could possibly receive between \$100,000.00 and \$130,000.00 for exhibits. She said she didn't think MEMA would have given the City the cottage if they thought it was inappropriate to have it at the museum; they thought it was a good idea.

Alderman Stahler said she had gotten in touch with Mr. Bill Brown through Ashley Edwards, who have both done an awful lot of work to help with getting this cottage. Alderman Stahler said she would be really embarrassed to have to decline the cottage to MEMA after they have put forth this effort for us and offered to set it up at their expense. They also wanted to install a kiosk in the museum that explained the cottage evolution; they're proud of the effort they've made. Alderman Lafontaine said he learned about the cottage during the budget process and he still has not changed his mind about the cottage since originally learning of the possible placement at the museum. Alderman Stahler asked Mayor Garcia his feelings on the cottage. Mayor Garcia said he has mixed feelings on it; he had spoken with Building Inspector Bill Carrigee about the cottage; they still don't know the elevation at the site. He said Mr. Carrigee spoke with Mr. Alan Young, who had offered to design the foundation of the cottage at no charge to the City. Mr. Carrigee reminded the Mayor that the cottage would not meet the 2012 Building Codes; with that said, since it would be used only as an exhibit and not a residence it would not have to meet those codes. The Mayor said it would still have to have a ramp to meet the ADA Requirements. Even though it would only have electric hooked up to it, his idea would be to lock and secure the bathroom door in the cottage and have visitors use the bathroom in the Civic Center instead, whereby a ramp would connect to the Civic Center

ramp for that purpose. The Mayor said he truthfully had received more complaints against this issue than persons for it; he had several calls at City Hall and seen citizens at Wal-Mart and McDonalds and spoken to them about the issue. Alderman Stahler asked if he really felt that a couple of citizens at McDonalds and Wal-Mart represented are the majority of Waveland citizens. He said he had at least a dozen against it; he said of the citizens complaining, some of them said they did not want to be reminded of the storm. Alderman Stahler asked how the Mayor felt about the Museum. The Mayor said he did not have a problem with the Museum, but if the Board has problems with the museum we need to address that now. Alderman Stahler said with the feelings toward the cottage, she would not put forth her effort and time to pursue something if the Board is against it. Mayor Garcia said he is the one that signed the letters (to the State) and would need to know if the Board would like to proceed; he will not sign any more letters if the Board is not in favor of the museum. Alderman Kidd said he had no problem with the Museum itself; he would like any information, artifacts and newspapers there. He is only opposed to the Katrina cottage. Alderman Lafontaine asked if the Museum would make it without the cottage. Alderman Stahler said that the museum would make it, but what she was trying to do was expand the viability of the museum by showing different things and we want to get on the tour bus schedule and the more we can offer people to see the more we can expect economic development. The Board all-speaking at once, said they agreed with the idea of the museum. Alderman Lafontaine said he did not object to the Museum itself, he was only objecting to the cottage. Alderman Kidd said he appreciated anyone who went out of their way to help obtain the cottage and asked if the public could present their view on the cottages. Mayor Garcia confirmed that the entire Board is in favor of the Museum and its advancement, just not the cottage.

**PUBLIC COMMENTS- MEMA COTTAGE/GROUND ZERO MUSEUM**

**Re:** Mikelle Williamson addressed the Board with her opposition to the placement of the cottage at the Civic Center.

**MEMA COTTAGE/GROUND ZERO MUSEUM**

**Re: Correspondence to Notify MEMA Director Robert Latham that Board wishes to Decline Offer of MEMA Cottage.**

Alderman Lafontaine moved, seconded by Alderman Geoffrey to thank MEMA Director Robert Latham for the offer, but notify him that the City is not interested in the MEMA Cottage, as it takes away from the historical value of the Civic Center.

A vote was called for with the following results:

Voting Yea: Geoffrey, Lafontaine and Kidd

Voting Nay: Stahler

Absent: None

**TIDELANDS/VETERANS MEMORIAL/BEACH VOLLEYBALL COURTS/GARFIELD LADNER MEMORIAL PIER**

**Re: Mickey Lagasse with Compton Engineering to Discuss the Tidelands Funding Options**

- The repair project at the **Veterans Memorial** is going great; currently there have been no complaints.
- Mr. Lagasse said that with regard to the **Beach Volleyball Courts Project**, the Contractor is about 12 days behind schedule. Compton Engineering has sent a letter notifying the Contractor that he was in Liquidated Damages. The Contractor has completed about 25% of the contract; if he would work diligently for 4 days, he could probably get this finished. Mr. Lagasse said there is no reason this job should be taking this long. He said he knew they had driven some of the poles in, but would come to the Board should he need further action with regard to the amount of time it is taking to complete the project.
- Mr. Lagasse asked if there had been any word from FEMA on the **Garfield Ladner Memorial Pier Repairs Project**. Mayor Garcia said Eric Church with FEMA has been monitoring the progress on a daily basis. Mr. Yarborough said

FEMA has asked the City to seek a time extension, which may have to be done on the bid as well. Mr. Yarborough inquired who the lowest bidder was. Mr. Lagasse said he thought it was Twin L Construction. Mr. Yarborough said, "That's right, it was." The Mayor said the Veterans Memorial Project and the Pier Project are on the same deadline date so if extension requests are made, they should be made for both. Mr. Yarborough asked about the bid deadlines so that the City could request a bid extension of the Pier contractor. Alderman Lafontaine asked for the need of a bid extension at the Veterans Memorial since the contractor is already working. Mayor Garcia said Mr. Church is recommending the City request these extensions just to be on the safe side. Mr. Yarborough said this is a grant term extension because we have an 18-month time frame for a disaster that runs to February.

#### **TIDELANDS FUNDS/PROPOSED PROJECTS**

##### **Re: Mr. Mickey Lagasse Discussed Proposed Tidelands Funds for Project Direction**

- The 2013 money has been spent. Mr. Lagasse said there is now a balance of \$592,326.90 in the City's Tidelands Fund accounts from the years of 2010, 2011 and 2012. There is also a \$27,425.00 request for cash reimbursement payment that the Mayor just signed so that should be coming in soon. The 2013 funds have been spent on the walking path.
- The Volleyball Courts and the Veterans Memorial are dedicated for the \$592,126.90.
- The City has just been awarded an additional \$250,000.00 for 2014, which are available to be spent. Total available funds to be spent are \$592,126.90 + \$250,000.00 (for parks and leisure... splash pad, pagodas, pavilions, playground equipment, bathrooms). Alderman Stahler requested the rolling bathrooms; they are vital. Lagasse said the cost would be about \$50k with handicap access, but perhaps one could be constructed less expensively.
- Alderman Lafontaine discussed the need for bathroom facilities and two options provided by Mr. Lagasse along with ideas to encompass the lighthouse with this. He suggested bathroom facilities like those at Buccaneer Park. Mr. Lagasse said we could build something like that much cheaper than the State did for the park. Hancock County will be providing the list of three locations they plan for parking bays along the beach.
- Mayor asked Mr. Lagasse for plans of the lighthouse, which can be paid with BP funds, to be submitted to Trudy this week.
- Alderman Kidd asked about doing sand restoration and the installation of dunes when these projects are being done. Mr. Lagasse said putting more sand out and adding dunes would not hurt anything at all, but the reason they've never been there is because there's not a lot of wind blow that comes across there, i.e. those dunes are fairly well protected year round.
- Alderman Lafontaine said the Board all likes the lighthouse idea, but the bathrooms are an immediate priority.
- Alderman Kidd said he preferred a permanent type bathroom, even if similar to Buccaneer Park. He asked other Board members their thoughts on the large pavilion. Alderman Lafontaine said if you select the large 30 x 60' pavilion and with the funds available, that will be all that you would be getting, which is good, but without restroom facilities... that's our biggest problem when we hold events. He is also in favor of a more permanent bathroom structure.
- Mr. Lagasse discussed the idea of a Splash Pad and expressed concerns about the pad being built on the beach near salt water and sand, along with the associated maintenance and repair issues. Mayor Garcia recommended that if a splash pad is built, it is built on the north side of Beach Blvd.
- Mayor Garcia said he would check tomorrow to see that the gentleman who came to speak about BP funding (from Trudy) and related projects filled out the form online and received 'a number' for the City.
- Alderman Kidd noted that the BP money could also be used to 'RESTORE' our canals. Mayor Garcia said that was already on the list.

#### **EXECUTIVE SESSION**

**Re: Discuss Contractual Issues - Pier**

Alderman Lafontaine moved, seconded by Alderman Kidd to consider Executive Session to prompt a closed discussion regarding contractual issues, Pier.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, Lafontaine, and Kidd

Voting Nay: None

Absent: None

Alderman Lafontaine moved, seconded by Alderman Geoffrey to enter Executive Session regarding contractual issues, Pier.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, Lafontaine, and Kidd

Voting Nay: None

Absent: None

Alderman Kidd moved, seconded by Alderman Geoffrey to exit Executive Session with no action taken.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, Lafontaine, and Kidd

Voting Nay: None

Absent: None

**TIDELANDS**

**Re: Board Direction/Plan for Tidelands Funds**

- The Board provided Mr. Lagasse of Compton Engineering the following direction as to a spending plan for Tidelands funds:
  - Proceed with the large pavilion 30' x 60', but planned in such a way that the lighthouse could be added later onto the side, along with a freestanding restroom facility that also could be added later.
  - Mr. Lagasse said that Compton Engineering would put a plan together and submit the application.
  - Board agreed not to pursue pagodas yet because that would be \$100,000 that could be spent on a bathroom facility, which is needed much more at this point in time.
  - Board said they would 'pretty much' like to do away with the splash pad idea; it is just too much maintenance.

**ADJOURN**

**Re: Adjourn at 7:53 p.m.**

Alderman Kidd moved, seconded by Alderman Lafontaine to adjourn the meeting at 7:53 p.m.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, Lafontaine, and Kidd

Voting Nay: None

Absent: None

The foregoing minutes were presented to Mayor Garcia on February 7, 2014.

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Lisa B. Planchard  
City Clerk

The Minutes of January 15, 2014 have been read and approved by me on this, the 7<sup>th</sup> day of February 2014.

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David A. Garcia  
Mayor

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