

CITY OF PASS CHRISTIAN, MISSISSIPPI

MINUTE BOOK 138

R E G U L A R M E E T I N G

May 16, 2023

BE IT REMEMBERED that the Mayor and Board of Aldermen of the City of Pass Christian, Mississippi met on the above date at the Municipal Court Bldg., 105 Hiern Avenue, Pass Christian, Mississippi, at 6:00 p.m., same being the time and place for said meeting.

PRESENT: Mayor Renaud “Jimmy” Rafferty, Alderman at Large Kenny Torgeson, Alderwoman Betty Sparkman, Alderwoman Regina Charlot, Alderman Victor Pickich, City Attorney, Malcolm Jones and City Clerk, Ron Duckworth. Alderman Kirk Kimball.

DEPARTMENT DIRECTORS PRESENT: Chief of Police Daren Freeman, Code Enforcement, Mark Savasta; City Planner; Derrick Duckworth, Fire Chief; Dwight Gordon, Harbor Master; Russell Holliman, Jr.

There being a quorum present to transact the business of the City, the following proceedings were had and done.

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved the agenda for the May 16, 2023, BOA meeting.

We would like to give special thanks to Alderman Kirk Kimball, the Beautification Department, The Fire Department, the Harbor Department, the Police Department, the Public Works Department, and others for making the Blessing of the Fleet a successful event for the city despite the inclement weather.

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ADMINISTRATIVE

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously agreed on the request of Susan and Rickey Romain to vacate the southern 228 feet of Estapa Alley (an unimproved platted road) where it traverses the Romain property on Rafferty Avenue.

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Upon motion of Alderman Kenny Torgerson and seconded by Alderman Victor Pickich the Board unanimously agreed on hearing from the City Attorney on the court date for blighted property located at 391 Hunter Ave. Requested by Alderman Kimball.

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Upon motion of Alderman Kirk Kimball and seconded by Alderman Victor Pickich the Board Unanimously agreed on setting the date for an Administrative Hearing for the blighted property located at 338 Saucier Ave. Requested by Alderman Kirk Kimball.

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Upon motion of Alderman Kirk Kimball and seconded by Alderman Victor Pickich the Board discussed issuing a Stop Work Order on Parcel #0312N-01-125.000 (formerly Henderson RV Park) to allow the Planning Commission to perform a proper due diligence review. The review will consist of, but not limited to, the confirmation that all laws, ordinance, restrictions, and requirements were legally followed. Planning commission to either approve or deny RV Park following review. (Requested by Alderman Kimball) After some discussion, Alderman Kimball moved to close debate on the motion, but his motion died for lack of a second. Alderman Torgeson made a substitute motion, with a second by Alderperson Chrlot, carried by a majority vote, that the developer of the RV Park should be required to comply with all previously adopted conditions of the Planning Commission and the Mayor and Board of Aldermen under the property’s condition use approval with any changes to the site plan or RV Park to be brought back before the Mayor and Board of Alderpersons for consideration and also to require that all drainage and sewer plans or improvement for the RV Park should be reviewed and approved by the City Engineer.

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously authorized the request for a text amendment to the development code to prohibit Mobile Homes or RV Parks in the City Limits to be sent to the Planning Commission for an advertised hearing and recommendation of an ordinance as recommended by the City Attorney.

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Upon motion of Alderman Kirk Kimball and seconded by Alderman Kenny Torgeson the Board unanimously agreed on hearing an update from the City Attorney on the following developments as requested by Alderman Kimball.

- Former St. Paul’s Church / School Property
- Eagan / St. Paul extension
- Harbor Town Department
- Trinity Subdivision

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Upon motion of Alderman Kirk Kimball and seconded by Alderman Victor Pickich the Board unanimously approved the request by Dr. Phil Kahn (Lot 3 on Barkley Drive) for the City Public Works crew to maintain the “green” area adjacent to his property and within the City right-of-way of Barkley Drive. (Dr. Kahn has offered to contribute funds to the City to be used by the Public Works crew for this effort).

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Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Regina Charlot the Board unanimously agreed on the recommendation to award the contract for the demolition and rebuilding of the Crab Unloading Pier, including the demolition of the Excursion Pier to A Step Above Marine Contractors, LLC in the amount of \$31,088.00. As requested by Bob Escher, City Engineer.

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously agreed to authorize the advertisement of the Hurricane Ida Repairs – Phase I in the Pass Christian Small Craft Harbor(s). This phase of the project includes repairs to Pier C-3, asphalt and concrete repairs in the West Small Craft Harbor and replacement of damaged irrigation piping in the East Small Craft Harbor. As requested by Bob Escher, City Engineer.

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously agreed on the request of Henpoint Properties for a “Will Serve” letter for portable water service for the property situated at Lots, 4 – Parcel#(0213J-03-030.000), 5 – Parcel# (0213J-03-029.000), and 6 – Parcel# (0213J-03-028.000), Block 6, Henderson Point Subdivision (outside the City Limits) situated between Lover’s Lane and Village Lane (See tax map attached) upon the condition that the developer will be responsible for all costs of installation of infrastructure, connections, and tap fees to the City’s six-inch water main in front of these lots subject to inspection and approval by WPSCO and/or the City Engineer, as appropriate, and the customers will pay the usual and customary water rates for properties outside the City Limits.

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The Harrison County Utility Authority will be responsible for providing sewer for these properties. (On February 2, 2021, the City approved a similar “will serve” letter for a nine-lot subdivision in the same area for Gulf South Development).

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously approved the motion to authorize Mayor Rafferty to sign Mississippi Department of Environmental Quality Mississippi Municipality and County Water Infrastructure Grant Agreements (Infrastructure Grants) as listed below:

15-2-DW-5.15	Canal Street Water System Improvements	\$150,000
234-2-CW-5.5	City Pump Stations Elevate Pump Station Control Panels to current code	\$780,000
239-2-CW-5.5	City Pump Station Replace Rehab Pump Station # 19	\$397,546
240-2-CW-5.5	City Pump Station # 29 Upgrade	\$160,000
245-2-CW-5.5	City of Pass Christian - Sewage Pump Replacement	\$98,000
217-2-DW-5.15	Demourelle Road Water Service Installation	\$165,000
220-2-CW-5.5	City Pump Stations: Relocate Pump Station # 31	\$557,000
227-2-CW-5.5	City Pump Stations: SCADA Monitoring System	\$47,000

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Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman the Board unanimously agreed on an update for the Tarpon Beacon Building on Davis as requested by Alderwoman Regina Charlot.

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously agreed on an update of the paving of Lynn Circle as requested by Alderwoman Regina Charlot.

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously agreed to Table declaring the City’s property on the corner of Woodman Avenue and East Second Street as surplus and offering the property for sale as provided by law as requested by Malcolm Jones, City Attorney.

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COMMUNITY PLANNING & DEVELOPMENT

THE FOLLOWING ITEMS ARE BY RIGHT

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Regina Charlot the Board unanimously approved the recommendation of the City Planner to split one (1) parcel to create two (2) parcels; (Tax Parcel(s): 0313H-02-034.000 - 225 E. Scenic Drive - by Owner, Lolette W. Welch). By right, Per the Director of Planning and Zoning. ((Development Code 3.0) (Sect. 3.0) (a)(T4+)). This application came to the Board of Alderpersons on May 2, 2023; after review from the County Chancery Clerk, the previous re-subdivision could not be completed due to an Et al Warranty Deed that could not be filed. Consent Agenda item for changes made by applicant.

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Upon motion by Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved the recommendation of the City Planner to split and merge two (2) parcels to create two (2) parcels; (Tax Parcel(s): 0313G-02-092.001; 0313G-02-083.000 - 214 West Second Street & 0 Hiern Avenue - by Owners, Calvin & Elizabeth Ishee - Douglas and Cheryl Hovelson). By right, Per the Director of Planning and Zoning. ((Development Code 3.0) (Sect. 3.0) (a)(T4L)).

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THE FOLLOWING ITEMS HAVE ALL BEEN APPROVED BY THE TREE BOARD

Upon motion by Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved the recommendation of the Tree Advisory Board to remove certain protected tree(s); (1407 East Second Street - Parcel: 0512L-02-010.000 - owner, Jeanie Burnam); Tree has been deemed to be a hazard to building and life-safety by the Tree Advisory Board, no replacement action is to be taken; the tree will become a life-safety risk to the public if it is not removed. The other two trees to be removed are not protected under the Development Code 3.0 and City Ordinance. The applicant has already planted several other protected trees on their property.

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Upon motion by Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved the recommendation of the Tree Advisory Board to remove a certain protected tree; (961 East Scenic Drive - Parcel: 0412O-02-029.000 - owner, Tom Phares); Tree has been deemed dead by the Tree Advisory Board, and no replacement action is to be taken; the tree will become a life-safety risk to the public if it is not removed.

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Upon motion by Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved the recommendation of the Tree Advisory Board to remove a certain protected tree; (861 East Scenic Drive - Parcel: 0412O-03-017.000 - owner, Leslie Gottsegen); Tree has been deemed dead by the Tree Advisory Board, and no replacement action is to be taken; the tree will become a life-safety risk to the public if it is not removed.

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Upon motion by Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved the recommendation of the Tree Advisory Board to remove a certain protected tree; (123 Ridgewood Drive - Parcel: 0312M-02-103.000 - owner, Bruce Riviere); Tree has been deemed dead by the Tree Advisory Board, and no replacement action is to be taken; the tree will become a life-safety risk to the public if it is not removed.

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Upon motion by Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved the recommendation of the Tree Advisory Board to remove a certain protected tree; (119 Victoria Lane - Parcel: 0512M-02-028.016 - owner, Jim Mora); Tree is not required to have a tree permit because it does not meet the required tree circumference of 25" at 4' above the root system (per Development Code 3.0/City Ordinance).

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HARBOR

Upon motion by Alderman Kenny Torgeson and seconded by Alderwoman Regina Charlot the Board unanimously agreed to allow the University of Southern Mississippi Graduate Students to conduct studies outside the Harbor and use of two boat slips without charge on P-4 from June 1, 2023, through July 2, 2023. This bringing favorable notice to the resources and opportunities to the City. (see attached letter of request).

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Upon motion by Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved the request to hire Wayne Irby as a full-time harbor service employee at a rate of \$12.50 an hour effective May 17, 2023. This is an open budgeted position and funds are available as confirmed by the City Clerk.

CONSENT AGENDA

Upon motion by Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously agreed on the following:

1. Admin.: Consider request to Motion to approve Eucharistic Procession on Saturday June 10, 2023, with a Mass at Our Mother of Mercy Church beginning at 9:00 am. The procession will leave the Church east on Handy Lane then turn south on Davis Avenue to the Pavilion at Davis and 2nd Street where an adoration altar will be set up. Once the adoration is complete the procession will continue south on Davis to Scenic Drive and will turn west until reaching the St. Paul Chapel where there will be a 15-minute adoration and benediction at the Chapel. The City will be responsible for placing twenty barricades and utilize four officers (on and off duty officers at no additional expense to the City) for traffic control purposes and this has been coordinated by Chief Freeman and Kirk Ladner, Director of Public Works. This bringing favorable notice to the resources and opportunities to the City.
2. Admin.: Consider the request by Ms. Jeanne Tagge to use the Randolph Center for the Girl Scouts Ceremony on Sunday, May 21, 2022. They will be having the Girl Scout Bridging Ceremony for Long Beach / Pass Christian Service Unit. She also requests that the fees be waived for the event. This bringing favorable notice to the resources and opportunities to the City.
3. Fire Department: Consider Chief Gordon's request to send FF's Jeremy McLeod and FF Michael Chillura to Mississippi State Fire Academy on June 5-9, in Jackson MS, for Rope Rescue Technician. The cost of the class is \$365.00 each, which will be covered by the State Rebate Monies, and per diem of \$115.00 each and the use of a City Vehicle. This is a budgeted expenditure and funds are available in the Fire Protection Fund (MS State Insurance rebate funds) Training Budget (116-220-610) as confirmed by the City Clerk.

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4. Fire Department: Consider Chief Gordon's request to approve Captains Andy Purchner, Dia'Mond Woodman and FF Gavin Carter to attend Mississippi Firefighters Association Conference to be held in Natchez MS, June 1 through 4. The conference is free, and the hotel is \$140.00 each for two rooms for 3 nights. Per diem of \$184.00 each and the use of one city vehicle. This is a budgeted expenditure and funds are available as confirmed by the City Clerk.
5. Harbor: Consider installation of a covered boatlift in slip P-213 at the tenant's expense. All construction will comply with harbor modification guidelines and will be installed by Innovative Builders LLC who will obtain DMR permits before installation.
6. Police Department: Consider approving request to allow SRO Sergeant JW Dedeaux and SRO Patrick William the use of a City vehicle to attend the Safe School Conference in Orange Beach Alabama from June 5 through June 9, 2023. There is no cost to the City other than the vehicle usage as all conference fees and expenses are covered by the Pass Christian School District.
7. Water & Sewer: Consider motion to approve payment to Overstreet & Associates (Invoice#2838) in the amount of \$25,925.00 for Engineering services related to 1256 North Street Gravity Sewer Phase 1 (GOMESA) project. This is a reimbursable expenditure under the GOMESA Grant, and funds are available as confirmed by the City Clerk.
8. Statement of Revenue & Expenditures for the period ending April 30, 2023. (Will be submitted separately).

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CLAIMS DOCKET

Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously approved the Claims Docket in the amount of \$77,661.98.

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PUBLIC COMMENT

THE MAYOR AND BOARD OF ALDERPERSONS WILL ALLOW RESIDENTS AN OPPORTUNITY TO SPEAK WITH A THREE-MINUTE TIME LIMIT ON EACH SPEAKER. NO PUBLIC QUESTIONING COMMENTS ARE ALLOWED DURING THE MEETING, UNLESS THE MAYOR RECOGNIZES SUCH PERSON.

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Mayor

05-16-2023

Date

City Clerk

05-16-2023

Date