

BE IT REMEMBERED that the Mayor and Board of Alderpersons 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, Alderman Kirk Kimball, City Attorney, Malcolm Jones, City Clerk, Marian Governor

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

- Farewell and Best Wishes
 - City Attorney Malcolm Jones

The City of Pass Christian extends heartfelt thanks to City Attorney Malcolm Jones for his dedicated service since 1985. Malcolm played a vital role in our City’s recovery after Hurricane Katrina and has been instrumental in shaping Pass Christian into one of the best places to live on the Mississippi Gulf Coast. His leadership, commitment, and decades of service have left a lasting legacy. We are truly grateful for all he has done for our community.

- Fire Captain Dennis Brown

Heartfelt Word from Assistant Fire Chief Shane Bass

The City of Pass Christian extends its heartfelt gratitude to Captain Dennis Brown for his many years of dedicated service. From his beginnings as a volunteer firefighter to rising through the ranks to Captain, Dennis has exemplified commitment, leadership, and integrity. We thank him for his unwavering service to our community and wish him all the best in his well-earned retirement.

- Out Going Elected Officials

The City of Pass Christian would like to take a moment to thank three dedicated public servants: Alderperson Regina Charlot, Alderperson Betty Sparkman, and. Mayor Jimmy Rafferty. Under their leadership, our city has grown in incredible ways. Their vision, hard work, and commitment have made a lasting impact. They will be truly missed, and we are grateful for everything they’ve done for our community. Thank you!

- Special Shout Out to the following:

We would like to make a special shout out to the Pass Christian Main Street for securing \$174,860 in new fortified roof grants to replace the roofs on the homes of 12 lower income residents. Once these 12 roofs are installed, Main Street would have secured grants to replace the roofs on 22 lower income residents at a total cost of \$332,973. We congratulate the Pass Christian Main Street for not only assisting our local businesses grow but also for making a difference in the lives of people in Pass Christian. In addition, many thanks to Ready2Roof, Sunbelt Roofs, the Pass Christian Rotary, and citizens of Pass Christian who helped to make this possible.

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved opening bids for the East Small Craft Harbor Hurricane Ida Repairs.

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously approved to accept bids for the East Small Craft Harbor Hurricane Ida Repairs and to forward them to City Engineer, Bob Escher for tabulation.

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlott the Board unanimously approved opening bids for the Replacement of City Fire Hydrants.

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved to accept bids for the Replacement of City Fire Hydrants and to forward them to City Engineer, Bob Escher for tabulation.

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlott the Board unanimously approved the agenda for the June 17, 2025, Regular Board of Alderperson Meeting.

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ADMINISTRATIVE

Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved Summary Change Order #2 to Gray Falcon Construction for the Highway 90 Hurricane Mitigation Improvements which reflect a decrease of -\$14,754.10 and a final contract amount of \$2,146,170.40, as recommended by City Engineer, Bob Escher. The proposed change is necessary or incidental to the completion of the work as originally bid, is commercially reasonable and not made to circumvent the public purchasing Laws, and that any increase or decrease in cost is reasonable, as recommended by City Engineer, Bob Escher. A-1

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved Final Pay Application #5 to Gray Falcon Construction for the Highway 90 Hurricane Mitigation Improvements in the amount of \$85,400.26, as recommended by City Engineer, Bob Escher. A-2

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved Pay Application #1 (Final) in the amount of \$77,600.00 to Gray Falcon Construction, for the West Small Craft Harbor – Pier C-2 Improvements. To be funded and reimbursed through Tidelands Grant, as requested by Bob Escher, City Engineer. A-3

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved Pay Application #3 in the amount of \$215,416.00 to DNA

Underground, LLC. for Lift Station Rehabilitation and SCADA Improvements. This project is funded through ARPA/MCWI funds, as requested by Bob Escher, City Engineer. A-4

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Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board unanimously approved Pay Application #2 in the amount of \$43,250.00 to Calder Co. for Fire Station #1 with a remaining balance of \$307,095.00. 2025 Bond Series funds are available per City Clerk, as requested by Project Architect, Leah Watters. A-5

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved Pay Application #4 in the amount of \$248,348.84 to LJ Construction, Inc. for the North Street Gravity Sewer Improvement Phases II & III, recommended by the Project Engineer, Overstreet & Associates. These funds are reimbursed with the GOMESA Grant (152-701-911) as confirmed by the City Clerk. A-6

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved Operation and Maintenance Contract of Water and Sewer facilities with WPSCO under the same terms and conditions as the existing contract (subject to recent CPI cost increase), with WPSCO being as the lowest and best bidder after advertisement and review of proposals, for a term not to exceed six months to allow the City officials and staff in the new Administration to review the proposed substantial increase in compensation requested by WPSCO under the new contract for equipment acquisition and other purposes during the upcoming budget process. A-7

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Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board unanimously approved final invoice in the amount of \$11,844 from Carroll, Warren & Parker for legal services rendered to the City during voluntary annexation of property West of Pass Marianne Condos per Section 8 of the Ordinance adopted by the City at its July 16, 2024 Board meeting, amend the budget accordingly, as requested by Malcolm Jones, City Attorney. [It is my understanding that the previous billing that was approved by the Board on March 5, 2025, did not include the services rendered in December 2024 and following.] A-8

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EVENTS

Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman the Board unanimously approved accepting donation in the amount of \$5,000 to the City from the St. Paul's Carnival Association for the 2025 Mardi Gras parade, as requested by the St. Paul's Carnival Association. E-1

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board approved Cruisin the Coast event on October 9-11, 2025, and the following City resources, this bringing favorable notice to the resources and opportunities of the City, as requested by Susan Putnam. (No Exhibit)

- The City of Pass Christian will provide:
- Site fee of \$20,000
- Special Event Fee of \$5,000 (Pass in the Night)
- Opening night band cost \$2,500
- Safety devices and first responder presence for special events as needed.
- Security for stage equipment each night.

- The City and CTC will mutually agree on volunteer/staffing needs for the events.
- Traffic control Liaison between the City and CTC staff.
- All expenses associated with the Pass in the Night event and Thursday's burnout event.
- Any other expenses as deemed necessary by the Mayor.

Alderman Torgeson	Aye
Alderman Sparkman	Aye
Alderman Charlot	Aye
Alderman Kimball	Nay
Alderman Pickich	Aye

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved SPCA Pass Mardi Gras Parade to be held Sunday, February 15, 2026. Bringing favorable notice to the resources and opportunities of the City, as requested by Alderman Kirk Kimball. (No Exhibit)

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Regina Charlot the Board unanimously approved request for the 2026 Art in the Pass Fine Arts Festival at the War Memorial Park, from Friday through Sunday, April 10-12, 2026, and the following City resources, this bringing favorable notice to the resources and opportunities of the City, as requested by Betty Sparkman, Chair of Art in the Pass.

- Use of War Memorial Park Friday through Sunday (April 10-12, 2026)
 - a. Mowing, cleaning and treatment of fire ants in War Memorial Park during the week before the event
 - b. Repair/replacement of any non-working lights and electrical outlets
 - c. Cleaning and performing necessary repairs to Gazebo
 - d. Use of ceremonial USA flag
 - e. Marking sprinkler heads and lines for the larger tent sites; turning off of sprinklers during the event
 - f. Installation of water/hose connects on fire hydrants along Fleitas.

- g. Extra trash removal and cleaning/restocking of public restrooms
- h. Use of City dumpster for trash disposal
- i. Note: AitP will pay directly the Beautification/Public Works employees who work at the event
- Public safety and traffic assistance
 - j. Closing of Fleitas Ave (between Scenic and 2nd) and Scenic Dr (between Fleitas and Cat Island Coffee House parking pad) from 9:00 am Friday April 10 to 6:00 pm Sunday, April 12, 2026. (Access will be allowed for residents living within this area.)
 - k. Use of digital sign at US 90 and Davis Avenue
 - l. Services of off-duty Police Officers to patrol park 7:00 pm to 7:00 am Friday, April 10, 2026, and Saturday, April 11, 2026. (AitP will pay officers directly)
 - m. Barricades
- Parking assistance
 - n. Permission to mark "Handicap Parking Only" along NE corner of the park and in front of the Boy Scout hut.
 - o. Use of East Harbor parking lots and Pavilion parking lot for Festival parking (sufficient parking will be reserved for harbor business/boat owners/fishermen)
 - p. Use of parking lot next at Fleitas Sports Complex for designated artist parking
- Other assistance
 - q. Use and set-up of City Entertainment Stage and sound system
 - r. Permission to place festival signs around the City
 - s. Permission for festival committee to use several golf carts/utility carts on and around the park grounds
 - t. Other resources as deemed necessary by Mayor

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BEAUTIFICATION

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Regina Charlot the Board unanimously approved ratifying resignation from Yaceem Jackson effective June 6, 2025, and pay him for any comp-time and vacation pay per City policy that he may have accrued while employed, as requested by the Brad Manus, Beautification Director. B-1

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Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the

Board unanimously approved hiring Joseph Haynes as General Laborer (Beautification Department) at a rate of \$13.46 per hour, pending the background check and urinalysis, with a start date of June 20, 2025, as requested by Brad Manus, Beautification Director.

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved hiring James Hernandez as General Laborer (Beautification Department) at a rate of \$13.46 per hour, pending the background check and urinalysis, with a start date of June 20, 2025, as requested by Brad Manus, Beautification Director.

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved declaring playground equipment on the East side of War Memorial Park as surplus with no value and authorize the Beautification Department to solicit quotes from persons or companies interested in removing the surplus playground equipment at their own expense, as requested by City Attorney, Malcolm Jones.

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COMMUNITY DEVELOPMENT

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved lot merge and split from three existing lots to two lots; located at 213 E. Scenic Drive for Veiled Acquisitions Holdings and Beachfront Reality LLC. owner Brandi Viator, as requested by Melodie Hayes, City Planner. CD-1

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Upon motion of Alderman Kirk Kimball and seconded by Alderman Kenny Torgeson the Board unanimously approved granting preliminary plat approval for fifteen-lot subdivision, Whispering

Oaks – Phase 2, on West Second Street, Tax Parcels 0313G-03-029.000 and 0313G-03-029.004 (adjacent to the Municipal Complex) submitted by Freddie Fountain, Engineer on behalf of J N Scenic, LLC, Owner and Developer, conditioned upon approval by the City Engineer for design of infrastructure improvements, WPSCO for water and sewer main extensions and related improvements, the Public Works Department for drainage improvements, and the Fire Department for placement of required fire hydrants and the fire apparatus access road requirements and as approved and recommended by the City Attorney. [The Planning Commission previously approved this subdivision for conceptual review and since this subdivision is fully compliant with the City's Development Code and Subdivision regulations, they have not required this proposed preliminary plat to come back to them for a further hearing.] CD-2

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Upon motion of Alderman Kirk Kimball and seconded by Alderwoman Betty Sparkman the Board unanimously approved Development Agreement with J N Scenic, LLC for development of eligible infrastructure for a fifteen lot residential subdivision to be funded by a grant from the City in the sum of \$500,000 from a CapEx appropriation from the Miss. Legislature SB 2468 (2024 Session), as requested by City Attorney, Malcolm Jones. CD-3

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kirk Kimball the Board unanimously approved final plat for Pass Harbor Place Subdivision at the NE corner of the intersection of Market Street and Second Street subject to final inspection and approval by City Engineer, Community Development Office, Fire Department and Public Works Department. {This subdivision was originally approved for three lots and then expanded to include a total of 11 lots. Preliminary plat approval was granted by the Board on July 18, 2023, and at this time all required infrastructure improvements have been constructed. Certain drainage modifications were approved

in 2024 with revised drawings approved by the City Engineer, installed thereafter and inspected by the former staff of the Code Office.] CD-4

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Upon motion of Alderman Kirk Kimball and seconded by Alderwoman Betty Sparkman the Board unanimously approved final plat of Tidewood Subdivision (formerly known as Henderson Shores) (40 lots and additional property) situated West of Lady Mary Avenue and North of Hwy 90 in the newly annexed area as submitted by Heinrich & Associates on behalf of the Developer, Bellwill, LLC (Chris Bellone). The final plat will not be presented, signed by City officials and filed for record until the Developer installs the final lift or layer of asphalt in the public road in the subdivision and such work is inspected and approved by the City Engineer and Community Development Office and the placement of a small amount of fill to improve drainage. [Initially, this property was situated in Harrison County and the Developer obtained its preliminary plat approval from the Harrison County Planning Commission and the Board of Supervisors. The construction of the subdivision development was well underway when the City's voluntary annexation became effective at the end of 2024. Recently, the City has been informed that the project has been completed per the County's standards and their staff have finally inspected and approved the installed infrastructure. The only work that is left to be done in the installation of the final lift or layer of asphalt within the proposed public road within the subdivision and placement of a small amount of fill in certain areas to direct and improve drainage. Because this subdivision is fully compliant with the City's Development Code (zoning ordinance) and has been inspected and approved by the City's Engineer (subject to completing the asphalt in the public street) is not necessary that this matter be reviewed by the City's Planning Commission.] CD-5

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COURT DEPARTMENT

Upon motion of Alderman Kirk Kimball and seconded by Alderwoman Betty Sparkman the Board unanimously approved hiring Allye Peterson as Deputy Court Clerk at a rate of \$15.00 an hour with a start date of June 20, 2025, as requested by Judge Negrotto.

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FIRE DEPARTMENT

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved accepting Firefighter Justin Barr's resignation from full time Firefighter & move him to part-time fire fighter effective June 19, 2025, as requested by Fire Chief Woodman. F-1

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Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman the Board unanimously approved accepting Firefighter Sam Phillips resignation from full time Firefighter and move him to part time firefighter effective June 19, 2025, as requested by Fire Chief Woodman.

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Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman the Board unanimously approved accepting resignation and retirement of Dennis Brown effective June 14, 2025, and pay him any comp-time and vacation time pay per City Policy that he may have accrued while employed. Dennis started with Pass Christian in May of 2014. We wish him well in his retirement, as requested by Fire Chief Woodman. FD-3

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved request to hire Brandon Sellier as a part-time Firefighter with a start date of June 18, 2025, pending background check and drug screen. Starting pay will be \$12.02 per hour, as requested by Fire Chief Woodman. F-4

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Upon motion of Alderman Kirk Kimball and seconded by Alderman Kenny Torgeson the Board unanimously approved request *to* pay for the balance not covered by the ARPA grant (Grant was applied for at and paid to MGCCC) for Marcos Chacon's attendance and completion of his EMT-Basic course at MGCCC \$955.00 (001-220-610) Marcos attended the course in the period when AMR was no longer hosting courses before they lost their contract and when there were no free courses offered , as requested by Fire Chief Woodman. FD-5

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved request to reimburse the following Firefighter/EMTs for their licensing fees not to exceed \$200.00 each, with receipts. (001-220-610). Licensure is required to operate as an EMT and work under the contract ambulance providers jurisdictional medical control agreement. F-6

- Caleb Counselman
- Gavin Carter
- Andy Purchner
- Alberto Moroyoqui
- Marcos Chacon

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CONSENT AGENDA

Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved the items 1 thru 7 below

1. Approved - Administration: declaring cell phones used by Mayor Rafferty and City Attorney, Malcolm F. Jones, surplus and with no value in accordance with past City practice with the change in term of office and authorize their telephone numbers to be ported to them for their private use, as recommended by the Marian Governor, City Clerk.
2. Approved – Administration: amending the January 21, 2025, Minutes for agenda item CD-1, as requested by the City Attorney, Malcolm Jones.
3. Approved - Beautification/PW: request for Kirk Ladner and Brad Munas to attend the Mississippi Department of Agriculture and Commerce pesticide applicator class for recertification CA12322 in Biloxi, MS on July 16, 2025. Cost of recertification is \$75.00/ea. for a 3-year recertification, as requested by Kirk Ladner, Public Works Director and Brad Manus, Beautification Director. CA-3
4. Approved - Harbor: the installation of a covered boat-lift at Pier 2, Slip 55 for Joseph Crowton, at the tenant's expense. All construction will comply with harbor modifications guidelines and will be installed by CNO Marine Construction, who will obtain DMR permits before installation, as requested by James Butcher, Harbor Master. CA-4
5. Approved: Police: request to send Officer Lewie Negrotto to APOST Basic SWAT Officer course held July 14th-18th, 2025 in Mobile, AL. Tuition is \$50 (via Harrison County S.O.), lodging \$600.20 (to be reimbursed), per diem \$407 and use of a City vehicle is requested, as requested by Police Chief Freeman. CA-5
6. Approved: the minutes of June 4, 2025, Regular Mayor and Board of Alderpersons meeting, with changes, as requested by Deputy City Clerk, Dawn Sanders. CA-6
7. Approved: accepting the May 2025 Budget Report, as requested by City Clerk, Marian Governor. CA-

CLAIMS DOCKET

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved the Claims Docket in the amount of \$115,517.18. CD-1

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Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Regina Charlot the Board unanimously approved to accept an addendum.

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Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman the Board unanimously approved setting the date of Tuesday, July 1, 2025, at 5:00 p.m. for the swearing in ceremony for the new Mayor and Board of Aldermen, as requested by City Clerk, Marian Governor.

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Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Regina Charlot the Board unanimously approved accepting cash in the amount of \$867.00 from Kelsi Sanchez for replacement 3 trees in 3-30 gallon containers and increase budget line item 001.502.508 (Plants & Shrubs), as requested by Beautification Director, Brad Manus. AD-2

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously approved to amend the agenda to add additional item.

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Upon motion of Alderman Victor Pickich and seconded by Alderman Kenny Torgeson the Board unanimously approved declaring out going administration's name plaques as surplus, with no value and to donate to outgoing City officials.

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot
the Board unanimously approved to adjourn at 6:36 p.m.

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Mayor

07-1-2025
Date

City Clerk

07-1-2025
Date