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.

Congratulations to the following:

- Barry Dreyfus being newly elected as Alderman, Ward 1
- Joseph Piernas being newly elected as Alderman, Ward 2

Thank you to:

- Betty Sparkman for her service to the City in Ward 1
- Regina Charlot for her service to the City in Ward 2
- Marian Governor, City Clerk on her work to make the election process a success
- Election Commissioners
- Jazz in the Pass Team

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved the agenda for the June 4, 2025, Regular Board of Alderperson Meeting.

ADMINISTRATIVE

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved hearing from Wendy Diaz del Valle with Pass Christian Main Street to give the Board of Alderpersons their quarterly report. A-1

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved receiving a financial update for the first half of the 2024-2025 fiscal year, including bank balances, and expected timeline for the 2022-2023 and 2023-2024 audits, and accept the April 2025 Budget Report, as requested by Alderwoman Betty Sparkman. A-2

* * *

Alderman Kirk Kimball recused himself

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously **denied** request of Kimball's Seafood, Jerry Forte Seafood, and Stella Maris (d/b/a Gautier's at the Harbor), for rent abatement under leases or otherwise for wholesale seafood dealers in the East Smallcraft Harbor for the 2024-2025 lease term. A-3

* * *

Alderman Kirk Kimball returned to the meeting

* * *

Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously approved amending previous motion to cover harbor docking issue with Gautier's at the Harbor.

* * *

Alderman Kirk Kimball recused himself

* * *

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board unanimously approved allowing the use of the dock on a first come first serve basis with no overnight, must not be side by side and owner is to be contacted if issues arise.

* * *

Alderman Kirk Kimball returned to the meeting

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board **approved to table** until the next Administration, $1,365,686 in Sidewalks at No Cost to the City:

In order to improve safety on Cedar Avenue and North Street, and to further develop North Street, consider approving the following sidewalks at no cost to the City, as requested by Mayor Jimmy Rafferty (this is in addition to the $854,200 sidewalk from the Cedar/North Street Curve east to Pine Street that the Board of Alderpersons approved at a previous meeting):

<u>Cost Estimate:</u>	<u>Project Description:</u>
$839,763.81	From Cedar/North Street Curve south to Brill Street (Pass Estates)
$364,437.01	From Pine Street east to Church Street
<u>$161,485.52</u>	From Church St. east 815 ft to the eastern entrance of All Seasons Landscaping
$1,365,686.34	

The source of the grant is the Gulf Regional Planning Organization which requires a 20% City

Match. The $273,137 City Match for the sidewalk grant will be paid out of the $750,000 Capital Expenditure Grant (HB603) which has a current balance of $771,130. The remaining balance in the Capital Expenditure Grant (HB603) of $487,863 can be used for the following other infrastructure projects in the City: $279,201 for infrastructure on the Harbor Pavilion and $218,792 for the City Match on an additional phase of the North Street sidewalk to be obtained in 2026. A-4

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

* * *

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously **approved to table** until the next Administration, $800,000 Harbor Pavilion at No Cost to the City:

Consider appropriating the sum of $520,799 from the 2024 Capital Expenditure Grant (SB2468) and $279,201 from the 2023 Capital Expenditure Grant (HB603) to be used for the construction of a Public Pavillion in the East Harbor Greenspace as requested by Mayor Jimmy Rafferty and authorize advertising to hire an architect or engineer to provide conceptual drawings for the Public Pavillion. Per the suggestion of Alderman Kenny Torgeson, a Public Hearing will be held to get input from the Public on the architect's renderings. In the event that the Pavilion is more expensive than $800,000, the City could use funds from the 2022 Gulf Coast Restoration Fund (GCRF) which includes a 20% City Match. For example, if the total cost of the Public Pavilion is $1,000,000, the City would have to pay a $40,000 City Match on the $200,000 of GCRF funds. A-5

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Victor Pickich the Board unanimously approved awarding a grant of $500k (HB 2468 Downtown Development Grant) for infrastructure (i.e., water, sewer, retaining wall, sidewalks, stormwater detention, etc.) Parcel# 0313G-03-029.000 & 0313G-03-029.004 for Whispering Oaks 2. The project has Planning Commission approval and there is no city match. As requested by Alderman Kimball. A-6

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kirk Kimball the Board unanimously approved Change Order #1 (Final) and Pay Application #1 (Final) to DNA Underground LLC, for Clarence Avenue and West Railroad Apron Repairs in the amount of -$2,375.00 which is a net decrease to the contract for a final total contract amount of $2,950.00. 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-7

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board approved Change Order #2 to Edgerly Enterprises, LLC for St Paul Village Infrastructure in the amount of $86,000 which is a net increase to the contract for a final total contract amount of $861,100. 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 Project Engineer. A-8

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

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved Change Order #2 to LJ Construction Inc., for the North Street Gravity Sewer – Phases II & III in the amount of $125,053.60 which is a net increase to the contract for a final total contract amount of $4,257,804.09 (GOMESA). 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 Project Engineer Andrew Levens. A-9

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved Summary Change Order #3 and Fee Amendment to Overstreet & Associates for the North Street Gravity Sewer – Phases I which reflects -20% increase for Construction Administration and -49% increase for Inspections (GOMESA), as recommended by F. Jason Overstreet. A-10

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved payment to Overstreet and Associates for the following invoice: 3821 – in the amount of $19,145.50 for 1257 North St Gravity Sewer Phase II & III (GOMESA), as requested by F. Jason Overstreet. A-11

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved reimbursement of Pay Application #6 in the amount of $50,000 to Edgerly Enterprises, LLC, for the St Paul Village Infrastructure. GCRF funds are available per City Clerk. A-12

* *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved discussing request of Kimball's Seafood, Jerry Forte Seafood, and Stella Maris (d/b/a Gautier's at the Harbor), for rent abatement under leases or otherwise for wholesale seafood dealers in the East Smallcraft Harbor for the 2024-2025 lease term. A-12

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved reimbursement of Pay Application #1 in the amount of $56,200 to Calder Co. for Fire Station #1 with a remaining balance of $350,345. 2025 Bond Series funds are available per City Clerk, as requested by Leah Watters. A-13

* * *

Upon motion of Alderman Victor Pickich and seconded by Alderman Kirk Kimball the Board unanimously approved reimbursement of Pay Application #1 in the amount of $86,640.46 to Krol Electric, Inc., for the Pier P-2 Electrical Upgrades. Tideland funds are available per the City Clerk, as recommended by City Engineer, Bob Escher. A-14

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved two construction contracts with Register Construction LLC to separately install two equipment sheds at the Public Works Department at 200 West North Street in the sums of $15,980 and $11,300 (2025 Bond Series), as requested by Kirk Ladner, Public Works Director. [Register Construction, LLC is the construction entity for Jeff Register Building & Truss that was awarded the lowest and best bid at the January 21, 2025, Board meeting.], as requested by Kirk Ladner, Public Works Director. A-15

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Kenny Torgeson the Board unanimously approved quote from West Coast Handyman for replacement of posts at the gazebo in order to support the roof for the installation of the Copella in the amount of $2,400 (2025 Bond Series), as requested by Kirk Ladner, Public Works Director. A-16

* * *

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kirk Kimball the Board unanimously approved the annual 2.3% CPI increase which is allowed per the contract with WPSCO effective April 2025 and amend the budget, accordingly, as requested by WPSCO. A-17

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EVENTS

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board unanimously approved making a $400 contribution to the Pass Christian High School Touchdown Club for their Golf Tournament on Saturday, June 7, 2025, this bringing favorable notice to the resources and opportunities of the City. E-1

* * *

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved Maw Maw Made It Bake Sale Benefit for Michael Dedeaux Jr, on Saturday, June 21, 2025, from 11:00 a.m. until they run out at the Davis Avenue Pavillion. Mr. Dedeaux lost his home and possession to a fire. This is a public event, and all are welcome to attend thus bringing favorable notice to the resources and opportunities to the City of Pass Christian, as requested by Mayor Rafferty. E-2

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Kenny Torgeson the Board unanimously approved request to hold Don't Matter Get Better Youth Football Camp on June 28, 2025, 9:00 a.m.to 6:00 p.m. at the Raiders football field. This is a one-day camp for ages 5 – 18 years of age where college athletes will teach techniques to better their skills in football, this bringing favorable notice to the resources and opportunities of the City, as requested by Jayden Acker and Bret Bentz, Recreation Director. E-3

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved the St. Paul's Carnival Kickoff celebration Saturday, June 28, 2025, from 6:00 p.m. to 11:00 p.m. and the closing of Davis Avenue from Davis Avenue and Second Street to Davis

Avenue and Scenic Drive. This is a public event, and all are welcome to attend thus bringing favorable notice to the resources and opportunities to the City of Pass Christian. The following items are requested by Alderman Kirk Kimball. (No Exhibit) E-4

- use of the City's stage (If needed)
- use of mobile restrooms or two porta pottys (if needed)
- Use of City's Dumpster
- Trash Cans
- Barricades
- Cones
- Generators
- Digital traffic sign
- Other needs as deemed necessary by the Mayor

* * *

COMMUNITY DEVELOPMENT

<u>THE FOLLOWING ITEMS HAVE BEEN APPROVED BY THE PLANNING COMMISSION</u>

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved resub division of property situated at 124 Holiday Drive for Jesse Lee to create two parcels of 100 foot frontage each: Parcel One – Lots 22, 23, 24 and 25, Magnolia Drive Subdivision and Parcel Two - Lots 18, 19, 20 and 21, Magnolia Drive Subdivision, as recommended by City Attorney. [This resub division is permitted as a matter of right under the City's zoning ordinance.] CD-1

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved a variance to allow front load parking at new construction of home due to tree protection located at 223 Clark Avenue, James Development, owner and applicant. CD-2

* * *

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board unanimously approved variance to allow front load parking at home and allow two driveways not to exceed 12 feet in width with greenspace in between driveways located at 410 Orange Street, Travis March, applicant. CD-3

* * *

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board unanimously approved variance to allow turnaround area to avoid vehicles needing to back out onto Highway 90, located at 746 W. Beach Blvd., Cory Washburn, owner and applicant located at 223 Clark Avenue, James Development, owner and applicant. CD-4

* * *

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board unanimously approved variance to allow front load parking at home and omit under house screening located at 120 Pinecrest Drive, Amy Doescher, agent Jonathan and Leslie Fawer and Claudia Cavallino of Pinecrest Drive, LLC., owners. CD-5

* * *

Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman the Board unanimously approved variance to construct a 2,878 square foot addition for customer pickup and delivery services and sign modification located at 1617 E. Beach Blvd., Walmart, owner and applicant. CD-6

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved zone change in classification from a T/T3 zone to Special District-Industrial Marine to allow construction of a "barn-dominium" of 125' x 50 in size located at 846 Clark Avenue, Stan and Rita Glover, owner and applicant. CD-7

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderwoman Betty Sparkman the Board unanimously approved re-subdivision to create two lots as a matter of right of the property located at 240 Davis, Deanna Castanedo, owner and applicant. CD-8

* * *

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Regina Charlot the Board unanimously approved to move item CD-10 next on the agenda.

* * *

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved granting preliminary plat approval for seven-lot subdivision situated North of St. Louis Street at Tax Parcels 0313F-03-003.000 and 0313F-03-004.00 submitted by Durlon "Reed" Bryant, engineer, on behalf of Frank Zhang, 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 at their April 2025 meeting 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-10

* * *

<u>THE FOLLOWING ITEM#9 HAS NOT BEEN APPROVED BY THE PLANNING COMMISSION</u>

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved overriding the Planning Commission motion to deny a variance request and an administrative decision concerning placement of a fence 8 feet in height at the home located at 120 Cedar Avenue, Perry and Jennifer Pezzarossi, owners. CD-9

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Victor Pickich the Board unanimously approved variance due to previous issues at the Code Department administrative decision concerning placement of a fence 8 feet in height at the home located at 120 Cedar Avenue, Perry and Jennifer Pezzarossi, owners.

"Alderwoman Regina Charlot would like the record to state that her vote of Aye is based is because others have done it before.

* * *

COURT DEPARTMENT

Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved refund request of $250.00 to Danny Harris. Mr. Harris paid a cash bond at HCADC for Brittany Braddock. Ms. Braddock was found guilty on 5/21/2025 and sentenced to time served. No fines were assessed, as requested by Tina Dupree, Court Clerk. CO-1

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved appointing Matthew L. Schloegel as Prosecutor Pro Tem on a as needed daily basis at a rate of $200 per day, as requested by Judge Negrotto. CO-2

* * *

FIRE DEPARTMENT

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board approved implementing a Fire Swap Policy with immediate effect to provide a more cost-effective solution to a full-time firefighter's need to take leave at a specific time, as requested by Fire Chief Woodman. FD-1

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

* * *

HARBOR DEPARTMENT

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved motion to hire Jessie Herron as the Harbor Clerk at a rate of $15.00 per hour with a start date pending background and urinalysis results and amend the budget accordingly, as requested by Harbormaster Butcher. H-1

* * *

POLICE DEPARTMENT

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved ratifying resignation from Sergeant Dakohtah Hedgepeth effective April 16, 2025, and pay him for any comp-time and vacation pay per City policy that he may have accrued while employed. No written notice was provided, as requested by the Police Chief Freeman. (No Exhibit)

* * *

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved request to reimburse Investigator Sgt. Alex Klodnicki $358.41 for shoes and court apparel. This reimbursement will be deducted from previously approved clothing allowance for investigators, as requested by the Police Chief Freeman. PD-2

* * *

CONSENT AGENDA

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved the items 1 thru 7 below

1. Approved - Fire: request to send Fire Inspector Jeff Klemmer to the 2025 Annual MAPFSE Conference June 25-26, 2025, in Biloxi, Ms. The Class Fee is $100 (001-220-610) and the use of a city vehicle, as requested by Fire Chief Woodman. CA-1

2. Approved - Fire: Fire Chief Woodman and Fire Inspector Jeff Klemmer to attend Plans Review for Fire and Life Safety (O0393) - 0100 at MSFA July 14- 17, 2025. No course fee, $147 per diem each (001-220-610) and the use of a city vehicle, as requested by Fire Chief Woodman. CA-2
3. Approved - Beautification: increasing Plants and Shrubs budget in the amount of $867.00, line item 001-000-346, for the replacement of trees from Connie and Stephen Higgs per Tree Planting Ordinance, as requested by Brad Manus, Beautification Director. CA-3
4. Approved - Court: accepting the Oath of Office from City Prosecutor/Appeals Prosecutor, W. Jarrett Little, as requested by Mayor Rafferty. CA-4
5. Approved: Fire: the disposal of the following asset located in Fire Chiefs Office. The item is broken, and not repairable and will be scrapped. Remove from City inventory, as requested by Fire Chief Woodman: CA-5

   469 HP LASER JET PRINTER HEWCB 412A

6. Approved: Police: declaring the following item listed below as surplus and disposal. The item is broken, and not repairable and will be scrapped. Remove from City inventory, as requested by Police Chief Freeman. (No Exhibit) CA-6

   32" Vizio TV S/N LAUKHLQN2202137 No Asset #

7. Approved: Administration - the minutes of May 20, 2025, Regular Mayor and Board of Alderpersons meeting, with changes, as requested by Deputy City Clerk, Dawn Sanders. CA-7

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 $255,642.24. CD-1

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

* * *

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved terminating William Ainsworth effective June 4, 2025, and pay him for any comp-time and vacation pay per City policy that he may have accrued while employed and authorize the advertisement for the position of Beautification Laborer immediately, as requested by Brad Manus, Beautification Director.

* * *

Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson the Board unanimously approved to adjourn at 8:07 p.m.

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______________________________ 06-17-2025
Mayor Date

______________________________ 06-17-2025
City Clerk Date