

**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.

- Proclamation for Thomas Ruspoli.
- Girl Scout Service Unit 610 of Long Beach Pass Christian is asking for a Mayoral Proclamation declaring the week of March 9-15, 2025, as Girl Scout Week in the City of Pass Christian. There are currently a total of 15 active troops in the Long Beach / Pass Christian service unit with a total of 140 girls leading the way in community service and leadership projects. Girl Scout led projects in our city include making duck nesting boxes for a local wildlife rehabilitation outpost (Bronze Award for Troop 4608); food pantry drives; honoring local Veterans; donating “happy baskets” to the Pass Christian Police and Fire Departments as well as the Pass Christian Post Office; and collaborating with the Humane Society to make cat shelters that were placed throughout the community. Girl Scouts are making an impact in our area and the support of our local officials is crucial to our mission to help build girls of courage, confidence, and character.
- Special Shout out and thank you to all of the City Employees who made our Mardi Gras Parade safe and special. Our Police Chief (Daren Freeman), our Fire Chief (Dia’Mond Woodman), Public Works Director (Kirk Ladner), Beautification Director (Brad Manus), Harbormaster (James Butcher) and their teams did an outstanding job.
- In addition, Sheila Bryant, John Keeley, Paula Knizer, Johnny and Lesha Jones, Jenny Lowery, Susan Putnam, Paul Ratliff, Shannon Starita and others did an exceptional job in making the event at City Hall a success where we welcomed 11 Mississippi Mayors, 2 State Senators and 3 State Representatives in addition to others. Local businesses that donated food included Asian Paradise, Bacchus, Crystal Seas, Hooks, Margaritas, Victoria Miller (egg rolls), and the Pass Christian Yacht Club.
- We would also like to thank the Pass Christian Carnival Association and wish King Christian (James Butcher) and Queen Cristiana (Rebecca Koenenn) the best of luck.
- Open Bids for the Tidelands FY25 West Harbor Pier C-2 Improvements.

Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved to accept bids for the Tidelands FY25 West Harbor Pier C-2 Improvements and sent them to City Engineer for calculation.

Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board unanimously approved the agenda for the March 5, 2025, Board of Alderperson Meeting.

*ADMINISTRATIVE*

Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously agreed naming the children’s wing of the Pass Christian Library after Sally James, as requested by Alderman Pickich and Alderman Torgeson. A-1

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved discussing the receipt of \$1,365,685 in Sidewalk grants from MDOT through the Gulf Regional Planning Commission at no cost to the City:

- Cedar Avenue from North Street south to Brill Street (Pass Estates)
- Second Street from Algernon Avenue east to Lang Avenue
- Scenic Drive from Menge Avenue east to Highway 90

The \$1,365,685 figure reflects the amount that was included in the application (see attached). There is a City Match of \$273,137 and this can be covered out of the \$750,000 Capital Expenditure Grant (HB603) that we received in 2023. The current balance in this account is \$761,000. The Board of Alderpersons can swap any of the above with other areas as long as the overall cost of Phase I does not exceed \$1,365,685. Hopefully, we will be able to obtain additional funding to take us up to the current estimate of \$1,578,693.80 for these three jobs. If not, we can scale back one or all of the projects. A-2

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board approved to table the receipt of \$1,365,685 in Sidewalk grants from MDOT through the Gulf Regional Planning Commission at no cost to the City:

- Cedar Avenue from North Street south to Brill Street (Pass Estates)
- Second Street from Algernon Avenue east to Lang Avenue
- Scenic Drive from Menge Avenue east to Highway 90

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|------------------|-----|
| • Betty Sparkman | Aye |
| • Regina Charlot | Nay |
| • Kirk Kimball   | Nay |
| • Victor Pickich | Aye |
| • Kenny Torgeson | Aye |

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Upon motion of Alderman Kirk Kimball and seconded by Alderwoman Betty Sparkman the Board unanimously approved discussing asking Harrison County to use their paving contractor (and their corresponding unit price) to pave Leovy Avenue (estimated \$66,330) after the City’s contractor makes the necessary drainage mitigation repairs (estimated \$104,000). In addition, consider having a workshop to discuss using either MIT funds or Bond proceeds to pave the other High Priority Projects (as determined by Bob Escher and Kirk Ladner) in the estimated sum of \$324,063.00 using Harrison County’s paving contractor out of \$896,170 of available funds as requested by Mayor Jimmy Rafferty. A-3

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board tabled asking Harrison County to use their paving contractor (and their corresponding unit price) to pave Leovy Avenue (estimated \$66,330) after the City’s contractor makes the necessary drainage mitigation repairs (estimated \$104,000).

- Betty Sparkman      Nay
- Regina Charlot      Aye
- Kirk Kimball      Aye
- Victor Pickich      Aye
- Kenny Torgeson      Aye

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board agreed to amend the agenda to discuss City finance on what we know about the 2022/2023 audit.

- Betty Sparkman      Nay
- Regina Charlot      Aye
- Kirk Kimball      Aye
- Victor Pickich      Aye
- Kenny Torgeson      Aye

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The Board took no action appropriating the sum of \$494,125 from the Capital Expenditure 2024 Appropriation under SB2468 to be used for the construction of Public Pavillion in the East Harbor as requested by Mayor Jimmy Rafferty and authorize advertising to hire an architect or engineer to provide conceptual drawings for the Public Pavillion in the East Harbor to be funded with the 2024 Capital Expenditure Appropriation funds (SB 2468). A-4

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Upon motion of Alderman Kirk Kimball and seconded by Alderman Kenny Torgeson the Board unanimously agreed to discuss authorizing use of the Capital Expenditure Grant Funds (HB2468) \$250,000 in lieu of Gulf Restoration Funds Grant which were approved and awarded by the BOA on 2/7/23 to Pass Harbor place, as requested by Kirk Kimball. A-5

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot the Board tabled until May 1, 2025 authorizing use of the Capital Expenditure Grant Funds (HB2468) \$250,000 in lieu of Gulf Restoration Funds Grant which were approved and awarded by the BOA on 2/7/23 to Pass Harbor place, as requested by Kirk Kimball. A-5

- Betty Sparkman      Aye
- Regina Charlot      Aye
- Kirk Kimball      Nay
- Victor Pickich      Nay
- Kenny Torgeson      Aye

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved payment to Carroll, Warren & Parker in the amount of \$11,168.09 for legal services provided for the friendly annexation to be paid from 117.105.600 (Admin contractual) and amend the budget accordingly. A-6

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**COMMUNITY DEVELOPMENT**

Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously agreed to uphold the Tree Board decision denying Tim and Patti Davis application to remove protected Live Oak Tree at 124 Fleitas Avenue, as requested by City Attorney, Malcolm Jones. CD-1

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved re-subdivision allowing a combination of Lots 41 and 42, Blue Lake Subdivision, (304 Wittman Avenue) for Dennis and Carol Kyle. This lot combination conforms to the City’s Development Code. As recommended by the City Attorney. CD-2

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich the Board unanimously approved the Re-Subdivision of 110 Willow Lane, Lots 22 and 23, Square 63, Timber Ridge Shores Subdivision, Unit III, for Pierce A. Hammond II to move interior lot lines as set forth in the survey attached and as approved by the Chancery Court, as recommended by City Attorney. CD-3

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Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved Re-subdivision of Parcel 312K-01-002.000 (900 Clark Ave.) for Portage, LLC (Dr. Charles Murphy) to create three lots with common easement for access to North Clark Street. This conforms to the City’s Development Code. As recommended by City Attorney. CD-4

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Upon motion of Alderwoman Regina Charlot and seconded by Alderman Victor Pickich the Board unanimously approved subdivision of Tax Parcel 0413D-02-021.000 (West of Lots 9 and 10, Oak Park Subdivision) into two parcels to allow Todd and Theresa St. Mary to convey the South one-half of the lot to Higgins (owner of Lot 9). The subject property is not part of the subdivision, and the request otherwise meets the requirements of the City’s Development Code, as recommended by the City Attorney. CD-5

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Kirk Kimball the Board unanimously approved re-subdivision of Lots 6, 7, and 8, Square 55, Timber Ridge Shores Subdivision, Unit III, for Mark Jeansonne to combine vacant Lots 6 and 7 with Lot 8 with the existing home at 106 Poplar Street to be a separate lot. This re-subdivision conforms to the City’s Development Code, as recommended by the City Attorney. CD-6

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Upon motion of Alderman Kenny Torgeson and seconded by Alderman Victor Pickich the Board unanimously approved Re-Subdivision of Tax Parcels 313G-03-003.000 and 313G-03-002.000 (131 W. 2nd Street) to allow combination of lots by David Vidal. This combination of lots conforms to the City’s Development Code). As recommended by the City Attorney. CD-7

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Upon motion of Alderman Victor Pickich and seconded by Alderman Kirk Kimball the Board unanimously approved the administrative Warrant under the City’s Development Code allowing Allen and Sheila Beasley to construct a double driveway separated in the middle at 233 Fairway Drive. [These

applicants were previously granted a variance by the Board of Aldermen on November 4, 2024, to allow front load parking under their new home with two garage doors facing Fairway Drive]. CD-8

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**COURT**

Upon motion of Alderman Kirk Kimball and seconded by Alderman Kenny Torgeson the Board unanimously approved refund request of \$1,000.00 to Christean Harris for a cash bond he paid for Jeffrey Nicely at the HCADC on July 5, 2024. Mr. Nicely was heard on February 12, 2025, and the charge was dismissed. A full refund of \$1,000.00 is requested. COURT-1

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**HARBOR**

Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman the Board unanimously approved Resolution approving settlement of a doubtful claim with Shaggy’s for damage to West Harbor Playground Equipment in the sum of \$6,100 caused by roof of the restaurant dumpster becoming dislodged during high winds and striking the equipment as recommended by City Attorney. [The claim is considered “doubtful” because it is unclear whether the restaurant would be exempt from liability for the damage because the storm could be considered an Act of God which may be an affirmative defense to a claim the dumpster roof was not properly anchored per the Building Code. In the interests of an amicable resolution of the matter Shaggy’s has agreed to pay approximately one-half of the costs of the repairs. See email attached.] HARBOR-1

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**POLICE DEPARTMENT**

Upon motion of Alderman Kirk Kimball and seconded by Alderwoman Betty Sparkman the Board unanimously approved ratifying the request to apply for the 2025 Lowe’s Hometowns Grants Program in an amount less than \$10,000 (application only provided for a dollar range, not exact amount) for fencing of the community animal Shelter Exercise/Activity Yard, as requested by Chief

Daren Freeman. PD-1

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***PUBLIC WORKS***

Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board discussed awarding contract for repairs and renovation to the Gazebo in War Memorial Park as requested by the Public Works Department. [The City received two quotes from West Coast Handyman in the sum of \$10,200 and from Full Armour Homes, Inc. in the sum of \$11,800. Had the City decides to award the bid to the company with the higher quote, it will be necessary that the City place on its minutes “detailed calculations and narrative summary showing that the accepted bid was determined to be the lowest and best bid, including the dollar amount of the accepted bid and the dollar amount of the lowest bid” as provided in MCA Section 31-7-13(d)(i), as amended. PW-1

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Upon motion of Alderman Victor Pickich and seconded by Alderman Kirk Kimball the Board approved awarding contract for repairs and renovation to the Gazebo in War Memorial Park as requested by the Public Works Department to lowest bidder, West Coast Handyman in the sum of \$10,200.

- Betty Sparkman      Nay
- Regina Charlot      Nay
- Kirk Kimball      Aye
- Victor Pickich      Aye
- Kenny Torgeson      Aye

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Upon motion of Alderman Victor Pickich and seconded by Alderman Kenny Torgeson that Board unanimously agreed to discussing update and future course of action concerning drainage project between East Royal Oak Drive and Fernwood Avenue by Public Works Department as requested by Alderman Pickich. PW-2

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***CONSENT AGENDA***

*Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Kenny Torgeson the Board unanimously approved the items 1,5,6,7,9 & 10 below*

1. Approved authorizing the payment of \$200 per day for poll workers for upcoming municipal primaries and elections as provided by State law. [This rate will be in line with the compensation authorized by other municipalities on the Gulf Coast, e.g. Long Beach - \$200 per day]. CA-1
2. Upon motion of Alderwoman Regina Charlot and seconded by Alderman Kenny Torgeson that Board unanimously approved adopting ordinance re-naming Polling Place for Ward One to “Cornerstone Baptist Church” from Kittiwake Baptist Church as recommended by City Attorney. CA-2
3. Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot that Board unanimously approved Lease Agreement with Cornerstone Baptist Church for Ward One Polling Place for 2025 Municipal Election Cycle with lump sum payment of \$300.00 as recommended by City Attorney. CA-3
4. Upon motion of Alderwoman Regina Charlot and seconded by Alderwoman Betty Sparkman that Board unanimously approved authorizing the City to apply for the 2025 Mississippi Tennis Association’s Community Tennis and Facility Grant and the 2025 USTA grant. CA-4
5. Approved ratifying the 2025 St. Paul Carnival Association program ad in the amount of \$150.00, this bringing favorable notice to the resources and opportunities of the City. CA-5
6. Approved donation of \$300 for the annual Easter Egg hunt at War Memorial Park, bringing favorable notice and resources to the opportunities of the City. CA-6
7. Approved payment to Overstreet and Associates for Invoice# 3705 in the amount of \$3,712.50 for 1257 North St. Gravity Sewer Phase II & III which are reimbursable by Gomesa Grant, and the funds are available as confirmed by the City Clerk. CA-7
8. Upon motion of Alderwoman Betty Sparkman and seconded by Alderman Victor Pickich that Board unanimously approved the request to Host a Search and Rescue Course on May 17, 2025, using the fire Department Training Building and available presentation space. The course will be instructed by Coastal Magnolia Fools and attended by PCFD and outside agencies. There is no cost to the City. CA-8
9. Approved accepting Oath of Office from Officer Steve Morris, as requested by Chief Daren Freeman. CA-9
10. Approved ratifying resignation from Officer Franklin Taylor effective February 27, 2024, and pay him for any comp time and vacation pay per City Policy that he may have accrued while employed,



as requested by Chief Daren Freeman. CA-10

11. Upon motion of Alderwoman Betty Sparkman and seconded by Alderwoman Regina Charlot that Board unanimously approved request to send Officer Kenda Williams to FTO (Field Training Officer) class held March 17-19, 2025, in Harrison County, MS with a registration fee of \$280, use of a City Vehicle and no cost for lodging. This request for training is a budgeted item and funds are available as confirmed by the City Clerk. CA-11

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**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 \$259,336.14. CD-1

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

Upon motion of Alderman Kenny Torgeson and seconded by Alderwoman Betty Sparkman the Board approved to move Public Comment to the front of the agenda not to exceed 20 minutes at the next meeting.

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| • Betty Sparkman | Nay |
| • Regina Charlot | Aye |
| • Kirk Kimball   | Aye |
| • Victor Pickich | Nay |
| • Kenny Torgeson | Aye |

**PUBLIC COMMENT**

*THE MAYOR AND BOARD OF ALDERPERSONS ALLOWED 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

\_\_\_\_\_  
~~04-15-2025~~  
Date

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
~~04-15-2025~~  
Date