

**COUNTY OF HARRISON
CITY OF PASS CHRISTIAN
TO THE CITY CLERK OF THE CITY OF PASS CHRISTIAN, MISSISSIPPI**

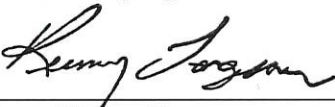
GREETINGS:

This is to command you to notify Mayor Torgeson, Alderman at Large Pickich, Alderman Dreyfus, Alderman Piernas, Alderman Kimball, Alderman Federico and Jim Simpson, City Attorney and all of the City of Pass Christian, Mississippi, that a **SPECAIL MEETING** of the Mayor and Board of Aldermen of the City of Pass Christian has been called by the undersigned for **the 8th day of August 2025 immediately following 9:00 a.m. Public Hearing** at the Courthouse of Pass Christian Municipal Complex, 105 Hiern Avenue, of said City, for the purpose of transacting business of the City as listed on the Agenda as follows:

1. Consider approving Resolution expressing strong opposition to the proposed leasing of public oyster reefs in Mississippi waters and in support of commercial fishermen from Pass Christian.

You are further commanded to have this notice then and there present together with an endorsement of the service and/or waiver of same on the above named persons who shall be found personally within the City limits of Pass Christian, and served at least three (3) hours before the time fixed for the aforesaid meeting.

WITNESS my signature, this the **7th day of August, 2025**

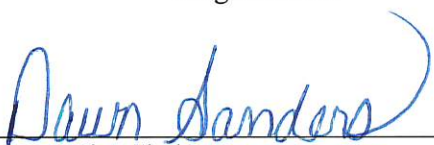


Mayor Kenny Torgeson

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF PASS CHRISTIAN**

I, the undersigned City Clerk of the City of Pass Christian, Mississippi, do certify that I have served the within notice of a **Special Meeting** of the Mayor and Board of Aldermen of the City of Pass Christian by delivering a true copy thereof by email to the aforesaid named persons at least three (3) hours before the time for said meeting.

Kenny Torgeson
Victor Pickich
Barry Dreyfus
Joseph Piernas
Kirk Kimball
Greg Federico



Deputy City Clerk

CITY OF PASS CHRISTIAN
SPECIAL MEETING OF THE MAYOR AND BOARD OF ALDERMEN
AUGUST 8, 2025 9:00 A.M.

1. Roll Call

COMMUNITY DEVELOPMENT

1. Consider holding public hearing to determine if the property located at 105 Palm Avenue, Ward 1 Pass Christian is a public nuisance under State Statue 21-19-11, and if so whether to abate or demolish, as requested by the Building/Code Official, Billy Dauphin. CD-1



PH
CD-1
8-8-25

City of Pass Christian
Community Development
200 West Scenic Drive
Pass Christian, Mississippi 39571
Phone: (228) 452-3316/3324 Fax: (228) 452-3044

RE : 105 Palm Ave.

1AUGUST2025

At approximately 1030 Hrs. on the above-noted date, I Spoke with Mr. Cody Reeves, Supervisor / Estimator for Servpro Restoration Services (Gulfport office), a nationally recognized company specializing in the cleaning and restoration of structures in conditions similar to those found at 105 Palm Ave.

Through our conversation, I described the condition of the home, based upon my observations while inside. These conditions are confirmed by not only myself, but multiple sworn police officers present at the time, as well as city animal control officer, the community services officer, and by an extensive amount of photographic evidence collected at the scene. Based on this information, Mr. Reeves said he could confidently estimate the cost to mitigate the unsanitary conditions inside of the home through removal of all waste, trash, debris, and the dead animal carcass, pressure washing and sanitizing, to cost approx. \$15/square foot. Mr. Reeves further advised that should it be necessary to remove sheet rock insulation, clean air ducts, etc., the cost could easily exceed \$20/square foot. Finally, Mr. Reeves concluded by saying that in his experience, the smell in the house based, on the information I provided, often is not able to be removed completely from a house. The only hope is for it to gradually lessen over the passage of time. Please note that this estimate does not include mitigation of the exterior conditions of the house, such as the piles of junk and personal belongings stored on the carport, pest control of the entire property for the flea infestation, or the abatement of the issues with the swimming pool.

Using the figures from the expert at Servpro and the square footage of the house, the estimated cost to mitigate the items included above is \$28,995 on the low end, and possibly in excess of \$38,660 on the high end. Again, this does not guarantee removal of the smell, or any of the above noted exceptions.

Next, I spoke with Mr. Brent Morreale, owner of Morreale Demolition, a well-known licensed, bonded professional, that has performed city mandated demolition in the past here in Pass Christian as well as other coast municipalities. He is well versed in the required procedures, and the expectations of the city. After being given the dimensions and scope of work required for a city mandated demolition, including the removal of the swimming pool, slab, sidewalk, and bringing in the necessary dirt to fill the hole from the pool and smooth the surface of the lot, Mr. Morreale submitted an estimate of \$8500 based on square footage and my verbal description of the property.



Billy J. Dauphin,

Code Official

City of Pass Christian

Billy Dauphin

From: Harold E. Fayard <hefayard@co.harrison.ms.us>
Sent: Tuesday, July 29, 2025 9:53 AM
To: Billy Dauphin
Subject: 105 Palm Ave

Caution: THIS IS AN EXTERNAL EMAIL AND MAY BE MALICIOUS. PLEASE TAKE CARE WHEN CLICKING LINKS OR OPENING ATTACHMENTS.

On 7-28-2025, the Harrison County Mosquito Control department responded to a condemned property at 105 Palm Ave. Pass Christian. We treated a neglected swimming pool, old tires and containers that were actively breeding mosquito larva. We used 96 oz. of a biological larvicide, called VectoBac. It's active ingredient is Bacillus Thuringiensis Israelensis.
Gene Fayard
Director, Harrison County Mosquito Control

CITY OF PASS CHRISTIAN
SPECIAL MEETING TWO OF THE MAYOR AND BOARD OF ALDERMEN
AUGUST 8, 2025 AFTER 9:00 A.M. PUBLIC HEARING

ADMINISTRATIVE

1. Consider approving Resolution expressing strong opposition to the proposed leasing of public oyster reefs in Mississippi waters and in support of commercial fishermen from Pass Christian in their efforts to preserve the public right of all Mississippians to fish and harvest oysters on the natural oyster reefs of the Mississippi Sound and the preservation of public access to our marine resources, as request by Alderman Kirk Kimball. A-1

A-1
8.8.25
2nd mtg.

There came on for consideration before the Mayor and Board of Aldermen of the City of Pass Christian at its regular meeting of August 5, 2024, a proposed resolution expressing opposition to the proposed leasing of public oyster reefs in Mississippi waters and after a general discussion of the subject Alderman _____, offered the following Resolution for adoption:

A RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PASS CHRISTIAN, MISSISSIPPI, EXPRESSING STRONG OPPOSITION TO THE PROPOSED LEASING OF PUBLIC OYSTER REEFS IN MISSISSIPPI WATERS AND IN SUPPORT OF COMMERCIAL FISHERMEN FROM PASS CHRISTIAN IN THEIR EFFORTS TO PRESERVE THE PUBLIC RIGHT OF ALL MISSISSIPPIANS TO FISH AND HARVEST OYSTERS ON THE NATURAL OYSTER REEFS OF THE MISSISSIPPI SOUND AND THE PRESERVATION OF PUBLIC ACCESS TO OUR MARINE RESOURCES

WHEREAS, the City of Pass Christian, Mississippi has a rich and storied history tied to oyster harvesting dating back over three hundred years to its naming by French explorers in 1699 as “Passe aux Huîtres” or “Oyster Pass,” due to the abundance of oyster reefs in the surrounding Mississippi Sound; and

WHEREAS, generations of Pass Christian residents have built their livelihoods around the oyster industry, working from the Pass Christian Harbor to harvest and distribute fresh Gulf oysters directly to the public and to seafood markets across the region; and

WHEREAS, public access to the wild, naturally occurring oyster reefs and all permitted oyster reefs in the Mississippi Sound are of vital importance to the City of Pass Christian as to the culture, heritage, traditions, economy, and way of life for all residents; and

WHEREAS, the City of Pass Christian has historically been the primary port for the unloading of harvested oysters in the State of Mississippi, providing berthing space for fishing vessels to easily access productive oyster reefs adjacent to the City, thus giving the City of Pass Christian a significant vested property interest in the submerged lands and marine resources extending from its’ shores and the management thereof; and

WHEREAS, the State of Mississippi’s move to privately lease up to eighty percent (80%) of these reefs will cause considerable consolidation of the oyster fishing fleet, will result in significant changes to the means of oyster management; and

WHEREAS, a result of the consolidation of these reefs through private leases, will cause a significant reduction in revenues generated from berthing fees collected by

the City of Pass Christian and will cause additional losses of sales and property tax causing a significant negative impact to the City of Pass Christian; and

WHEREAS, the proposed implementation of Mississippi Senate Bill 2648 (2024), which would privatize up to 80 percent of the state’s public oyster reefs by leasing them to private entities, poses an existential threat to the traditional, independent oystermen and women who have sustainably worked these waters for generations; and

WHEREAS, under this proposed leasing model, independent oyster harvesters would be forced to work for private leaseholders as contractors—bearing all the same expenses but losing their independence, autonomy, and economic opportunity; and

WHEREAS, the reefs proposed for leasing, including those off the shores of Pass Christian were restored through millions of dollars in federal, state, and BP Deepwater Horizon settlement funding—resources provided by taxpayers for the public good—not for private profit of a few consolidated entities; and

WHEREAS, a privatization scheme effectively transforms these publicly funded and historically public resources into assets held and controlled by a few large, well-capitalized operators, locking out traditional harvesters from participating in or benefitting from the very resource they helped to steward; and

WHEREAS, privatizing oyster reefs would hinder the longstanding practice of selling seafood “right off the docks” in the Pass Christian Harbor, dealing a blow to the economic vitality of local seafood markets, restaurants, and businesses that depend on fresh, locally sourced products and it is therefore recognized that the City of Pass Christian will be significantly, irreparably harmed by this seismic shift in the management means of oyster reefs and oyster resources;

WHEREAS, wild oyster reefs are not merely commercial resources—they are living ecosystems that play a vital role in maintaining water quality, biodiversity, and shoreline protection. Overharvesting, poor lease oversight, and reduced public access threaten the long-term health of these habitats; and

WHEREAS, the public was not given adequate opportunity to weigh in on this sweeping policy shift—no public hearing was held by either the Mississippi Legislature or the Department of Marine Resources (DMR) before advancing the leasing framework;

WHEREAS, the Mississippi Coastal Fisheries United (MSCFU), in conjunction with over twenty commercial oystermen, has filed a lawsuit alleging violations of due process and public trust, contending that this leasing scheme is both unconstitutional and morally indefensible; and

WHEREAS, this resolution stands in solidarity with those fishermen—our neighbors, families, and friends—who have weathered decades of disasters, including Hurricane Katrina, the BP oil spill, and the devastating 2019 Bonnet Carré Spillway opening, only to now face the potential loss of their profession to privatization.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Pass Christian, Mississippi, as follows:

SECTION ONE. The findings, statements, and conclusions contained in the preamble of this resolution are hereby approved, ratified, and adopted.

SECTION TWO. The City of Pass Christian hereby expresses its strong and unequivocal opposition to the implementation of Senate Bill 2648 and any plan to lease or privatize public oyster reefs in Mississippi waters.

SECTION THREE. The City of Pass Christian supports the preservation of public access to oyster reefs and affirms the rights of local oystermen to harvest, sell, and manage these resources through transparent, community-based, and environmentally responsible practices.

SECTION FOUR. The City of Pass Christian calls for a full suspension of all oyster reef leasing plans until such time as:

- Independent environmental and economic impact assessments are completed;
- Broad public engagement is undertaken through meaningful public hearings;
- Clear and enforceable protections are established for small, independent fishermen.

SECTION FIVE. The City of Pass Christian stands united with its historic oyster fishing community, and commits to protecting the culture, economy, and ecosystems that have defined this coastal city for generations.

SECTION SIX. The Mayor and Municipal Clerk are authorized to deliver a certified copy of this Resolution to Governor Tate Reeves, the Mississippi State Legislature, the Mississippi Department of Marine Resources, and the Mississippi Commission on Marine Resources, urging them to reconsider and halt the leasing of oyster reefs.

SECTION SEVEN. The Mayor and Municipal Clerk are authorized to deliver a certified copy of this Resolution to Ryan Bradley, Executive Director of Mississippi Commercial Fisheries United, Inc.

SECTION EIGHT. This Resolution shall take effect and be in force from and after adoption.

Alderman _____ seconded the motion, and on a roll call vote, the result was as follows:

ALDERMAN DREYFUS VOTED: _____

ALDERMAN PIERNAS VOTED: _____

ALDERMAN KIMBALL VOTED: _____

ALDERMAN FREDERICO VOTED: _____

ALDERMAN PICKICH VOTED: _____

A majority of the Aldermen present and voted in the affirmative, the Mayor declared the motion carried and the resolution adopted.

Adopted this _____ day of _____, 2025.

APPROVED:

Kenny Torgeson, Mayor
City of Pass Christian, Mississippi

ATTEST:

Marian Governor, City Clerk