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 Kenny Torgeson, Alderman at Large Victor Pickich, Alderman Barry Dreyfus, Alderman Joe Piernas, Alderman Kirk Kimball, Alderman Greg Federico (Phone Call), Jim Simpson, City Attorney and Marian Governor, City Clerk

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

Upon motion of Alderman Greg Federico and seconded by Alderman Victor Pickich the Board unanimously approved the agenda for the August 18, 2026, Regular Board of Aldermen Meeting.

PROCLAMATION

Upon motion the Board unanimously approved 2026 US Kids Golf World Champion- Charlie Magee.

ADMINISTRATIVE

Upon motion of Alderman Joe Piernas and seconded by Alderman Barry Dreyfus the Board unanimously approved to move items 10 & 11 under the Administrative to items 1 & 2 under the Administrative.

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Joe Piernas unanimously approved discussing the amendment of the Stella Maris harbor lease adding the fuel dock area for the period of June 1, 2026, through March 2032, as requested by Jim Simpson, City Attorney. A-1

* * *

Upon motion of Alderman Victor Pickich and seconded by Alderman Kirk Kimball the Board unanimously approved to allow Jim Simpson, City Attorney, to amend the Stella Maris lease to reflect that Stella Maris have the 2 slips at the end of the pier designated to them and if there is something wrong with those slips, the Habor Master has the ability to move them elsewhere for the time being.

*   *   *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Joe Piernas the Board unanimously approved to allow Jim Simpson, City Attorney, to amend the Stella Maris lease to address the topic of processed foods, but not open a restaurant on the dock.

*   *   *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Kirk Kimball the Board unanimously declined allowing Stella Maris to have fuel exclusivity.

*   *   *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Greg Federico unanimously approved to review ordinance that allows only current harbor leased licensed seafood fuel dealers to sell or dispense fuel after a storm if they have all the requirements needed for fuel trucks.

*   *   *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Greg Federico unanimously approved to waive any late fee penalties June 1, 2026, through August 2026, as requested by Marian Governor, City Clerk.

*   *   *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Victor Pickich unanimously approved to bring the Stella Maris harbor lease agreement back to the Mayor and Board of Alderman on September 1, 2026, for approval.

*   *   *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Victor Pickich unanimously approved discussing the contract with Water Company of America to complete a review of the City's Utility billing system, as requested by Marian Governor, City Clerk. A-2

* * *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Greg Federico unanimously approved the contract with Water Company of America to complete a review of the City's Utility billing system, as requested by Marian Governor, City Clerk. A-2

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Greg Federico unanimously approved hearing an update on Blighted properties in Ward 3, as requested by Alderman Kirk Kimball.

* * *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Kirk Kimball unanimously approved adopting Ordinance 720 to modify Ordinance 628 Codified as Section 58-173 in the code of ordinances and other provisions inconsistent herewith regulating driveways, sidewalks and parking lots; residential and commercial, as requested by Melodie Hayes, City Planner. A-4

* * *

Upon motion of Alderman Joe Piernas and seconded by Alderman Greg Federico unanimously approved Final Payment, Accepting Closeout Documents and Change Order No. 1 in the amount of ($16,992.50), which decreases the contract for a revised contract amount of $133,056.00. Final Payment Application No. 2 in the amount of $6,652.80, to Moran Hauling Inc. The proposed change is necessary or incidental to the completion of the work as originally bid, is commercially reasonable and is not made to circumvent the public purchasing laws, and that any increase or decrease in cost is reasonable, as requested by Bob Escher, City Engineer. A-5

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Greg Federico unanimously approved Change Order No. 1 for Whispering Oaks Subdivision – Phase II, in the amount of $12,615.00 due to the discovery of an 8" water main on the southern end of the property was on the South side of Scenic Drive in the median area. The subdivision plans showed the subdivision water main to be connected to an 8" water main on the North side of Scenic Drive. This connection is necessary to create a loop in the water system through the subdivision. The proposed change is necessary or incidental to the completion of the work as originally bid, is commercially reasonable and is not made to circumvent the public purchasing laws, and that any increase or decrease in cost is reasonable, as requested by Bob Escher, City Engineer. A-6

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Greg Federico unanimously approved Final Change Order No. 1 for 118 Barkley Drive Drainage Repairs, to decrease the final contract amount by ($4,309.00) with the final payment in the amount of $26, 276.00 to be paid to DNA Underground and to be paid from 118-301-911 (MIT FUND). The proposed change is necessary or incidental to the completion of the work as originally bid, is commercially reasonable and is not made to circumvent the public purchasing laws, and that any increase or decrease in cost is reasonable, as requested by Bob Escher, City Engineer. A-7

* * *

Upon motion of Alderman Greg Federico and seconded by Alderman Kirk Kimball unanimously approved Change Order No. 2 for Lift Station No. 31 Relocation ARPA/MCWI Project No. 220, to decrease the final contract amount by ($16,334.00) with the final payment for Payment Application No. 3 in the amount of $30,961.30. The grand total for the project is $533,726.00, as requested by Bob Escher, City Engineer. A-8

* * *

Upon motion of Alderman Greg Federico and seconded by Alderman Barry Dreyfus unanimously approved Change Order No. 6 for North Street Gravity Sewer Improvement Phases

II & III, to increase the contract amount by $11,502.06, due to the quantity adjustments based on final field measurements and to authorize Pay Application No. 15 in the amount of $480,911.99, payable to LJ Construction, as requested by Andrew Levens. A-9

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Greg Federico unanimously approved the rule changes in attached exhibit to the Civil Service Manual, as approved by the Civil Service Commission, as requested by Fire Chief Woodman A-10

* * *

Upon motion of Alderman Greg Federico and seconded by Alderman Victor Pickich unanimously approved advertising internally for the Deputy Chief/ Chief of Training Position, as requested by Fire Chief Woodman.

* * *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Joe Piernas unanimously approved accepting the July 2026 Budget Report, as requested by Marian Governor, City Clerk. A-12

* * *

EVENTS

1. Upon motion of Alderman Kirk Kimball and second by Alderman Joe Piernas the Board unanimously approved the use of the Fire Department rescue boat and personnel to provide support for the annual Swim Across the Bay being held on September 13 from 7am to 11am, this bringing favorable notice to the resources and opportunities of the City, as requested by Fire Chief Woodman. E-1

PLANNING DEPARTMENT

Upon motion of Alderman Kirk Kimball and second by Alderman Greg Federico the Board unanimously approved hearing from Melodie Hayes, City Planner with an update on Short-Term Rentals.

CONSENT AGENDA

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Victor Pickich the Board unanimously approved items 1 -27 & 29-30.

1. Approved - Administrative - Consider approving Payment Application No. 2 to Gulf Coast Solutions LLC in the amount of $143,439.64 for Whispering Oaks Subdivision – Phase II, to be paid from SB2468, as requested by Bob Escher, City Engineer. CA-1

2. Approved - Administrative – Consider approving Final Payment Application No. 3 to Ray C Weaver Mech Contrs Inc. in the amount of $12,565.00 for the Police Station/EOC Emergency HVAC Replacement, to be paid from 2025 Bond, as requested by Bob Escher, City Engineer. CA-2

3. Approved - Administrative - Consider approving Payment Application No. 2 to C & O Marine Construction LLC, in the amount of $129,913.65 for the East Small Craft Harbor- Secure Concrete Fillers in the Bulkhead Walls, to be reimbursed under the FY21 Tidelands Trust Fund, as requested by Bob Escher, City Engineer. CA-3

4. Approved - Administrative - Consider approving Final Payment Application No. 4 and Acceptance of Closeout Documents to David Rushing Construction LLC in the amount of $31,763.34 for Hurricane Ida Repairs – Phase II, to be paid from 154-751-911 and amend budget, accordingly, as requested by Bob Escher, City Engineer. CA-4

5. Approved - Administrative - Consider approving Work Order No. 7 for 722 West Beach Blvd Water Main Repair, in the amount of $20,197.00, to DNA Underground, due to a water leak that was discovered on August 4, 2026, and to declare these repairs an emergency condition. This leak

is continuing to flow and is beyond the capabilities of the City's Water and Sewer Operator due to its location beneath the sidewalk on Highway 90 and between the travel lanes of Highway 90 and the retaining wall on the adjacent property. This work also requires obtaining a permit for a lane closure on westbound Highway 90 and for also working within MDOT right-of-way. The annual unit price contractor is prepared to begin the repair work as soon as he receives the MDOT permit, as requested by Bob Escher, City Engineer. CA-5

6. Approved – Administrative - Consider accepting the following infrastructure improvements as the scope of work for the 2027 GOMESA Application and authorize the Mayor to execute the application for submittal to DMR. The application will be titled 2027 City of Pass Christian Infrastructure Improvements:

    - Canal Street Water Line Replacement
    - Clark Street Water Line Extension
    - Rehab of four (4) Lift Stations
    - Replacement of gravity sewer on Henderson Avenue between CSX and North Street

7. Approved - Administrative - Consider approving the Dog Park General Liability renewal policy in the amount of $1,369.58, as requested by Marian Governor, City Clerk. CA-7

8. Approved – Administrative - Consider approving Payment Application No. 7 to Gill's Crane & Dozer Service Inc, in the amount of $136,465.88, to be paid from the 2024 GOMESA Grant and GCRF grant 22-38, as requested by Bob Esher, City Engineer. CA-8

9. Approved – Beautification - Consider approving to hire Kalli Cuevas to fill the open vacancy in the Beautification Department effective August 19, 2026, at a starting rate of $13.46 an hour as requested by Brad Manus, Beautification Director.

10. Approved - Court - Consider accepting the restitution in the amount of $150.00 to Richard A.

Purchner. Barry Washington was ordered to pay restitution on July 8, 2026, in the amount of $1,000.00 to Mr. Purchner. These are ongoing payments, as requested by Tina Dupree, Municipal Court Clerk. CA-10

11. Approved – Court - Consider approving the restitution in the amount of $20.00 to Robert Guyotte. Antoine Biggs was ordered to pay restitution on December 1, 2017, in the amount of $1,320.43 to Robert Guyotte for medical bills. These are ongoing payments, as requested by Tina Dupree, Municipal Court Clerk. CA-11

12. Approved - Court - Consider approving Scott Lusk as a temporary pro-temp to hear one case due to both judges having to excuse themselves from the case, as requested by Skipp Negrotto.

13. Approved – Fire - Consider approving to hire James Sullinget probationary Firefighter, effective date August 28, 2026, pending background checks and physical/drug screens, with a one (1) year probationary period. Starting pay will be $12.57 per hour, as requested by Fire Chief Woodman.

14. Approved - Fire - Consider approving the surplus and disposal of the following assets, as requested by Fire Chief Woodman:

    - 01354- 52" VIZIO TV – LCD Screen
    - 01955 – TV Stand
    - 01954 – Sound Bar for TV 37
    - No Number – Ping Pong Table

15. Approved – Harbor - Consider approving to hire Conner Meints as Harbor Service employee effective August 18, 2026, at a rate of $13.46, pending background checks and physical/drug screens, as requested by James Butcher, Harbor Master.

16. Approved - Harbor - Consider approving the installation of a covered boat-lift at B13 for Tim Chancellor, at the tenant's expense. All construction will comply with harbor modifications

guidelines and will be installed by Innovative Builders, who will obtain DMR permits before installation, as requested by James Butcher, Harbor Master.

17. Approved - Harbor - Consider approving the installation of a covered boat-lift at B30 for Patrick Rouse Jr., at the tenant's expense. All construction will comply with harbor modifications guidelines and will be installed by Innovative Builders, who will obtain DMR permits before installation, as requested by James Butcher, Harbor Master.
18. Approved - Harbor - Consider approving the refund of $461.38 to Ashley Evans due to slip cancellation, as requested by James Butcher, Habor Master. CA-18
19. Approved - Planning - Consider accepting a lot merge of two parcels into one parcel located at 137 Spence Dr, Tax Parcel Numbers 0512M-01-013.000 and 0512M-01-014.000. Current zoning is T3R and this a "by right" request, as requested by Shannon Startia. CA-19.
20. Approved - Planning - Consider approving a lot merge of two parcels into one parcel, 0512M-02-025.000 & 0512M-02-026.000 and retain the address of 112 Hursey Avenue. This is a "By Right" request and current zoning is T3R., as requested by Melodie Hayes, City Planner. CA-20
21. Approved – Planning - Consider approving Melodie Hayes, Brad Manus and Kirk Ladner to attend the G400 FEMA Advanced CGS- Complex incidents at Stennis Space Center on September 2-3, 2026, and the G300 FEMA Intermediate ICS for Expanding incidents at Stennis Space Center on August 25-27, 2026. With no cost to the City and authorize use of a City vehicle, as requested by Melodie Hayes, City Planner.
22. Approved – Planning - Consider accepting a donation of artwork from the Garden Club in War Memorial Park, as requested by Melodie Hayes, City Planner and Brad Manus, Beautification Director. CA-22
23. Approved – Police - Consider approving to send Investigator Alex Klodnicki and Officer Lewie Negrotto to MS Narcotics Officers Association Conference held October 13-15, 2026, in Biloxi, MS.

Registration is $150 each and includes membership fee. No lodging required and use of a City vehicle is requested. Funds are available, as requested by Police Chief Freeman. CA-23

24. Approved – Police - Consider ratifying resignation from CSO Keith Ladner effective August 17, 2026, and pay him for any comp-time and vacation pay per City policy that he may have accrued while employed, as requested by Police Chief Freeman. CA-24
25. Approved - Police - Consider ratifying request to send Sue Young and Haley Entrekin to mandatory FY26 MOHS Task Force Meeting as part of current grant agreement held August 18, 2026, in Pearl, MS and use of a City vehicle, as requested by Police Chief Freeman. CA-25
26. Approved – Police - Consider ratifying resignation from Officer Ayden Cervantes effective August 11, 2026, and pay her for any comp-time and vacation pay per City policy that she may have accrued while employed, as requested by Police Chief Freeman.CA-26
27. Approved – Water - Consider approving the request to hire Lorena Goff as a full-time Meter Reader for the Water Department effective August 19,2026, with a starting salary of $15.00 per hour, as requested by Olivia Lewis, Senior Accountant. CA-27
28. Upon motion by Alderman Joe Piernas and second by Alderman Barry Dreyfus to unanimously approved the minutes of August 4, 2026, Regular Mayor and Board of Aldermen meeting, with changes, as requested by Amber Carter, Council/ Deputy Clerk. CA-28
29. Approved – The minutes of August 11, 2026, Special Budget Meeting with changes, as requested by Amber Carter, Council/Deputy Clerk. CA-29
30. Approved - The minutes of August 13, 2026, Special Budget Meeting with changes, as requested by Council/Deputy Clerk, Amber Carter. CA-30

CLAIMS DOCKET

Upon motion of Alderman Joe Piernas and second by Alderman Greg Federico the Board unanimously approved the Claims Docket in the amount of$188,969.39. CD-1

ADDENDUM

Upon motion of Alderman Barry Dreyfus and second by Alderman Victor Pickich the Board unanimously approved the August 18 2026, addendum.

EXECUTIVE SESSION

Upon motion of Alderman Greg Federico the Board unanimously approved going into Closed Session to decide if there is a need to go into Executive Session regarding potential litigation, as requested by Marian Governor, City Clerk.

* * *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Greg Federico the Board unanimously approved coming out of Closed Session.

* * *

Upon motion of Alderman Barry Dreyfus and seconded by Alderman Greg Federico the Board unanimously approved going to into Executive Session regarding potential litigation, as requested by Marian Governor, City Clerk.

* * *

Upon motion of Alderman Kirk Kimball and seconded by Alderman Greg Federico the Board unanimously approved coming out of Executive Session.

* * *

The Board took no action in Executive Session regarding potential litigation.

Upon motion of Alderman Joe Piernas and seconded by Alderman Victor Pickich the Board unanimously approved to adjourn at 7:49 p.m.

* * *

Kenny Torgeson
Mayor

9-1-2026
Date

Marian R Governo
City Clerk

9-1-2026
Date