

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
October 18, 2016
6:00 PM**

The Mayor opened the October 18, 2016 meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard (via telephone), Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Scott Jones. The meeting was opened with an invocation by Alderman Scott Jones followed by the pledge of allegiance.

Next came the matter of accepting the Minutes of the October 3, 2016 Special Work Session, October 3, 2016 Regular Work Session and the October 4, 2 Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

Next came the consideration of the items set out on the Consent Agenda. Alderman Brian Ramsey moved to approve the Consent Agenda:

- a) Cancel Cleaning of Property - 700 Lansdowne Lane - *Order Attached Hereto As Exhibit "1"*
- b) 709 McCormack Court- Cost Resolution - *Resolution Attached Hereto As Exhibit "2"*
- c) Approve Sale of Property to Madison County School District for Colony Park Boulevard - *Order Attached Hereto As Exhibit "3"*
- d) Approve Special Event Permit for Pediatric Brain Tumor Foundation - *Order Attached Hereto As Exhibit "4"*
- e) Approve Special Event Permit for Southern AgCredit - *Order Attached Hereto As Exhibit "5"*
- f) Approve PowerDMS as Sole Source Vendor - *Order Attached Hereto As Exhibit "6"*
- g) Approve FY2017 Organized Crime Drug Enforcement Task Force Overtime and Authorized Expense/Strategic Initiative Program - *Order Attached Hereto As Exhibit "7"*
- h) Approve Resolution supporting the submission of a Surface Transportation Block Grant Application to the Jackson Metropolitan Planning Organization for Highway 51 and School Street and pledging matching funds - *Resolution Attached Hereto As Exhibit "8"*
- i) Approve Revised Transportation Plan Update - *Order Attached Hereto As Exhibit "9"*
- j) Budget Amendment Decreasing General Fund Balance \$129,690 and Increasing Account 001-201-603 (Professional Services)for Beaver Creek Subdivision and Aspen Court Street Overlays (001-201-603) - *Resolution Attached Hereto As Exhibit "10"*
- k) Budget Amendment Decreasing Public Utilities Fund Balance \$10,361.00 and Increasing Account 400-650-603 (Professional Fees)for Harbor Pines Sewer Lift Station Pump Replacement - *Resolution Attached Hereto As Exhibit "11"*
- l) Budget Amendment Decreasing Public Utilities Fund Balance \$25,000.00 and Increasing Account 400-650-604 (Professional Fees Other) \$25,000.00 for Lincolnshire Sewer Manhole Replacement - *Resolution Attached Hereto As Exhibit "12"*
- m) Budget Amendment Decreasing General Fund Balance \$10,516.80 and Increasing Account 001-201-730 (Capital Machinery & Equipment) for Big Belly Stations - *Resolution Attached Hereto As Exhibit "13"*
- n) Approve MDOT Replacement Memorandum of Understanding for Lake Harbour Drive Extension - *Order Attached Hereto As Exhibit "14"*

- o) Approve Recommendation of Award for Highland Colony Parkway Rehabilitation Contingent Upon Approval by MDOT and Budget Amendment Decreasing General Fund Balance \$114,758.00 and Increasing Account 388-601-750 \$114,758.00 - *Resolution Attached Hereto As Exhibit "15"*
- p) Approve Burns Cooley Dennis Geotechnical Proposal for Lake Harbour Extension Contingent Upon Approval by CN Railroad - *Order Attached Hereto As Exhibit "16"*
- q) Approve Laird & Smitthers Proposal for Structural Survey and Condition Assessment of the Existing Canadian National Box Culvert for Lake Harbour Drive Extension Contingent Upon Approval by CN Railroad - *Order Attached Hereto As Exhibit "17"*
- r) Approve Rental Agreement with Pitney Bowes for Postage Machine - *Order Attached Hereto As Exhibit "18"*
- s) Receive Privilege License Report for September 2016 - *Order Attached Hereto As Exhibit "19"*

The motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s):
Abstention(s):

The Mayor then declared the Motion carried.

Next came the consideration of the payment of claim. Alderman Chuck Gautier moved to approve the payment of claims #133998 thru 13437 and the October 14, 2016 Payroll. The Motion was seconded by Alderman D.I. Smith and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s):
Abstention(s):

The Mayor then declared the Motion carried.

PUBLIC HEARING

Next came the public hearing to regarding the proposed Amended and Restated Redevelopment Plan. The Mayor opened the public hearing and the City Clerk adjudicated that proper and timely notice was advertised by state law. A copy of the notice is attached hereto as Exhibit "A". Chris Gouris then made a presentation of the Amended and Restated Redevelopment Plan. The Mayor asked the audience if there was anyone present that would like to speak that did not sign the list and there was no response; a copy of the list is attached hereto as Exhibit "B". The Mayor asked Linda Davis if she would like to speak and she declined. The Mayor then closed the public hearing.

Next came the consideration to Resolution Approving Amended and Restated Redevelopment Plan. Alderman Kevin Holder moved to approve. The Motion was seconded

by Alderman Chuck Gautier and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey
Nay(s): Alderman Ken Heard, Alderman D.I. Smith
Abstention(s):

The Mayor then declared the Motion carried. A copy of the Resolution is attached hereto as Exhibit "B1".

(Alderman Chuck Gautier left the room and recused himself to avoid a conflict of interest in the following items.)

Next came the consideration of a Special Event Permit for Fleet Feet Sports. Alderman Scott Jones moved to approve. The Motion was seconded by Alderman D.I. Smith and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s):
Absent: Alderman Chuck Gautier

The Mayor then declared the Motion carried. A copy of the Special Event Permit is attached hereto as Exhibit "B2".

PUBLIC HEARING

Next came the public hearing regarding Amended and Restated TIF Plan (Colony Park Phase II). The Mayor opened the public hearing and the City Clerk adjudicated that proper and timely notice was advertised by state law. A copy of the notice is attached hereto as Exhibit "C". Chris Gouris made a presentation supporting the Amended and Restated TIF Plan (Colony Park Phase II). The Mayor asked the audience if there was anyone present that would like to speak that did not sign the list and there was no response; a copy of the list is attached hereto as Exhibit "D1". Linda Davis and Karen Bush declined to speak and David Bowling spoke in opposition. The Mayor then closed the public hearing.

Resolution Approving Amended and Restated TIF Plan (Colony Park Phase II). Alderman Scott Jones moved to approve. The Motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s): Alderman Ken Heard
Absent: Alderman Chuck Gautier

The Mayor then declared the Motion carried. A copy of the Resolution is attached hereto as Exhibit "D2".

Next came the Resolution Approving Security and Reimbursement Agreement - Renaissance Phase II and City of Ridgeland. Alderman Kevin Holder moved to approve. The Motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s): Alderman Ken Heard
Absent: Alderman Chuck Gautier

The Mayor then declared the Motion carried. A copy of the Resolution is attached hereto as Exhibit "D3".

Alderman Chuck Gautier rejoined the meeting.

Next came the Resolution Approving Agreement for Contribution in Aid of Construction. Mark David made a presentation supporting the Agreement for Contribution in Aid of Construction. Alderman Scott Jones moved to approve contingent on the approval of the Renaissance Phase III Tax Increment Financing P. The Motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s): Alderman Ken Heard
Abstention(s):

The Mayor then declared the Motion carried. A copy of the Resolution is attached hereto as Exhibit "D3"

PUBLIC HEARING

Next came the public hearing regarding the Renaissance Phase III Tax Increment Financing Plan. The Mayor opened the public hearing and the City Clerk adjudicated that proper and timely notice was advertised by state law. A copy of the notice is attached hereto as Exhibit "E". Chris Gouris made a presentation supporting the Renaissance Phase III Tax Increment Financing Plan. The Mayor asked the audience if there was anyone present that would like to speak that did not sign the list and there was no response; a copy of the list is attached hereto as Exhibit "F". Deloris Holman, Karen Bush, Gerald Beard, David Bowling, Nancy Batson, Judy Rice, Linda Davis, John Clark, and Steve Malony all spoke in opposition. The Mayor then closed the public hearing.

Next came the consideration of the Resolution Approving TIF Plan (Renaissance Phase III). Alderman Scott Jones moved to approve. The Motion was seconded by Alderman Chuck Gautier and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones
Nay(s): Alderman Ken Heard, Alderman Brian Ramsey, Alderman D.I. Smith
Abstention(s):

The Mayor then declared the Motion carried. A copy of the Resolution is attached hereto as

Exhibit "F1".

Next came the Resolution Approving Security and Reimbursement Agreement - Renaissance Phase III and City of Ridgeland. Alderman Scott Jones moved to approve. The Motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones

Nay(s): Alderman Ken Heard, Alderman Brian Ramsey, Alderman D.I. Smith

Abstention(s):

The Mayor then declared the Motion carried. A copy of the Resolution is attached hereto as Exhibit "F2".

PUBLIC HEARING

Next came the public hearing to Amend the 2014 City of Ridgeland Official Zoning Ordinance. The Mayor opened the public hearing and the City Clerk adjudicated that proper and timely notice was advertised by state law. A copy of the notice is attached hereto as Exhibit "G". Alan Hart, Community Development Director, made a presentation explaining the revisions and presented the proposed revised Ordinance, which is attached hereto as Exhibit "H", and the Conciliation Agreement between the City of Ridgeland and the Department of Housing & Urban Development, which is attached hereto as Exhibit "I". Robert Ireland spoke in opposition and presented Exhibit "J" (Letter from 13 Apartment Complexes and MS Apartment Association), Exhibit "K" (HUD Complaint), Exhibit "L" (2001 Ordinance), Exhibit "M" (2014 Ordinance), Exhibit "N" (Zoning Maps), Exhibit "O" (Existing Future Land Use Map), Exhibit "P" (City-Proposed Amendments Available to Public), Exhibit "Q" (Representative Board Decision Denying Class A Petition), Exhibit "R" (Article with City's Press Release Regarding Conciliation Agreement), Exhibit "S" (Collective Exhibit Relating to LL Building Permit Decision), Exhibit "T" (Materials Related to Decisions to Allow Rebuilding of Fire-Damaged Building at Ridgeland Ranch), Exhibit "U" (Mid-America Proposal Addressing Problematic Ordinance Provisions) and Exhibit "V" (Transcript of Hearing). Keith Foreman, Lawrence Coco, Michael Corey, and Sheldon Alston joined the arguments and exhibits, except Exhibit "U", submitted by Robert Ireland. Kelly Simpkins then made a presentation supporting the proposed Ordinance. The Mayor, at the request of Kelly Simpkins, asked the audience if anyone was present that lives in any of the fifteen (15) apartments and there was no response. Alan Hart made closing statements supporting the Ordinance. The Mayor asked the audience if there was anyone present that would like to speak that did not sign the list and there was no response; a copy of the list is attached hereto as Exhibit "W". The Mayor then closed the public hearing.

Next came the consideration of the Ordinance Amending City of Ridgeland 2014 Official Zoning Ordinance. Alderman Chuck Gautier moved to approve. The Motion was seconded by Alderman Wes Hamlin and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith

Nay(s):

Abstention(s):

The Mayor then declared the Motion carried. A copy of the Ordinance is attached hereto as Exhibit "X".

There being no further business before the Mayor and Board of Aldermen, the Mayor adjourned the meeting at 8:45 pm.

WITNESS MY SIGNATURE, this the 20th day of October, 2016.

GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK