

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
May 21, 2019
6:00 PM**

The Mayor called the May 21, 2019 meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee, City Attorney Jerry Mills, City Attorney John Scanlon, and Executive Assistant Lisa Walters. Absent was City Clerk Paula Tierce. The meeting was opened with an invocation by Alderman Wesley Hamlin followed by the pledge of allegiance.

The Mayor and Board of Aldermen were provided a copy of the May 2019 Sales Tax Report and the April 2019 Financial Report.

Next came the recognition of Officer Alonzo Jones for being selected "Officer of the Month" for April 2019. Mayor McGee stated that on April 13, 2019, officers responded to the Econo Lodge located at 839 Ridgewood Road in reference to reports of shots fired. Upon arrival, officers discovered that an aggravated assault involving a firearm had occurred and were able to obtain surveillance video of the suspect vehicle. Photos of the suspect vehicle were passed along to personnel at which time Officer Alonzo Jones recalled this vehicle from an accident he had previously worked in March. Officer Jones immediately contacted investigators assigned to this case, which led to the identity of the suspect. This suspect was subsequently apprehended and later confessed to the incident. Officer Jones just recently graduated the law enforcement academy and was instrumental in solving this case. Officer Jones' attention to detail and initiative as a new recruit has proven his dedication to this department and the community. Mayor McGee thanked Officer Alonzo Jones for his hard work and dedication to the City of Ridgeland.

Next came the matter of accepting the Minutes of the May 6, 2019 Work Session and the May 7, 2019 Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

**PUBLIC HEARING AMENDMENT OF FUTURE LAND USE AND
TRANSPORTATION PLAN OF THE COMPREHENSIVE PLAN OF THE CITY OF
RIDGELAND**

Next came the Public Hearing to Consider Amending the Future Land Use and Transportation Plan of the Comprehensive Plan of the City of Ridgeland. The Mayor opened the public hearing and adjudicated that proper and timely notice was advertised by state law. A copy of the notice is attached hereto as Exhibit "A". Alan Hart, Director of Community Development, stated that the two areas of change being proposed is the small lot off Lake

Castle and the area surrounding Highland Elementary School. With regard to the small lot off Lake Castle, Mr. Hart stated that there is a commercial built structure that has been unoccupied for more than six months and has lost its right to nonconforming status and that the only way it could be reoccupied as a commercial use would be for the property to be rezoned. Mr. Hart also stated that the area in question is regulated by the County Zoning that Ridgeland inherited when it annexed the area in 2016 and that the lot with the commercial structure is being shown as being residential and the residential lot next to the commercial structure is being shown as commercial, which is clearly a mistake and the real estate agent has been informed of the zoning issue. With regard to the area surrounding Highland Elementary School, Mr. Hart stated that the proposed changes to the Plan are to realign the proposed frontage road to align with the edge of the I-220/I-55 right of way and change a small area of general commercial to Technical Industrial Park (TIP) along this portion of the frontage road and eliminate the proposed connector road that aligns with the entrance to Dinsmor. Mr. Hart stated, "That the purpose of the Technical Industrial Park (TIP) District is to provide areas adjacent to major transportation arteries and thoroughfares where light industrial, technological and professional firms can locate with the assurance of a high permanent level of design quality, extensive site amenity, open space, and environmental protection. The operation and development standards of the TIP District are intended to provide for the protection and compatibility of abutting residential and non-industrial parcels and the protection and amenity among the firms located in the TIP District, by the application of stringent site planning and aesthetically desirable design." Mr. Hart then stated that the Plan has been shared with Richard Burge so that he could share the information with the Madison County School Board and pointed out that this project will improve access to Highland Elementary School. Mr. Hart stated that the Plan had been shared with Magnolia Lighting's owner and manager, both of whom reported that they feel that the addition of the frontage road extension would improve their business and value. Mr. Hart stated that the Plan had been shared with Buster Bailey and Bob Lloyd who both have or had real estate interests in the area. Mr. Hart pointed out that Bob Lloyd has a desire to develop a portion of the property in the proposed TIP Land Use Area and has expressed a willingness to work with the City in developing a portion of the Frontage Road. Mr. Hart stated that the Plan had also been shared with Kelle Menogan of Tougaloo College who has shared the information with the Tougaloo College Board. Mr. Hart continued and stated that a partial frontage road has been planned for many years in this area and has been discussed with Tougaloo College and various land owners in the 220 Business Park as a benefit to the economic health of the area by connecting it to the new Lake Harbour Extension. Mr. Hart stated that he has been meeting with Mr. Kelle Menogan for so many years that he cannot even remember when they first started talking about this idea and stated he would guess at six to eight years. Mr. Hart stated that Mr. John Ditto informed him a few years ago that the area has grown stagnant and that we need to work towards a solution to improve the economic development health of the area and began discussing a concept of a Public Improvement District to help future landscaping and marketing efforts to rebrand and boost the area. Mr. Hart stated the improvement of traffic flow will boost the development potential of the area. Mr. Hart noted that MCEDA's Executive Director saw the vision over a year ago and funded an Engineering report by Civil Link to study the alignment, property acquisition, development potential, and establish a basis of cost. Mr. Hart stated that the study showed an increase of over 69 acres of developable land that is currently not served by adequate access. Mr. Hart then stated that the proposed changes are merely the beginning of the process to ultimately get to a frontage road ribbon cutting and that the City would have to work towards funding for the road and that you cannot expect to be awarded a grant for a frontage road that isn't part of an adopted Future Land Use and Transportation Plan. Mr. Hart then stated that the area would have to go through a rezoning, where the standards of change of character, public need, and

conformance to the Future Land Use Plan must be adjudicated by the Mayor and Board and that the actual construction of the road has to occur. Mr. Hart continued and stated the additional road benefits would be a new truck route to help keep trucks off Highland Colony Parkway as much as possible, which has been discussed in abundance over the past couple of years. Mr. Hart stated that the amendment meets numerous stated goals of the Comprehensive Plan (General Goals and Industrial Goals, Policies 34, 35, 36, 37, Transportation Goals, Policies 41, 42, 43) and that the 2009 Comprehensive Plan states that Ridgeland should increase its industrial acres by 243 acres by 2020. Mr. Hart pointed out that the City of Ridgeland recently rezoned three acres to I-1 off Highway 51. Mr. Hart also pointed out the economy is shifting constantly and everyone is trying to level out with the impact of the internet and that this type of development land use affords a variety of service business opportunities that general commercial alone does not cover.

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". Mr. Gerald Beard addressed the Mayor and Board of Aldermen with thoughts to consider when making zoning changes. Mr. Kelle Menogan, Vice President of Facilities & Real Property Management for Tougaloo College, spoke in support of the amendment to the Future Land Use and Transportation Plan of the Comprehensive Plan of the City of Ridgeland. The Mayor then closed the public hearing.

Next came the consideration of amending the Future Land Use and Transportation Plan of the Comprehensive Plan of the City of Ridgeland. Mayor Pro Tempore Kevin Holder moved to approve. The Motion was seconded by Alderman Wesley Hamlin and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried. A copy of the Amended Future Land Use and Transportation Plan of the Comprehensive Plan of the City of Ridgeland is attached hereto as Exhibit "C".

Next came the consideration of the Ordinance Closing and Vacating a Certain Unused and Unimproved 40-Foot Right-of-way (Roadway Easement) for CBC Jackson, LLC d/b/a The Orchard. Alderman Brian Ramsey moved to approve. The Motion was seconded by Alderman Ken Heard and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

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

Next came the consideration of the Petition and Application for Conditional Use Permit for Garrett Walker Auto Repair Business Contingent Upon No Junk Cars Being Stored Outside At Any Time. Alderman Chuck Gautier moved to approve. The Motion was seconded by Mayor Pro Tempore Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

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

Next came the consideration of the Petition and Application for Conditional Use Permit for Pickering Firm, Inc. on behalf of Cabot Lodge to convert to a Memory Care and Assisted Living Facility. Alderman Wesley Hamlin moved to approve. The Motion was seconded by Alderman Bill Lee and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

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

Next came the consideration of the items set out on the Consent Agenda. Alderman D. I. Smith moved to approve the Consent Agenda:

- a) - Site Plan / Architectural Review for Kathryn's Steakhouse Employee Parking Lot Contingent on Project Being Completed within 45 Days from the Approval Subject to Weather Delays and Parking Wheel Stops Being Added to Protect the New Fence - Order Attached Hereto As Exhibit "G"*
- b) - Site Plan / Architectural Review of Robot Coupe Expansion Building As Originally Submitted to ARB Without the Requirement to Replace with Metal Siding with Split-Face Block or Stucco-Finished Metal Siding - Order Attached Hereto As Exhibit "H"*
- c) - Approve MDOT Payment Request for Ridgeland High School Connector Roads and Decorative Lighting - Order Attached Hereto As Exhibit "I"*
- d) - Approve Renewal of Harbour Drive Landscaping Contract with US Lawns for Period 10/1/2019 thru 9/30/2020 - Order Attached Hereto As Exhibit "J"*
- e) - Approve Utility (Sewer Only) Adjustments - Order Attached Hereto As Exhibit "K"*
- f) - Adopt Federal Purchasing Policy - Order Attached Hereto As Exhibit "L"*
- g) - Designate Mayor Gene McGee Voting Delegate and Mayor Pro Tempore Kevin Holder First Alternate for MML Conference - Resolution Attached Hereto as Exhibit "M"*
- h) - Receive April 2019 Privilege License Report - Order Attached Hereto As Exhibit "N"*
- i) - Approve Interlocal Agreement Between City of Ridgeland Madison County - Order Attached Hereto As Exhibit "O"*

Alderman Chuck Gautier seconded the motion and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried.

Next came the payment of Claims 153589 -153895 and May 10, 2019 Payroll (\$1,840,312.72). Alderman Kevin Holder moved to approve. The Motion was seconded by Alderman Wesley Hamlin and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried.

The Mayor announced the need of going into Executive Session to discuss pending litigation.

Alderman Brian Ramsey moved to go into Closed Session to discuss the need of going into Executive Session to discuss pending litigation. Alderman D. I. Smith seconded the motion and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried.

CLOSED SESSION

Alderman Brian Ramsey moved to go into Executive Session to discuss pending litigation. 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, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried.

EXECUTIVE SESSION

Alderman Brian Ramsey moved to leave Executive Session. The motion was seconded by Alderman Ken Heard and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Mayor Pro Tempore Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

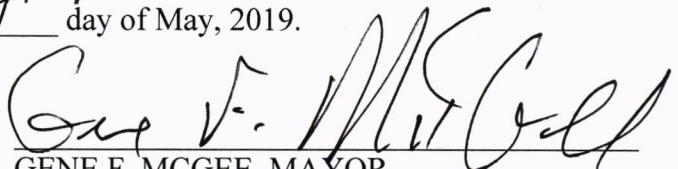
Abstention(s): None

The Mayor then declared the Motion carried.

The Mayor reopened the meeting and announced that there was no action taken by the Board of Aldermen during the Executive Session.

There being no further business before the Board of Aldermen, the Mayor adjourned the meeting at 6:48 p.m.

WITNESS MY SIGNATURE, this the 24th day of May, 2019.


 GENE F. MCGEE, MAYOR

ATTEST:


 PAULA TIERCE, CITY CLERK

