

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
September 20, 2022
6:00PM**

The Mayor opened the September 20, 2022 meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin (via telephone), Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee, City Attorney Jerry Mills, and City Clerk Paula Tierce. The meeting was opened with an invocation by Alderman Brian Ramsey followed by the pledge of allegiance.

The Mayor and Board of Aldermen were provided a copy of the August 2022 Financial Statement and the September 2022 Sales Tax Report.

Next came the recognition of Officer Alex Loveall for being selected "Officer of the Month" for August 2022. Mayor McGee announced that on Monday, August 22, 2022, Officer Alex Loveall took a report from the Embassy Suites regarding a room that had been obtained by false pretense. The room had been reserved under the name of a painting company that was completing renovations for Embassy Suites and signed for by Sonya Hhickman. This particular company rented rooms while in town working. The individuals occupying this room were able to stay for eight days and had racked up a bill of over \$1,500.00. While staying at Embassy Suites, the unidentified suspects applied for employment with the hotel giving their real names. Officer Loveall used the information from the applications, obtained driver's license photos of the suspects and presented the photos to management. After properly identifying the suspects, Officer Loveall prepared affidavits and felony arrest warrants for both. The warrants were promptly signed by the judge and the suspects were apprehended at the hotel before they could escape. Mayor McGee congratulated Officer Alex Lovell for being selected "Officer of the Month" for August and thanked her for her hard work and dedication to the citizens of Ridgeland.

Next came the matter of accepting the Minutes of the September 6, 2022 Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

PUBLIC HEARING

CITY OF RIDGELAND RESIDENTIAL RENTAL INSPECTION CODE

Next came the public hearing for the City of Ridgeland Residential Rental Inspection Code. 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". 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 TEXT. TEXT. The Mayor then closed the public hearing. Alan Hart, Public Works Director, stated that the Rental Inspection Code is an expansion of a long standing Rental Inspection Program that has been in Section 112 of the Property Maintenance Code. Mr. Hart stated that there are some differences, but most of the front-end requirements of the program

are just as they have been in the past. The new Ordinance requires landlords to obtain a Rental License that includes the street address of the property; the contact information of the owner; the owner's agent if the owner does not reside in the tri-county area; name of the individuals who are permitted to reside at the residence; a signed lease agreement; proof of a bond and a \$50 application fee. Mr. Hart stated that the MS Apartment Association offered a great alternative for apartment owners to be able to offer a rent role; this part of the application ties back to the roommate provision and also provides some assurance that the occupancy is approved by the landlord. Mr. Hart then stated that the Rental Inspection Code would include a checklist for inspection of a residential rental property and that the City expects this to be the most welcomed part of the new Ordinance. Mr. Hart stated that the Code contained provisions for transferring a unit to a roommate but he/she must have been on the lease for a minimum of 6-months prior to the request in order to avoid an inspection. Mr. Hart stated that there has been a clear habitual abuse of this concept in the past where an apartment will make a roommate claim as grounds for avoiding the inspection of a unit. Mr. Hart then stated that the Code provides for a provision for Occupied Inspections and Re-inspections by a pre-qualified 3rd party inspector and that the 3rd party is for the benefits of the owner and not something the City intends to use as an inspection technique. Mr. Hart stated that Section 114.2 establishes minimum rental terms of 30 days, but requires a license from the Mayor and Board of Aldermen for anything less than 90 days; this is the same existing provision that is in the current Zoning Ordinance. Mr. Hart stated that the MS Apartment Association raised some concern about the short-term rental provision so they are not penalized from renting month-to-month after the expiration of a qualifying lease, which was certainly not the intent and the City can offer language to address their concern. Mr. Hart went on to state that property owners are required to demonstrate financial assurance in the form of a bond to show that the owner can satisfy any violation of the Code, including costs and penalties. Mr. Hart stated that the bond was \$15,000 for single family homes, duplex units, townhome units, and other rental unit types, excluding multi-family; there is a \$1,000 per dwelling unit bond for multi-family units. Mr. Hart stated that the City may need to consider a maximum cap to this number in order to ensure that the purpose is met. Mr. Hart stated that he is working to evaluate necessary bond coverage. Mr. Hart then stated that if the property owner of a dwelling unit, excluding multi-family units, is not a resident of the tri-county area they must be represented by a Commercial Real Estate Broker located in Madison, Hinds, or Rankin County; apartment complexes must be represented by a local manager. Mr. Hart then stated that the water/sewer utilities shall remain in the tenant's name while the property is occupied by the tenant and that the City is looking at ways to ensure final payment, which may fall back to the responsibility of the landlord. Mr. Hart closed by saying there were a few other comments made by the MS Apartment Association that can be easily addressed with language for clarification; a copy of a letter is attached hereto as Exhibit "B". A copy of the proposed Residential Rental Inspection Code is attached hereto as Exhibit "C". Next Mr. Jeff Stewart, representing Vinebrook Homes, received clarification on comments made by Alan Hart. Mayor McGee then asked if there was anyone else present that wanted to speak and there was no response and the public hearing was closed.

Next came the consideration of the sprinkler variance for 104 Pine Knoll by Jackie Smith of Little Dreamers Daycare. Alderman Kevin Holder moved to deny. 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, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s): Alderman Bill Lee
Abstention(s): None

The Mayor then declared the Motion carried.

(Alderman Chuck Gautier left the meeting in order to recuse himself of the following item.)

Next came the consideration of the Site Plan Review for UMMC Early Site Development. Alderman Brian Ramsey moved to approve. The Motion was seconded by Alderman Bill Lee and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee
Nay(s): None
Absent: Alderman Chuck Gautier

The Mayor then declared the Motion carried. A copy of the site plan approved by the ARB Board is attached hereto as Exhibit "D".

(Alderman Chuck Gautier rejoined the meeting.)

Next came the consideration of the Consent Agenda with Item "I" being removed. Alderman Chuck Gautier moved to approve the Consent Agenda as follows:

- a) Resolution Extension #4 of the Development and Reimbursement Agreement - Harbour Pointe Project - Resolution Attached Hereto as Exhibit "E"
- B) Table Petition and Application for Conditional Use Permit - Ridgeland Hospitality, LLC (Tru by Hilton) to October 18, 2022 Board Meeting - Order Attached Hereto As Exhibit "F"
- c) Approval of Public Works Term Bids - Order Attached Hereto As Exhibit "G"
- d) Site Plan/Architectural Review for Christ Covenant Expansion - Order Attached Hereto As Exhibit "H"
- e) Approval of Truck Route Permit for Bridgewater Lot 11 (New House Construction) - Order Attached Hereto As Exhibit "I"
- f) Declare Turf Tank Sole Source Provider for the Intelligent One Field Marking Robot - Order Attached Hereto as Exhibit "J"
- g) Special Event - ALS Association "Mississippi Walk to Defeat ALS" (Police Department) - Order Attached Hereto as Exhibit "K"
- h) 2022 Ridgeland High School Homecoming Parade (Police Department) - Order Attached Hereto As Exhibit "L"
- i) Budget Amendment Decreasing Account 003-000-192 (Sanitation Fund Balance) \$99,958 and Increasing Accounts 003-220-604 (Professional Fees-Other) \$3,239, Account #003-220-682 (Garbage) \$71,797, and Account #003-220-683 (Recycling) \$24,922 - Resolution Attached Hereto As Exhibit "M"
- j) Budget Amendment Decreasing Account 374-601-600 (Jackson Street Redevelopment Fund - Engineering) \$67 and Increasing Account 374-601-760 \$67 - Resolution Attached Hereto As Exhibit "N"
- k) Budget Amendment Decreasing Account 370-601-750 (Freedom Ridge Park Improvement Fund - Contractor) \$9,779 and Increasing Account 370-601-600 (Engineering) \$9,779 - Resolution Attached Hereto as Exhibit "O"
- l) Approval of Truck Route Permit for 1161 Highland Colony Parkway (Roof shingle delivery for Parkway Funeral Home) - Order Attached Hereto as Exhibit "P"

m) Accept the Withdrawal Email for the Petition and Application for Conditional Use Permit - B.G. Capital, LLC, DBA Ridgeland Coin Op Laundry - Order Attached Hereto As Exhibit "Q"

Alderman Ken Heard seconded the motion and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman 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 consideration of the City Clerk's Certificate for the Petition for Medical Marijuana Referendum. Alderman Brian Ramsey moved to approve. The motion was seconded by Alderman Ken Heard. Following a comment made by Sterling Kidd of Baker, Donelson, Bearman, Caldwell & Berkowitz, the firm representing the Healthcare Freedom Network, a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman 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 City Clerk's Certificate is attached hereto as Exhibit "R".

Next came the consideration of the payment of claims 178207 - 178489 and September 9, 2022 Payroll (\$1,401,953.31). Alderman D.I. Smith 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 Ken Heard, Alderman 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 to go into Executive Session to discuss pending litigation. Alderman Bill Lee moved to go into Closed Session to discuss the need of going into Executive Session to discuss pending litigation. Alderman Ken Heard seconded the motion and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman 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 Chuck Gautier moved to go 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, Alderman 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 Chuck Gautier moved to approve the settlement as presented by counsel in the Hester Rentals v. City of Ridgeland lawsuit. Alderman Bill Lee seconded the motion and a vote was taken thereon as follows:

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

The Mayor then declared the Motion carried.

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

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman 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 the action taken by the Board during the Executive Session.

There being no further business, the Mayor adjourned the meeting at 6:40 p.m.

WITNESS MY SIGNATURE, this the 21st day of September, 2022.

Gene F. McGee

GENE F. MCGEE, MAYOR

ATTEST:

Paula Tierce
PAULA TIERCE, CITY CLERK

