

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
April 18, 2023
6:00 PM**

The Mayor opened the April 18, 2023 meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee, City Attorney John Scanlon, and City Clerk Paula Tierce. Mayor McGee announced that Boy Scout Troop 1 from St. James Episcopal Church was present working on their Citizenship in the Community merit badge. Mayor McGee introduced those present: Max Klause, Connor Scanlon, Alexander Weems, Carr Tamer, Alexander Boeon, Jacob Boone, Nathan Scanlon, and Watts Everett. The meeting was opened with an invocation by Boy Scout Carr Tamer followed by the pledge of allegiance, which was led by Boy Scout Alexander Weems.

The Mayor and Board of Aldermen were provided a copy of the Fiscal Year 2022 Audit Letter and the March 2023 Financial Statement.

Next came the recognition of Officer Bryce Winstead for being selected "Officer of the Month" for March 2023. Mayor McGee stated that Officer Winstead is a member of the Ridgeland Police Department Street Crimes Unit and was working in the Northpark area on February 14, 2023. A vehicle passed Officer Winstead in the parking lot and he smelled marijuana coming from the vehicle. As the vehicle pulled into a parking space, Officer Winstead walked up to the vehicle and began speaking with the driver. Officer Winstead was able to determine that the marijuana smell was indeed coming from that vehicle. While speaking with the driver, Officer Winstead observed a clear plastic bag containing a large number of blue pills on the floorboard of the vehicle. Upon further investigation, Officer Winstead discovered that the bag contained 335 Xanax pills and 48 Oxycodone pills, both of which are controlled substances and can be very addictive. Officer Winstead also recovered a small bag of marijuana in the vehicle. The driver of the vehicle was arrested for Trafficking a Controlled Substance, Possession with Intent to Distribute a Controlled Substance, and Possession of Marijuana. Additionally, approximately \$1,800.00 in small bills, consistent with illegal narcotics distribution, was seized by Officer Winstead. Due to Officer Bryce Winstead's attention to detail and dedication to his job, a person selling and distributing potentially dangerous narcotics was taken off the streets and a significant amount of illicit narcotics was seized by law enforcement. Mayor McGee thanked Officer Winstead for a job well done and encouraged him to keep up the good work.

Next came the matter of accepting the Minutes of the April 3, 2023 Work Session and the April 4, 2023 Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

**PUBLIC HEARING
PRADO VISTA AT RIDGELAND OVERLAY DISTRICT**

Next came the public hearing to for Consideration of the Prado Vista at Ridgeland Overlay District. 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, certified mail receipts, and photographs of the signs are attached hereto as Exhibit "1". Alan Hart, Public Works Director, made an opening comment and then turned the presentation over to Gabriel Prado, CEO & President of PraCon Global Investment Group. Mr. Prado made remarks regarding the Prado Vista at Ridgeland development. Spencer Ritchie, the attorney for PraCon Global Investment Group, presented a slide presentation of the Prado Vista at Ridgeland Overlay District. Mr. Ritchie entered into the record the transcript of the hearing as Exhibit "2" and the slide presentation as Exhibit "3". Next, Jared L. Acy, PLA of WAS Design, made remarks regarding the site plan. Next, Mr. Todd Waldo of TopGolf made a slide presentation, which is attached hereto as Exhibit "4", regarding the proposed Ridgeland TopGolf site. Mr. Seth Dean, PE, LEED AP of Dean Engineering Solutions, Inc. then made comments about the development. Mr. Jonathan Kiser, PE, POOE, PTP of Kiser Traffic and Engineering then made comments regarding the traffic study that was conducted, which is attached hereto as Exhibit "5". The Petition To Amend Zoning Ordinance of the City of Ridgeland, Mississippi, To Establish Prado Vista At Ridgeland Overlay District was then entered into the record as Exhibit "6" followed by the Prado Vista At Ridgeland Overlay District Guidelines and Regulations as Exhibit "7". Ryan Nunley, MAI, Managing Director of Valbride Property Advisors, then made comments regarding property value. Then, Mr. Jeff Rent, President & CEO, Greater Jackson Chamber Partnership, closed the presentation supporting the Prado Vista at Ridgeland Overlay District by making remarks regarding the economic impact of the development. Both, Chief Brian Myers and Chief Matt Bailey stated that there were no safety issues with regard to the proposed project. Mr. Craig Meier of St. Catherine's Village made remarks regarding a concrete wall and the two secondary entrances. Rita Martinson of St. Catherine's Village made comments about the impact of two secondary entrances. Tiffany Cox of 537 Stokes Road had questions regarding pedestrian safety on Colony Park, the concrete walls, and the impact on the schools in Ridgeland. 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 "8"; Willena Mason and Christopher Cotten had both left the meeting and were not present to make comments. Mayor McGee addressed the impact on the schools. The Mayor then closed the public hearing.

Next came the consideration of the Ordinance of the Mayor and Board of Aldermen of the

City of Ridgeland, Mississippi, to Establish the Prado Vista at Ridgeland Overlay District. Alderman Wesley Hamlin moved to approve contingent on the following language replacing Section B.1, B.1.i, B.1.ii and B.2 on Page 2 on page 20 of the *Guidelines and Regulations*:

B.1 All dwellings and residences constructed and/or located on the property subject to these regulations shall be for owner occupancy, except as specifically permitted herein. Further, except as specifically permitted herein, the lease or rental of a dwelling or residence for any purpose, whether verbal or in writing, is expressly prohibited under these protective covenants. The only circumstance or situation in which a lease or rental shall be permitted is when the dwelling has met one of the following conditions:

i. A period of at least six (6) months has elapsed from and after the issuance of the Certificate of Occupancy for the initial owner, developer, builder, or contractor.

(or)

ii. a period of at least one (1) year has elapsed from and after any subsequent property owner has purchased the property and can demonstrate that they have lived at the residence for a continuous one year period.

B.2 Protective Covenants shall recite the same language as above upon the filing of a Final Plat.

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. A copy of the ordinance is attached hereto as Exhibit "A".

(Alderman Brian Ramsey left the meeting)

Next came the consideration of a Special Event Permit for the Sante South Wine Festival on Saturday, May 6, 2023 from 6:00 pm to 11:00 pm at St. Andrews Upper School. Alderman Wesley Hamlin moved to approve. 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 D.I. Smith, Alderman Bill Lee

Nay(s): None

Absent: Alderman Brian Ramsey

The Mayor then declared the Motion carried.

(Alderman Brian Ramsey rejoined the meeting)

Alderman D. I. Smith moved to approve the Consent Agenda as follows:

- a) Accept Fiscal Year 2022 Audit Report - Order Attached Hereto As Exhibit "B"
- b) Petition and Application for Conditional Use Permit for Terry Hester (Residential Hotel) - Ordinance Attached Hereto As Exhibit "C"
- c) Site Plan/Architectural Review for Breakers Monument Sign - Order Attached Hereto As Exhibit "D"
- d) Consider Petition for Variance to Building Code for Raney Rives (610 Highway 51) - Order Attached Hereto As Exhibit "E"
- e) Approve City Wide Traffic Signal Pay Estimate #5 - Order Attached Hereto As Exhibit "F"
- f) Authorize Mayor Gene McGee to sign a Right-of-way Utilization Agreement and Permit between Pearl River Valley Water Supply District, The Breakers Association, Inc., and the City of Ridgeland, Mississippi, regarding the Right of Entry to and Construction of a New Subdivision Sign and Landscaping Located in the City of Ridgeland, MS (Intersection of Lake Harbour Drive and Breakers Lane - ROW) - Order Attached Hereto As Exhibit "G"
- g) Special Event - Fine Arts Festival (Police Department) - Order Attached Hereto As Exhibit "H"
- h) Received March 2023 Privilege License Report - Order Attached Hereto As Exhibit "I"
- i) Approve Sewer Adjustments - Order Attached Hereto As Exhibit "J"
- j) Approve Corrected Resolution Approve Budget Amendment - Resolution Attached Hereto As Exhibit "K"

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, 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 payment of claims 182335 - 182728 and April 7, 2023 Payroll (\$1,533,992.61). Alderman Ken Heard 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 Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

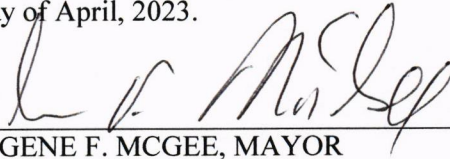
Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried.

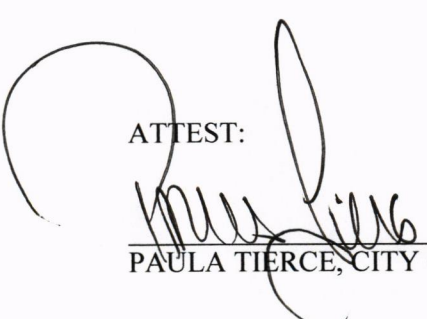
There being no further business before the Board of Aldermen, the Mayor adjourned the meeting at 7:53 p.m.

WITNESS MY SIGNATURE, the 20th day of April, 2023.



GENE F. MCGEE, MAYOR

ATTEST:



PAULA TIERCE, CITY CLERK

