

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI**

**August 5, 2025
6:00 PM**

The Mayor called the August 5, 2025, meeting of the Mayor and Board of Aldermen with a call to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Bill Lee, Alderman Brian Ramsey, Alderman D.I. Smith. City Attorney John Scanlon, City Clerk Angela Richburg. Absent was Alderman Ken Heard. The meeting was opened with an invocation by Alderman Bill Lee followed by the pledge of allegiance.

Next came the presentation of the Overall Municipal Excellence Award of 2025 and recognition of the 125th Anniversary Planning Committee. This award was received by the city during the Mississippi Municipal League Conference for the hard work and creativity of the 125th Anniversary Planning Committee, which included Kim Cooper, Nancy Baton, Lisa Walters, Jane McGee, Jim Woodrick, Matt Dodd, Pat Truesdale, Polly Hammett, Donna Dye, Karen McKie, Robby Carr, Mike Porter, William Gilbert, Chris Chapman, Kenya Rachal, Crystal Pham, Kelly Durrett, Amelia Dalton, Ben McDonald, Kinda Bynum, Bryan Johnson, Carol Fitzgerald, Alderman Bill Lee, and Alderman D.I. Smith.

Next came the matter of accepting the minutes of the July 15, 2025, Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

PUBLIC HEARING

Next came the public hearing to Public Hearing to Consider Amending Sections 21, 104, 400, 410, 430 and 440 of the Zoning Ordinance. The Mayor opened the public hearing at 6:06 p.m. and the City Clerk adjudicated that proper and timely notice was advertised and posted in accordance with state law and city ordinance. A copy of the notice and proof of publication are collectively attached hereto as "Exhibit A." Jordan Lohman of the Community Development Division of the Public Works Department made a presentation to the Mayor and Board regarding the proposed text amendments to the Zoning Ordinance, and Mr. Lohman also submitted both his written presentation and a memorandum to the City Clerk for inclusion in the record, both of which are attached hereto as "Exhibit B" and "Exhibit C." 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 "D". The Mayor then closed the public hearing at 6:11 p.m.

Next came the discussion to Consider Ordinance Amending Section 21 (Definitions), Sections 400, 410, 430, 440 and Appendix 'C' of the Official Zoning Ordinance of the City of Ridgeland

and Approve Codification of Zoning Ordinance. D.I. Smith moved to adopt. The Mayor and Board did make a finding based on the presentation by Mr. Lohman that there existed both a change in character of the neighborhood and a public need justifying the text amendments to the Zoning Ordinance. The Motion was seconded by Chuck Gautier and a vote was taken thereon as follows:

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

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

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

- a) Site Plan / Architectural Review for Goodwill Renovation - 379 Hwy 51 – Order attached Hereto as Exhibit “F”
- b) Cost Resolution for 373 Red Eagle Circle – Resolution attached Hereto as Exhibit “G”
- c) Amend Procedural Rules of the Zoning Board – Procedural Rules attached Hereto as Exhibit “H”
- d) Accept Close-out Packet and Issue Release of Maintenance for Highway 51 / Lake Harbour Drive Intersection Project – Order attached Hereto as Exhibit “I”
- e) Approve Michael Baker International CE&I Invoice No. 1256442 for \$5,965.51 for the Highway 51 / Lake Harbour Drive Intersection Improvements Project – Order attached Hereto as Exhibit “J”
- f) Approve Contract Supplemental Agreement No. 2 - Hemphill Construction - Hwy 51 / Lake Harbour Drive Intersection Improvements Project - Order attached Hereto as Exhibit “K”
- g) Approve Hemphill Construction Pay Application No.5 and accept \$1,020.21 Check for Over Payment and Deposit into the Project Account - Hwy 51 / Lake Harbour Drive Intersection Improvements Project - Order attached Hereto as Exhibit “L”
- h) Approve LPA Reimbursement No. 3 (Final) for the Highway 51 / Lake Harbour Drive Intersection Project - Order attached Hereto as Exhibit “M”
- i) Accept Easements and Declaration of Value for the Steed Road Multi-Use Path Project
 - CoR Parcel 1 - Jeanice and George Jefferson - \$7,650
 - CoR Parcel 2 - Colony Park PID - \$24,625 (Donated)
 - LPA Parcel 1 - Colony Park PID - \$5,310 (Donated)
 - LPA Parcel 2 - RDP Properties, LLC - \$3,520 (Donated)
 - LPA Parcel 3 - Deposit Guaranty National Bank (Regions) - \$11,855 (Donated)

- LPA Parcel 4 - Deposit Guaranty National Bank (Regions) (Temporary Easement) - \$0 (Donated)
 - LPA Parcel 5 - Deposit Guaranty National Bank (Regions) - \$27,705 (Donated)
 - LPA Parcel 6 - Cadence Bank - \$5,015 (Donated)
 - LPA Parcel 7 - HCP 1051, LLC (Kerioth) - \$4,340 (Donated)
- Easements attached Hereto as Exhibit "N" – "V"
- j) Authorize the Public Works Director to Sign the Letter Agreement with Kerioth Agreeing to Certain Terms Relating to the Donation of the Steed Road Multi-use Trail Easement - Order attached Hereto as Exhibit "W"
 - k) Authorize the Public Works Department to Advertise for Bids for the Wheatley Street Road Improvements Project - Order attached Hereto as Exhibit "X"
 - l) Declare the Old City Hall Property (304 Highway 51) and Adjacent Old Shopping Center Property (103-117 Lake Harbour Drive) as Surplus - Resolution attached Hereto as Exhibit "Y"
 - m) Grant the Public Works Department the Authority to Advertise the Removal of the Concrete at the Old City Hall Property - Order attached Hereto as Exhibit "Z"
 - n) Grant the Public Works Department the Authority to Advertise for RFPs for the Purchase of the Old City Hall Property (304 Highway 51) and the Old Shopping Center Property (103-117 Lake Harbour Drive) - Order attached Hereto as Exhibit "AA"
 - o) Accept the \$197,370 Check from UMMC Pursuant to the Conditions Outlined in the MOU Between UMMC and the City of Ridgeland and Record Fully Executed MOU in the Minutes - Order attached Hereto as Exhibit "BB"
 - p) Declare the Quincy Compressor, LLC as the Best Bid and Authorize the Public Works Department to Purchase the Rotary Air Compressor for \$10,248.74 - Order attached Hereto as Exhibit "CC"
 - q) Approve Change Order No.1 for the Colony Park Boulevard Water and Sewer Project reducing the overall cost of the Contract with Hemphill Construction Co., Inc. and Extending the Time of Completion - Order attached Hereto as Exhibit "DD"
 - r) Approve CE&I Invoice No. 44615 for Waggoner Engineering for the Highland Colony Parkway Tank and Well Project in the amount of \$26,496.00 - Order attached Hereto as Exhibit "EE"
 - s) Approve CE&I Invoice No. 44621 for Waggoner Engineering for the Purple Creek Drainage Improvements Project in the amount of \$39,657.05 - Order attached Hereto as Exhibit "FF"
 - t) Approve Pay Application No. 6 for Hemphill Construction Company, Inc. for the Purple Creek Drainage Improvements Project in the amount of \$184,627.21 - Order attached Hereto as Exhibit "GG"
 - u) Approve Waggoner Invoice No. 44624 for Purple Creek Flood Mitigation and Restoration Project Preliminary Engineering Services LPDM-PJ-04-MS-2024-004 - Order attached Hereto as Exhibit "HH"

- v) Approve a Variance as Contemplated by Section E. of the Highland Colony Parkway Access Control Policy for the AWS Entrance on Highland Colony Parkway Allowing for 60' Radii for Truck Entry and Exit - Order attached Hereto as Exhibit "II"
- w) Approve bid for repair of Restroom at Wolcott Park - Order attached Hereto as Exhibit "JJ"
- x) Special Event - Trekk in the Trace (Police Department) - Order attached Hereto as Exhibit "KK"
- y) Review and Approve Quotes to Clean HVAC System based on the scope of work and the level of expertise required, the contract involves specialized technical services, including as system diagnostics or compliance with environmental standards. (Police Department) - Order attached Hereto as Exhibit "LL"
- z) Surplus Property From Municipal Court (Police Department) - Resolution attached Hereto as Exhibit "MM"
- aa) Surplus Property From Circuit Court (Police Department) - Resolution attached Hereto as Exhibit "NN"
- bb) Approve the Chief of Staff to the Mayor job description - Order attached Hereto as Exhibit "OO"
- cc) Approve the Ordinance which Prohibits the Purchase, Possession, Distribution, Sale or Offering for Sale any Product Derived from the Hemp Plant, Designed for Human Ingestion and/or Consumption, that is not Approved by the United States Food and Drug Administration – Ordinance attached Hereto as Exhibit "PP"
- dd) Set Public Hearing for Proposed Fiscal Year 2026 Budget - August 19, 2025 - Order attached Hereto as Exhibit "QQ"
- ee) Sewer Adjustments - Order attached Hereto as Exhibit "RR"

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 Kevin Holder, Alderman Bill Lee, Alderman Brian Ramsey, Alderman D.I. Smith

Nay(s): None

Absent: Ken Heard

The Mayor then declared the Motion carried.

Next came the payment of claims numbered 199832 - 200252 and July 25, 2025, payroll in the amount of (\$4,687,372.90). Wesley Hamlin moved to approve. The Motion was seconded by D.I. Smith and a vote was taken thereon as follows:

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

Nay(s): None

Absent: Ken Heard

The Mayor then declared the Motion carried.

The Mayor announced the need to go into closed session to discuss the need of going into executive session to discuss a potential location and expansion of a business or industry and ongoing litigation. 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 Kevin Holder, Alderman Bill Lee, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s): None
Absent: Ken Heard

The Mayor then declared the Motion carried. An announcement was made to the public that the Mayor and Board had voted to enter into executive session for the stated reasons.

Next came the motion to go into EXECUTIVE SESSION. Alderman Chuck Gautier moved to approve. 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 Kevin Holder, Alderman Bill Lee, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s): None
Absent: Ken Heard

The Mayor then declared the Motion carried.

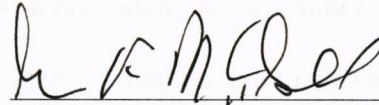
Next came the motion to adjourn EXECUTIVE SESSION with no action taken and re-enter open session. Alderman Wesley Hamlin moved to approve. The Motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

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

The Mayor then declared the Motion carried.

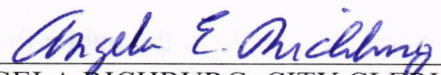
Following Executive Session, the Mayor made the public announcement that the Board of Aldermen took no action in Executive Session other than to vote to adjourn the Executive Session and re-enter open session.

WITNESS MY SIGNATURE, this the 11th day of August, 2025



GENE F. MCGEE, MAYOR

ATTEST:



ANGELA RICHBURG, CITY CLERK

