

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
January 6, 2015
6:00 PM**

The Mayor called the first regular January, 2015 meeting of the Mayor and Board of Aldermen to order. Present were Mayor Gene F. McGee, Alderman D. I. Smith, Alderman Brian Ramsey, Alderman Ken Heard, Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones, City Attorney James Gabriel, and City Clerk Paula Tierce. Absent was Alderman Chuck Gautier. The meeting was opened with an invocation by Alderman Scott Jones followed by the Pledge of Allegiance.

The Mayor and Board of Aldermen were provided the City Attorney statement for services rendered through December 23, 2014, the December 2014 Financial Statement, and the December 2014 Privilege License report.

Next came the matter of accepting the Minutes of the December 15, 2014 Work Session and December 16, 2014 Mayor and Board of Aldermen Meeting. The Minutes were accepted with no corrections noted.

Next came the matter of the items set out on the Consent Agenda. Alderman Ken Heard moved to approve the Consent Agenda:

- a) Designate BankPlus as City Depository for Calendar Years 2015 and 2016 – *Order Attached Hereto As Exhibit "A"*
- b) Set Public Hearing for the Consideration of Amendments to Various Sections of the Official Zoning Ordinance and Sections 6-12 and 106-4, and Adding Section 22-2 of the Code of Ordinances of the City of Ridgeland, MS – February 3, 2015, 6:00 PM in the Board Room at Ridgeland City Hall – *Order Attached Hereto As Exhibit "B"*
- c) Reset Public Hearing before the Mayor and Board of Aldermen for the Consideration of the Class A Nonconforming Status for Jackson Residential Associates One, LLC (Van Mark Apartments) – February 3, 2015 6:00 PM, City Hall Board Room – *Order Attached Hereto As Exhibit "C"*
- d) Accept Donation of 15 Mobile Radios from UMMC/MS MED-COM – *Order Attached Hereto As Exhibit "D"*
- e) Budget Amendment Increasing Accounts 001-000-351 \$1,912.41 (Miscellaneous Funds), 001-000-352 (Recycling Fees) \$385.00, and Account 001-160-632 (Fire Vehicle Maintenance) \$2,297.41 – *Order Attached Hereto As Exhibit "E"*
- f) Declare Property Surplus (Public Works) – *Order Attached Hereto As Exhibit "F"*
- g) Consider Resolution to Name Midway Park – *Order Attached Hereto As Exhibit "G"*
- h) SBA Cell Tower Lease Amendment – *Order Attached Hereto As Exhibit "H"*
- i) Consider Budget Amendment Increasing Accounts 404-650-760 \$235,922 and 400-650-760 \$55,810, Decreasing Account 400-000-192 \$291,732, and Increasing Accounts 404-000-380 \$235,922 and 400-650-921 \$55,810 and Consider Recommendation of Award to Hemphill Construction Company, Inc. for the City of Ridgeland Wastewater Metering Station Improvements Project – *Order Attached Hereto As Exhibit "I"*
- j) Recommendation of Award to Griner Drilling Service, Inc. for the Samuels Lane Water Supply Well Project – *Order Attached Hereto As Exhibit "J"*
- k) CE&I Payment Request #25 for Lake Harbour Widening – *Order Attached Hereto As Exhibit "K"*
- l) Preliminary Engineering Payment Request #25 & #26 for Lake Harbour Drive Extension – *Order Attached Hereto As Exhibit "L"*
- m) Maps and Deeds Payment Request #9 for Lake Harbour Extension – *Order Attached Hereto As Exhibit "M"*

- n) Approve Appointment of Jamie Hanry to Beautification Committee by Alderman Chuck Gautier – *Order Attached Hereto As Exhibit “N”*
- o)

The Motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Ken Heard	Aye

The Mayor then declared the Motion carried.

PAYMENT OF CLAIMS

There next came for consideration the matter of payment of claims. Alderman Scott Jones moved that claim numbers 120231 through 120534 and the December 26, 2014 Payroll, which totals \$1,731,396.91, be approved and paid. The Motion was seconded by Alderman D. I. Smith and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Ken Heard	Aye

The Mayor then declared the Motion carried.

PUBLIC HEARING – CONSIDERATION OF SECTION 11 RECONSIDERATION PETITION BY BBC BAYMEADOWS, LLC

There next came for consideration the matter of conducting a public hearing regarding the consideration of Section 11Reconsideration Petition by BBC Baymeadows, LLC. Mayor Gene McGee opened the public hearing and the City Clerk adjudicated that proper and timely notice was advertised as required by state law. A copy of the notice is attached hereto as Exhibit §11-1.

Shelton Alston, attorney for BBC Baymeadows, LLC, addressed the Mayor and Board of Aldermen and informed that other counsel for BBC Baymeadows, LLC were present as well as the owners. Mr. Alston provided background information to the Mayor and Board of Aldermen regarding the ownership of Baymeadows and informed that the current owners had done improvements to the property. Mr. Alston entered into the record the following exhibits:

Exhibit §11-2	Petition for Reconsideration of Zoning Status Pursuant to Section 11 of the Zoning Ordinance of the City of Ridgeland
Exhibit §11-3	Annexation Map
Exhibit §11-4	Transportation Plan Update – October 2012
Exhibit §11-5	2001 Zoning Ordinance
Exhibit §11-6	Apartment Building Timeline
Exhibit §11-7	Census Report for City of Ridgeland
Exhibit §11-8	Comprehensive Plan 2009
Exhibit §11-9	June 13, 2014, Mr. John McCollum, Public Works Director for Ridgeland

Exhibit §11-10	Order Denying the Use Application of the Madison Apartments, LLC for Class A Nonconforming Use and Related Purposes
Exhibit §11-11	Zoning Map – February 4, 2014
Exhibit §11-12	Zoning Map – April 4, 2007
Exhibit §11-13	Petition and Application for Class A Nonconforming Use
Exhibit §11-14	Ridgeland Life – “Sewer Interceptor Systems to Receive New Liners”
Exhibit §11-15	Wastewater Facilities Plan – Prepared for City of Ridgeland, MS – July 2013
Exhibit §11-16	Zoning Ordinance – February 4, 2014
Exhibit §11-17	Current Pictures of Baymeadows
Exhibit §11-18	Zoning Map – February 6, 2001
Exhibit §11-19	Zoning Map – November 7, 2012
Exhibit §11-20	Parcel Values 2002 and 2015
Exhibit §11-21	Madison County Zoning and Subdivision Ordinance of 1964
Exhibit §11-22	Madison County Zoning Map
Exhibit §11-23	Court Reporter Transcript

Mr. Alston then introduced Nancy Leathers of Leathers Consulting, LLC to the Mayor and Board of Aldermen. Ms. Leathers addressed the Mayor and Board of Aldermen and provided a report of her findings supporting the Section 11 Reconsideration Petition by BBC Baymeadows, LLC.

Mr. Alston then addressed the Mayor and Board of Aldermen and requested that the Section 11 Reconsideration Petition by BBC Baymeadows, LLC be granted.

Mayor Gene McGee then recessed the public hearing until January 20, 2015 for rebuttal only. Mr. Alston objected to the public hearing being recessed for rebuttal purposes only. Mayor McGee noted Mr. Alston’s objection and informed him that he would be given the same opportunities as was given in previous hearings.

PUBLIC HEARING – CONSIDERATION OF CLASS A NONCONFORMING ZONING STATUS REQUEST BY BBC BAYMEADOWS, LLC

There next came for consideration the matter of conducting a public hearing regarding the consideration of Class A Nonconforming Zoning Status by BBC Baymeadows, LLC. Mayor Gene McGee opened the public hearing and the City Clerk adjudicated that proper and timely notice was advertised as required by state law. A copy of the notice is attached hereto as Exhibit “1”.

Mr. Shelton Alston addressed the Mayor and Board of Alderman regarding the Class A Nonconforming Zoning Status Request by BBC Baymeadows, LLC. Mr. Alston introduced into the record the following documents:

Exhibit 2	Petition for Reconsideration of Zoning Status Pursuant to Section 11 of the Zoning Ordinance of the City of Ridgeland
Exhibit 3	Annexation Map
Exhibit 4	Transportation Plan Update – October 2012
Exhibit 5	2001 Zoning Ordinance
Exhibit 6	Apartment Building Timeline
Exhibit 7	Census Report for City of Ridgeland
Exhibit 8	Comprehensive Plan 2009
Exhibit 9	June 13, 2014, Mr. John McCollum, Public Works Director for Ridgeland
Exhibit 10	Order Denying the Use Application of the Madison Apartments, LLC for Class A Nonconforming Use and Related Purposes
Exhibit 11	Zoning Map – February 4, 2014
Exhibit 12	Zoning Map – April 4, 2007
Exhibit 13	Petition and Application for Class A Nonconforming Use
Exhibit 14	Ridgeland Life – “Sewer Interceptor Systems to Receive New Liners”

- Exhibit 15 Wastewater Facilities Plan – Prepared for City of Ridgeland, MS – July 2013
- Exhibit 16 Zoning Ordinance – February 4, 2014
- Exhibit 17 Current Pictures of Baymeadows
- Exhibit 18 Zoning Map – February 6, 2001
- Exhibit 19 Zoning Map – November 7, 2012
- Exhibit 20 Parcel Values 2002 and 2015
- Exhibit 21 Madison County Zoning and Subdivision Ordinance of 1964
- Exhibit 22 Madison County Zoning Map
- Exhibit 23 Court Reporter Transcript

Ms. Nancy Leathers then addressed the Mayor and Board of Aldermen and provided information supporting the Class A Nonconforming Zoning Status by BBC Baymeadows, LLC. Alderman Scott Jones then asked Ms. Leathers questions regarding the balance between rental and owner occupancy, with Mr. Alston following up with a question to Ms. Leathers.

Shelton Alston then requested that the Class A Nonconforming Zoning Status Request by BBC Baymeadows, LLC be granted.

Mayor Gene McGee then recessed the public hearing until January 20, 2015 for rebuttal only. Mr. Alston objected to the public hearing being recessed for rebuttal purposes only. Mayor McGee noted Mr. Alston's objection and informed him that he would be given the same opportunities as was given in previous hearings.

There being no further business before the Mayor and Board of Aldermen, the Mayor declared the first regular January 2015 meeting adjourned at 7:00 p.m.

WITNESS MY SIGNATURE, this the _____ day of January, 2015.

GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK