

MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
March 17, 2015
6:00 PM

The Mayor called the second regular March, 2015 meeting of the Mayor and Board of Aldermen to order. Present were Mayor Gene F. McGee, Alderman D. I. Smith, Alderman Ken Heard, Alderman Wesley Hamlin, Alderman Chuck Gautier, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman Scott Jones, City Attorney James Gabriel, and City Clerk Paula Tierce. 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 February 2015 Financial Statement, the February 2015 Privilege License Report, and the March 2015 Sales Tax Report.

Next came the matter of accepting the Minutes of the February 26, 2015 Planning Retreat, Minutes of the March 2, 2015 Work Session, and the Minutes of the March 3, 2015 Mayor and Board of Aldermen Meeting. The Minutes were accepted with no corrections noted.

(Alderman Chuck Gautier left the meeting and totally recused himself.)

Next came the consideration of a Special Event Permit submitted by Magnolia Racing for a 5K Race on April 18, 2015 from 7:00 am to 10:00 am in conjunction with the Sante South Wine Festival at Renaissance. Alderman Scott Jones moved to approve the Special Event Permit submitted by Magnolia Racing. 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. A copy of the Special Event is attached hereto as Exhibit “A”.

Next came the consideration of a Special Event Permit submitted by Fleet Feet for the Turkey Day 8K on November 26, 2015 from 7:00 am to 10:00 am. Alderman D. I. Smith moved to approve the Special Event Permit submitted by Fleet Feet for the Turkey Day 8K. The Motion was seconded by Alderman Ken Heard 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. A copy of the Special Event is attached hereto as Exhibit “B”.

(Alderman Chuck Gautier entered the meeting.)

Next came the presentation of a check to the Ridgeland Police Department by Linda Bynum and Mark Petro of the Ridgeland Chamber of Commerce. Mark Petro presented to Chief Randy Tyler a check in the amount of \$2,500.00 from proceeds collected for police appreciation.

Next came the consideration of a Petition for a Conditional Use Permit submitted by the Madison County School District for the property located at 476 Highland Colony Parkway. Alderman Ken Heard moved to adopt an Ordinance granting a Conditional Use Permit to the Madison County School District for the property located at 476 Highland Colony Parkway, Ridgeland, Madison County, Mississippi. 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	Aye
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Ken Heard	Aye

The Mayor then declared the Motion taken. A copy of the Ordinance is attached hereto as Exhibit “C”.

**CONTINUATION OF PUBLIC HEARING FOR CONSIDERATION
OF CLASS A NONCONFORMING STATUS FOR JACKSON
RESIDENTIAL ASSOCIATES ONE, LLC (VAN MARK APARTMENTS)
REBUTTAL ONLY**

The Mayor reopened the public hearing for the consideration of a Class A Nonconforming Status for Jackson Residential Associates One, LLC (Van Mark Apartments) for rebuttal purposes only. Alan Hart, Community Development Director, made a rebuttal presentation on behalf of the City of Ridgeland, which was a summary of Exhibit “51”. Alan Hart then entered the following exhibits into the record:

- Exhibit “22” – Timeline
- Exhibit “23” – 1988 Comprehensive Plan
- Exhibit “24” – 1992 Zoning Map
- Exhibit “25” – 1994 Bridge Report
- Exhibit “26” – 2001 Comprehensive Plan
- Exhibit “27” – 2009 Comprehensive Plan
- Exhibit “28” – January 21, 2014 Minutes of Board of Aldermen Meeting
- Exhibit “29” – 2005 MRI Study
- Exhibit “30” – Historic Population
- Exhibit “31” – Apartment Percentage Comparison
- Exhibit “32” – Apartment Annexation
- Exhibit “33” – Mississippi Statutes
- Exhibit “34” – Taz Data
- Exhibit “35” – 2014 Homestead Exemption Map
- Exhibit “36” – Sample Ordinances
- Exhibit “37” – 2015 Zoning Ordinance Amendments and Minutes
- Exhibit “38” – Letter from Matt Dodd, City Planner
- Exhibit “39” – Letter from Chris Bryson, City Engineer
- Exhibit “40” – Letter from John M. McCollum, Public Works Director
- Exhibit “41” – Letter from Chief of Police, Randy Tyler
- Exhibit “42” – Report of Robert L. Johnson (Grant v. Belvedere)
- Exhibit “43” – UCR Ranking
- Exhibit “44” – UCR Stats

- Exhibit “45” – APA Small Town Planning
- Exhibit “46” – APA Citizens Guide
- Exhibit “47” – Gerald Barber Letter and Data
- Exhibit “48” – Watson Report for Van Mark
- Exhibit “49” – Simpson Report
- Exhibit “50” – Housing-Economy Article
- Exhibit “51” – Presentation of Alan Hart

Michael Bentley then made rebuttal remarks to the presentation by Mr. Hart to the Mayor and Board of Aldermen . Mr. Bentley then requested the Mayor and Board of Aldermen to grant the Class A Nonconforming Status to Jackson Residential Associates One, LLC (Van Mark Apartments).

Mayor McGee then closed the public hearing and advised that the matter would be taken under advisement until a later date.

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

- a) Site Plan/Architectural for Harbor Pines Climate Control Storage Building – *Order Attached Hereto as Exhibit “D”*
- b) Site Plan/Architectural for New Preschool and Office of Special Services for Madison County School District – 476 Highland Colony Parkway – *Order Attached Hereto As Exhibit “E”*
- c) Site Plan/Architectural for Patrick Rowland Office Building – 202 W. Jackson Street – *Order Attached Hereto As Exhibit “F”*
- d) 2015 ICC Building Code Collection with Recommended Additions, Deletions, and Modifications – *Ordinance Attached Hereto As Exhibit “G”*
- e) Accept Travelers Insurance Company Check #85639023 (\$13,622.00) for Vehicle (100-1-627) and Budget Amendment Increasing Account 001-000-354 (Insurance Proceeds) and 001-100-740 (Police Capital Vehicles) \$13,622.00 – *Order Attached Hereto As Exhibit “H”*
- f) Special Event – Balloon Glow – *Order Attached Hereto As Exhibit “I”*
- g) Amended Ordinance Fixing Rates for Water, Sewer and Sanitation – *Ordinance Attached Hereto As Exhibit “I”*
- h) Advertise to Accept Bids for Ridgeland Life – *Order Attached Hereto As Exhibit “J”*
- i) Budget Amendment Decreasing Account 001-000-192 (General Fund Balance) and Increasing Account 001-160-730 (Fire Department Capital Machinery & Equipment) \$9,400.00 for Upgrades to Tri-toon Boat – *Order Attached Hereto As Exhibit “K”*
- j) Reject Bids Submitted for Traffic Signal Induction Street Lighting Improvements – *Order Attached Hereto As Exhibit “L”*
- k) Bancorp South Lease Purchase for Frontend Loader – *Order Attached Hereto As Exhibit “M”*

The Motion was seconded by Alderman Chuck Gautier and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye
Alderman Chuck Gautier	Aye
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 121633 through 121922 and the March 6, 2015 Payroll 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	Aye
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Ken Heard	Aye

The Mayor then declared the Motion carried.

Next came the consideration of establishing just compensation for the property for the Lake Harbour Drive Extension project. Alderman Scott Jones moved to establish just compensation for Parcel #010-0-00-W,T in the amount of \$665.00, Parcel #017-0-00-W in the amount of \$225.00, Parcel #018-00-0-E-RR in the amount of \$30,840.00, Parcel #019-0-00-W in the amount of \$18,785.00, Parcel #021-0-00-W in the amount of \$6,335.00, Parcel #021-0-00-X in the amount of \$1,740.00. The Motion was seconded by Alderman Chuck Gautier and a vote was taken thereon as follows:

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

The Mayor then declared the Motion carried. The Establishment of Just Compensation documents are attached hereto as Exhibit “N”.

There being no further business before the Mayor and Board of Aldermen, the Mayor declared the second March 2015 meeting adjourned at 6:48 p.m.

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

GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK