

**MINUTES OF THE FIRST REGULAR JUNE 2011 MEETING OF THE
MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF RIDGELAND, MISSISSIPPI
JUNE 7, 2011
6:00 P.M.**

The Mayor called the first regular June 2011 meeting of the Mayor and Board of Aldermen to order. Present were Mayor Gene F. McGee, Alderman Gerald Steen, Alderman Ken Heard, Alderman Chuck Gautier, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman Scott Jones, Alderman Wesley Hamlin, City Clerk David Overby, and City Attorney Jerry Mills. The meeting opened with an invocation and the Pledge of Allegiance.

The Mayor recognized and congratulated Police Officer Ben Johnson for being selected as the Police Department's "Officer of the Month" for the month of February 2011.

The first order of business was the matter of accepting the minutes from the May 3, 2011 and May 17, 2011 meetings of the Mayor and Board of Aldermen. The minutes were accepted with no corrections.

CODE ENFORCEMENT/105 RIDGECREST DRIVE

There next came for consideration the matter of a scheduled Code Enforcement hearing for property located at 105 Ridgecrest Drive. The City Clerk adjudicated that notice of hearing was properly made. After the Mayor and Board reviewed photographs of the condition of said property, the Mayor asked if anyone wished to come forward to address the matter. Ms. Gustoria White, property owner, came forward to provide information regarding her immediate plans for the property.

Ms. White assured the Mayor and Board that she had hired a contractor to begin the process of complete demolition of the structure and removal of the foundation due to irreparable fire damage. At this time, she was uncertain as to whether she would rebuild on the property, but stated that her contractor would begin demolition work no later than the beginning of the following week.

Alderman Steen moved to grant the homeowner's request to have her contractor perform the aforementioned work with an expected deadline of June 2011 for completion. Documents related to this matter are attached hereto as Exhibit "A".

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor then declared the Motion carried.

CONSENT AGENDA

Next came the matter of the items set out on the Consent Agenda. Alderman Hamlin moved to approve the following Consent Agenda.

- (a) Adjudication of the cost of cleaning 402 Pinewood Lane/Re-entry 5-19-11 (Andres Magana) Order attached hereto as Exhibit "B"
- (b) Special Event Permit Request-Amateur Radio Field Day (Jackson Amateur Radio Club)- Police-Order attached hereto as Exhibit "C"

- (c) Request Approval of Surveying Proposal for 645 and 649 S. Wheatley St. (Banks Engineering & Surveying, Inc.)-Community Development-Order attached hereto as Exhibit “D”
- (d) Request Approval of Asbestos Inspection Proposal for 645 S. Wheatley St. (Terracon Consultants, Inc.)-Community Development-Order attached hereto as Exhibit “E”
- (e) Request Approval of Asbestos Inspection Proposal for 649 S. Wheatley St. (Terracon Consultants, Inc.)-Community Development-Order attached hereto as Exhibit “F”
- (f) Request Budget Transfer of \$314.50 from 001-000-272 (Miscellaneous Grants) to 001-100-730 (Capital Machinery & Equip)/Reimbursement from OJP Bulletproof Vest Program-Police-Order attached hereto as Exhibit “G”
- (g) Request Approval of Balloon Glow Agreement with the City of Canton-Order attached hereto as Exhibit “H”
- (h) Establish Just Compensation-Old Agency/Livingston Rd. Water Project (Sample, Hicks & Associates)-Order attached hereto as Exhibit “I”
- (i) Ridgeland Tourism Commission Board Nominations
 - i. Chamber of Commerce – Re-nomination of Lan Pickle
 - ii. Restaurant Association – Re-nomination of Tico Hoffman
 Order attached hereto as Exhibit “J”
- (j) Request Approval of Bid Award for School St. and S. Wheatley St. Water Line Relocation Project (Hemphill Construction Company, Inc.)-Public Works-Order attached hereto as Exhibit “K”
- (k) Request Approval of Amendment #14, Construction Phase Services/Western Water & Sewer System, White Oak Creek Interceptor & Collector Lines, Add Alternate #1 (Waggoner Engineering, Inc.)-Public Works-Order attached hereto as Exhibit “L”
- (l) Request Approval of Change Order #1, Add Alternate #1 for White Oak Creek Sewer Interceptor (Hemphill Construction Company, Inc.)-Public Works-Order attached hereto as Exhibit “M”
- (m) Request Approval of Proposed Amendment to Contract for Risk Management Plans/Update Risk Management Programs for Water Wells (Eco-Systems, Inc.) Public Works-Order attached hereto as Exhibit “N”
- (n) Request Street Department Budget Transfer/\$234,000 from 001-201-576 (Street Maintenance) and \$66,000 from 001-201-600 (Engineering) to 001-201-750 (Capital Streets)-Public Works-Order attached hereto as Exhibit “O”

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor then declared the Motion carried.

PAYMENT OF CLAIMS

There next came for consideration the matter of payment of claims. Alderman Jones moved that claim numbers 93273-93723 with the exception of claim numbers 93450-93464 (Fuelman of MS) on claims docket dated June 3, 2011 be paid.

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye

Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor then declared the Motion carried.

Alderman Steen recused himself and left the boardroom to avoid any perception of impropriety.

Alderman Jones moved that claim numbers 93450-93464 (Fuelman of MS) on claims docket dated June 3, 2011 be paid.

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

Alderman Steen	Absent
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor then declared the Motion carried.

Alderman Steen returned to the meeting.

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EXECUTIVE SESSION

Alderman Gautier moved that the meeting be closed to determine the necessity for an executive session.

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor declared the Motion carried.

The meeting was closed and discussion followed regarding the necessity of going into executive session to discuss matters of litigation.

Alderman Jones moved that the Mayor and Board of Aldermen go into executive session.

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor declared the Motion carried.

The Mayor reopened the meeting and announced that, by unanimous vote, the Mayor and Board of Aldermen were going into executive session to discuss matters of litigation.

The meeting was then closed and the Board went into executive session.

After discussion, Alderman Ramsey moved that the Mayor and Board of Aldermen come out of executive session.

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor declared the Motion carried.

The meeting was reopened, whereupon, the Mayor informed the public that no action was taken during executive session.

**BAYMEADOWS, LLC/REQUEST APPROVAL OF
SITE PLAN, REPAIR PLAN, AND ARCHITECTURAL REVIEW MATERIALS
FOR BAYMEADOWS APARTMENTS**

Next for consideration came the matter of the Baymeadows Apartments architectural review site plan and repair plan. Baymeadows, LLC, made a presentation requesting approval of its architectural plans, site plan and repair plan including the forbearance provisions contained in a Confidential Agreement it executed. Discussion of the matter was considered, whereupon it became apparent that issues existed with regard to Baymeadows' compliance with the terms and provisions of a certain confidential agreement. As a result, there was a request for consideration of a closed session to determine the necessity for an executive session.

EXECUTIVE SESSION

Alderman Jones moved that the meeting be closed to determine the necessity for an executive session.

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor declared the Motion carried.

The meeting was closed and discussion followed regarding the necessity of going into executive session to discuss matters of litigation and a confidential agreement.

Alderman Hamlin moved that the Mayor and Board of Aldermen go into executive session.

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor declared the Motion carried.

The Mayor reopened the meeting and announced that, by unanimous vote, the Mayor and Board of Aldermen were going into executive session to discuss matters of litigation and a confidential agreement.

The meeting was then closed and the Board went into executive session. Lawson Hester and Jim Pettus, Counsel for Baymeadows, LLC, Bruce Kirkland and Architect Larry Singleton were asked to remain for a discussion of issues related to performance of the conditions set forth in said confidential agreement executed by Baymeadows, LLC, the time being sought to eliminate the code violations through a phasing plan, and the granting of forbearance on further enforcement of the Property Maintenance Code during the phased repairs. Representatives of Baymeadows responded to questions posed by members of the board regarding the specific matters which were submitted and those which were not. Lawson Hester and Jim Pettus, Counsel for Baymeadows, LLC, Bruce Kirkland and Architect Larry Singleton then were excused. A short discussion followed.

After discussion, Alderman Hamlin moved that the Mayor and Board of Aldermen come out of executive session.

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye
Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor declared the Motion carried.

The meeting was reopened, whereupon, the Mayor informed the public that no action was taken during executive session.

BAYMEADOWS APARTMENTS

Following discussion, Alderman Gautier moved to deny the request of Baymeadows, LLC to approve the Baymeadows Apartments site plan and grant the time extension and forbearance of continued enforcement of the Property Maintenance Code for failure to provide an adequate safety plan, erosion control plan, interior remodeling plan and did not provide the agreed camera inspection and repair plan of sewer lines. All documents related to this matter are attached hereto as Exhibit "P".

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

Alderman Steen	Aye
Alderman Heard	Aye
Alderman Gautier	Aye
Alderman Holder	Aye
Alderman Ramsey	Aye

Alderman Jones
Alderman Hamlin

Aye
Aye

The Mayor declared the Motion carried.

ADJOURNMENT

There being no further business before the Mayor and Board of Aldermen, the Mayor declared the first regular June 2011 meeting adjourned.