

**MINUTES OF THE FIRST REGULAR JULY 2009 MEETING OF THE  
MAYOR AND BOARD OF ALDERMEN OF THE  
CITY OF RIDGELAND, MISSISSIPPI  
JULY 7, 2009  
6:30 P.M.**

The Mayor called the first regular July 2009 meeting of the Mayor and Board of Aldermen to order. Present were Mayor Gene F. McGee, Alderman Gerald Steen, Alderman Brian Ramsey, Alderman Scott Jones, Alderman Wesley Hamlin, City Clerk David W. Overby, and City Attorney Jerry Mills. Aldermen Ken Heard and Chuck Gautier were absent.

The Mayor and Board were furnished copies of the minutes from the June 18, 2009 Zoning Board meeting and the June 23, 2009 Architectural Review Board meeting.

The first order of business was the matter of accepting the minutes from the June 16, 2009 meeting. The minutes were accepted with no corrections.

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**MAYOR PRO TEMPORE APPOINTMENT**

There next came for consideration the matter of the appointment of Mayor Pro Tempore. Alderman Steen moved that Alderman Jones be appointed to serve as Mayor Pro Tempore for the City of Ridgeland.

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

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

The Mayor then declared the Motion carried.

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**CONSENT AGENDA**

There next came for consideration the matter of the items set out on the Consent Agenda. Alderman Steen requested that item # (b) Renaissance TIF be removed. Alderman Jones moved to approve the following Consent Agenda.

- (a) Appointments
  - i. City Clerk-Tax-Collector-Tax Assessor-Director of Finance & Administration/David W. Overby
  - ii. Chief of Police/Jimmy R. Houston, Jr.
  - iii. Chief of Fire Department/Matthew Bailey
  - iv. Public Works Department Director/John M. McCollum
  - v. Community Development Director/Alan Hart
  - vi. Recreation & Parks Director/Chris Chance
  - vii. City Attorney/Jerry L. Mills (Pyle, Mills, Dye, P.A.)/Adopt Order-a copy of which is attached hereto as Exhibit "A".
  - viii. Municipal Judge/Harold B. McCarley, Jr.
  - ix. Municipal Judge Pro Tempore/Robert Camp
  - x. Prosecuting Attorney/Body McDonald
  - xi. Clerk of the Court/Teenena Colter

- x. Deputy Court Clerks
      - Michele Apuzzo      Louanna Varnado
      - Chundra Staten      Frank McGriggs
      - Gina Crawford      Jodi Warrington
    - xiii. Deputy City Clerks
      - Ina Byrd      Selwyn McPhearson
      - Michele Cannady      Deidre Smith
      - Karen Knight      Renee Buckner
      - Ericka Brown      Bridgette Smith
      - Cathie Reece
- T2 (c) Code Enforcement-Order attached hereto as Exhibit “B”
  - Set Hearing Date/August 4, 2009
    - i. 212 Clay Street (Larry Wride)
    - ii. 215 Walnut Street (Chase Morgan USA)
  - Cancel Hearings
    - i. 215 Walnut Street (Mettie Miller Whitlock)
    - ii. 142 North Central Avenue (Nellie Childers, Est.)
    - iii. 515 Sycamore Circle (Chantell Barnes)
    - iv. 1976 Lincolnshire Boulevard (Cassandra Sumrall)
    - v. 240 Pine Knoll Drive (James Winstead)
- T3 (d) Site Plans:-Order attached hereto as Exhibit “C”
  - i. The Club Tennis Center @ Township
  - ii. Colony Park Cell Tower (Washington Monument)
- T4 (e) Authorization for Mayor to Enter into Agreement with Watkins,Ludlum, Winter, & Stennis P.A. for Professional Services Regarding Master Plan-Order attached hereto as Exhibit “D”
- T5 (f) Colony Park Monument/Petition to Rezone and Grant Special Exception & Conditional Use-Order attached hereto as Exhibit “E”
- T6 (g) Special Event Permits:-Order attached hereto as Exhibit “F”
  - i. Fundraiser at the Pub (Waive Fees)
  - ii. AJ’s on the Lake/Grand Opening
- T9 (h) CDBG/Request for Cash & Invoices-Order attached hereto as Exhibit “G”
- T10 (i)
  - i. MOU for Center Street/Ridgeland Road Signalization
  - ii. MOU for Rice Road/Pear Orchard Road Signalization
 Order attached hereto as Exhibit “H”
- T11 (j) Request Authorization to Advertise for Professional Services for EPA/SPAP Grant-School Street Waterline Relocation-Order attached hereto as Exhibit “I”
- T12 (k) Lakeover Business Park Water & Sewer Improvements-WEI Engineering Services Agreement-Order attached hereto as Exhibit “J”
- T13 (l) Ordinance Setting Board Meeting Time-Order attached hereto as Exhibit “K”

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

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

The Mayor then declared the Motion carried.

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**RENAISSANCE TIF**

There next came for consideration the matter of adopting a resolution approving a bond purchase agreement by and among the City of Ridgeland and Duncan-Williams, Inc., and Morgan Keegan & Company, Inc., in connection with the sale of the first series of the City’s Tax Increment Limited Obligation Bonds (Colony Park Project). Alderman Steen moved to adopt said resolution, a copy of which is attached hereto as Exhibit “L”.

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

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

The Mayor then declared the Motion carried.

Alderman Gautier entered the meeting at 6:34 p.m..

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**RESOLUTION IN SUPPORT OF INDEPENDENT PERFORMANCE  
AUDIT OF MADISON COUNTY ENGINEERING CONTRACTS**

There next came for consideration the matter of adopting an ordinance in support of an independent performance audit of Madison County Engineering contracts. Alderman Steen moved to adopt said resolution, a copy of which is attached hereto as Exhibit “M”.

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

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

The Mayor then declared the Motion carried.

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**COUNTY LINE ROAD LANDSCAPING CONTRACT/  
REQUEST TO RENEW**

There next came for consideration the matter of a request from the Public Works Director to approve the renewal of the Landscape Contract with U.S. Lawns for the maintenance of landscaping on County Line contract. Alderman Steen moved to grant said request for one year in the amount of \$45,442.00 with the option to renew for three additional years.

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

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

The Mayor then declared the Motion carried.

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**CODE ENFORCEMENT HEARINGS**

There next came for consideration the matter of Code Enforcement hearings. Code Enforcement Officer E. J. Wilkerson came forward and asked the Mayor and Board to cancel the scheduled hearing for 211 Clay Street. Alderman Steen moved that said hearing be canceled.

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

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

The Mayor then declared the Motion carried.

After reviewing photographs of the condition of property located at 628 Ralde Street, the Mayor asked if anyone was present to speak regarding said property, there being no response, Alderman Gautier moved to adjudicate the property.

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

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

The Mayor then declared the Motion carried.

Then, Mr. Randy Huffmaster came forward to speak in regard to his property located at 214 Walnut Street. After discussion, Alderman Gautier moved to continue the hearing for six (6) months.

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

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

Alderman Jones	Aye
Alderman Hamlin	Aye

The Mayor then declared the Motion carried.

Next, Garland Stringfellow, addressed regarding his property located at 414 Wolcott Circle. After discussion, Alderman Gautier moved adjudicate the cost of cleaning said property and to give Mr. Garland a 30 day extension.

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

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

The Mayor then declared the Motion carried.

Property owner, Terry Rushing, came forward regarding the condition of his property located at 511 Christine Drive. After Mr. Rushing agreed to meet with the Code Enforcement officer regarding what is needed to be done to correct the uncleanly condition of his property, Alderman Gautier moved to continue his hearing until the first meeting in August.

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

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

The Mayor then declared the Motion carried.

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**PAYMENT OF CLAIMS**

There next came for consideration the matter of payment of claims. Alderman Gautier moved that claim numbers 77794 through 78297 with the exception of claim numbers 7800-78023 (Fuelman of MS) on claims docket dated July 7, 2009 be paid.

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

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

The Mayor then declared the Motion carried.

At this time, Alderman Steen left the meeting because he deems it a potential conflict of interest.

Alderman Jones moved that claim numbers 78006-78023 (Fuelman of MS) on claims docket dated July 7, 2009 be paid.

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

Alderman Steen	Absent
Alderman Heard	Absent
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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### **WHITE OAK CREEK PROJECT**

There next came for consideration the matter of establishing just compensation for properties owned by Natchez Trace Partners, LTD along White Oak Creek for the implementation of the White Oak Creek Sewer project. After Woody Sample, Sample and Associates, Inc., addressed the Board concerning certain stipulations set out by the City Attorney, see attachment "N", Alderman Steen moved to adjudicate the value of Parcel 2 in the amount of \$55,457.00, the amount of the appraised value.

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

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

The Mayor then declared the Motion carried.

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### **EXECUTIVE SESSION**

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

The Mayor then declared the Motion carried.

The meeting was closed and discussion followed regarding the necessity of going into executive session to discuss negotiation of purchase of property.

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

The Mayor then 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 negotiation of property.

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

After discussion, Alderman Steen moved to authorize the Mayor to offer \$42,352 for Parcel 38 and \$21,791 for Parcel 39 dependent upon Mark Jordan, Natchez Trace Partner's LTD, agreeing to compensation in the amount of no more than \$20,000 over the appraised value, established at \$55,457 for Parcel 2.

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

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

The Mayor then declared the Motion carried.

Alderman Gautier moved that the Board come out of executive session.

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

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

The Mayor then declared the Motion carried.

The meeting was reopened, whereupon the Mayor informed the public of the action during executive session.

There being no further business before the Mayor and Board of Aldermen the Mayor declared the first regular July 2009 meeting adjourned.

**WITNESS MY SIGNATURE** this the \_\_\_\_\_ day of July 2009.

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Gene F. McGee, Mayor

**ATTEST:**

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David W. Overby, City Clerk

**ADJOURNMENT**