



**CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, OCTOBER 22, 2018
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Paul Wendelken
Reese Browher
James Dasher
Ann Daniel

Councilmember Absent:

Kevin Exley
Levi Scott, Jr.

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Mark Gerbino, Police Chief
Pete Smith, Asst. Fire Chief
LaMeisha Hunter Kelly, City Planner
Tim Bowles, Public Works Director

The meeting was called to order at 7:06 PM. The Invocation was given by Mayor Lee and the Pledge to the Flag was recited.

Approval of the agenda:

Motion to approve: Councilmember Daniel
Second: Councilmember Dasher
Vote by Council: Unanimous

Approval of the October 8, 2018 minutes with the following corrections:

City Manager John Klimm was presents and there were two executive sessions.

Motion to approve: Councilmember Wendelken
Second: Councilmember Daniel
Vote by Council: Unanimous

Public Hearing

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on the 2018 Millage Rate for the City of Rincon.

Open public hearing: 7:09 PM

Attorney Dickey said the City once again in 2018 will roll the millage back to zero so there will be no property tax. Councilmember Wendelken said he believes this is the 20th year that we have done this.

Close public hearing: 7:10 PM

Turn the meeting back over to Mayor Lee.

Vote on the request to approve the 2018 Millage Rate for the City of Rincon.

Motion to approve: Councilmember Wendelken
Second: Councilmember Browher
Vote by Council: Unanimous

Old Business

1. Request approval to amend the Personnel Policy Manual to include Section 085, Secondary Employment. (Tabled at the 9/24/2018 meeting)

Remove from table: Councilmember Daniel
Second: Councilmember Dasher
Vote by Council: Unanimous

Mayor Lee said this was discussed in a workshop and there were no further concerns.

Motion to approve: Councilmember Daniel
Second: Councilmember Wendelken
Vote by Council: Unanimous

2. Second Reading of an Ordinance for a Zoning Map Amendment for a one-acre parcel located at 3504 Hwy 21 S, to amend the zoning from AR-2 (Agricultural Residential) to R-4 (Single Family Residential); the property is owned by Melanie L. Rahn (Map #04300022).

Motion to approve: Councilmember Dasher
Second: Councilmember Daniel
Vote by Council: Unanimous

3. Second Reading of an Ordinance for a Zoning Map Amendment for a one-acre parcel located off of Hwy 21 S, to amend the zoning from AR-2 (Agricultural Residential) to R-4 (Single Family Residential); the property is owned by Melanie L. Rahn (Map #04300020).

Motion to approve: Councilmember Daniel
Second: Councilmember Dasher
Vote by Council: Wendelken

4. Second Reading of an Ordinance for a Zoning Map Amendment for a 1.25-acre parcel located at 3512 Hwy 21 S, to amend the zoning from AR-2 (Agricultural Residential) to R-4 (Single Family Residential); the property is owned by Mark and Annette Bryant (Map #04300025).

Motion to approve: Councilmember Browher
Second: Councilmember Dasher
Vote by Council: Unanimous

5. Second Reading of an Ordinance for a Zoning Map Amendment for a one-acre parcel located at 3510 Hwy 21 S, to amend the zoning from AR-1 (Agricultural Residential) to R-4 (Single Family Residential); the property is owned by Richard Bohannon, William Bohannon, Jr., and Jack Bohannon (Map #04300024).

Motion to approve: Councilmember Wendelken
Second: Councilmember Dasher
Vote by Council: Unanimous

New Business

1. Request to reschedule the November 12, 2018 Regular Scheduled Council Meeting to November 13, 2018 due to Veteran's Day.

Motion to approve: Councilmember Daniel
Second: Councilmember Dasher
Vote by Council: Unanimous

2. Ryan Edenfield requests approval of site plan for a 40 foot by 60 foot Accessory Structure on the lot located at 401 Bunyan Kessler Road; the property is owned by Ryan and Wendi Edenfield. (Map #R2650001)

Mr. Edenfield said he needs a permit to build a pole barn, it will be directly behind his house and you will not see it from the road. Mrs. Kelly said the Planning and Zoning Board

not have quorum at the meeting. She said when the ordinance was passed any structure over 1,000 feet would have to adhere to the site plan process. This may need to be revised for the larger lots because it did not take in consideration the size of the lots like Mr. Edenfield's. And because of where he is placing it there is a recommendation from staff and Planning and Zoning for approval.

Motion to approve: Councilmember Daniel
Second: Councilmember Browher
Vote by Council: Unanimous

3. R. B. Baker Construction requests approval of Pay Request #2 in the amount of \$4,950.00, for work completed on the 2017 LMIG project. LI# 320.4100.541416

Mr. Metzger said this is for completion of the stripping of the Carolina Avenue project.

Motion to approve: Councilmember Wendelken
Second: Councilmember Dasher
Vote by Council: Unanimous

4. R. B. Baker Construction requests approval of Final Pay Request and Release of Retainage in the amount of \$38,180.75, for work completed on the 2017 LMIG project. LI# 320.4100.541416

Mr. Metzger said they looked at punch list to make sure it was completed and recommends final pay request. A score card was submitted for the contractor.

Motion to approve: Councilmember Daniel
Second: Councilmember Dasher
Vote by Council: Unanimous

5. Request to approve a resolution for the third Modification of GEFA Loan CW16001 (WWTP Headworks project).

Jordan Vandermere with P.C. Simonton Associates said this is asking for extension on the project due to the time it took to get environmental clearance for the reuse line replacement.

Motion to approve: Councilmember Dasher
Second: Councilmember Daniel
Vote by Council: Unanimous

6. Request to approve a resolution for the Modification of GEFA Loan DW2016019 (Lower Floridan Well and Wellhouse).

M. Bowles said this is to modify the GEFA loan so they can get the work done that needs to be performed on the well, to get it up and running and in service.

Motion to approve: Councilmember Browher
Second: Councilmember Wendelken
Vote by Council: Unanimous

7. Request to contract with Utility Service Company, Inc. (SUEZ) for a Full-Service Pump and Motor Asset Management Program on the Lower Floridan Well.

Mr. Bowles said they submitted a proposal to install a filter in the well.

Motion to approve: Councilmember Wendelken
Second: Councilmember Daniel
Vote by Council: Unanimous

8. Request by Roger Burdette for the City of Rincon to take ownership of the roads in Carlisle Village.

Mr. Burdette said Carlisle Village was originally built to be sold as townhomes. The roads have been well kept, there has been no truck traffic and the roads are in fantastic condition. They were supposed to sell everything but the market crashed, it was supposed to be something they could gate and have private it is now 90% rental. He thinks the roads being public and the City taking over they will be safer. He is asking Council to consider taking over the roads and since they are in such good condition taking them over at no cost. Mayor Lee asked staff did they know the condition of the roads, Mrs. Kelly said they do not have an official engineering review of the roads. Mr. Metzger gave staff a rough estimate, about \$6,500. Mrs. Kelly said one thing to note is because it is a townhome development the roads are not 60 feet wide they are 40 feet in terms of right of way. Mr. Metzger said what they recommend is doing a road way core every 250 feet looking at the thickness of the asphalt and rock and condition the soil. That way Council would know the condition of the road they are taking over. A survey depicting the road right of way will need to be done so it could be deeded to the City. Attorney Dickey said we would need a survey so that it would go on a deed, without a legal description it will be harder to deed the road. Mayor Lee said we need to satisfy these requirements before we can take any action. Attorney Dickey said the survey would need to include the utilities also could we can out that on the plat. Mr. Bowles said the utilities would still be private. Mr. Bowles said we will need a set of as-builts with that.

Mr. Burdette asked if this is approved can they go back in and put in speed bumps. Mrs. Kelly said that is not DOT recommended and repairs could be difficult. Mayor Lee said he would be hesitant about speed bumps.

No action taken.

9. Administrative Reports:

City Manager – Mr. Klimm thanked Council for their interest and input at the retreat last week; he held a staff meeting the very next day to address concerns that Council raised, we talked about way ser could effectively explain how we spend money, we talked about better dissemination of information on a daily basis; he will join the Rotary Club this week; the proposed health insurance increase will be 16.8%; he is working on the budget on a daily basis, there has been years of mispostings and lack of consistency from department to department; several weeks ago he was contacted by Planters Telephone about the possibility of providing additional internet service in Rincon, he will have a meeting with them on Friday; also he has provided a copy of proposal for interest for restaurant and grille at the Golf Course.

City Engineer – Mayor Lee thanked Mr. Metzger for the score card for the contractor for the LMIG project, but he is concerned about the results. Mr. Metzger said the overall quality was okay but it took a long time and some things were done poorly.

Chief of Police – Chief Gerbino said during this transition staff has been cooperative and positive; he is working on a policy and procedure manual; he has conducted a pre-assessment inspection, this is the first step in the accreditation he promised; and he is conducting an analysis on hiring.

Fire Department – Assistant Chief Smith informed Council that Captain Reed did water rescue earlier today; they have been doing a lot of hose testing; and this month is Fire Prevention Month, they have been doing a lot of PR at the schools. Captain Reed said they were called out for a boat that sunk, they had to hike in on foot and retrieve the gentleman. He was okay.

Building/Zoning Dept. – Mrs. Kelly said she attended Business Summit sponsored by the Chamber; she reminded Council about the budget season and would like to have a workshop on Monday; Mayor Lee asked about Mr. Mungin's property where the pond was being worked on, Mrs. Kelly said it is still a stop order on the work.

Water/Sewer/Public Works – Councilmember Browher asked Mr. Bowles has he made any head way on the on Highway 21 north of the viaduct. Mr. Bowles said they have cut that several times, they will work on the curbs when the street sweeper brushes wear down. Councilmember Browher said he has been asking about this for three months, three months is too long. Mr. Bowles said he will try to send the contract crew down there tomorrow and have a vehicle stationed behind them.

Mayor and Council – Councilmember Browher asked about Plantation Drive, and said we are still at the point where he will not sign, at what point do we send a letter to the owner of private roads. Can we send Mr. MaComber notice to clean the area; Attorney Dickey said he will try to reach out to his daughter. Councilmember Browher we need to treat him the same way we treat other private property owners. Attorney Dickey said we can condemn the property and pay him for it.

10. Executive session to discuss personnel, pending litigation, attorney client privilege, and real estate.

Motion: Councilmember Daniel
Second: Councilmember Wendelken
Vote by Council: Unanimous

Motion to return to meeting: Councilmember Daniel
Second: Councilmember Dasher
Vote by Council: Unanimous

11. Follow the statutes of executive session, to put on file an executive session affidavit and resolution.

Motion to approve: Councilmember Daniel
Second: Councilmember Wendelken
Vote by Council: Unanimous

12. Take any action that is needed on the items from executive session.

No action taken.

Adjourn:

Motion to adjourn: Councilmember Browher
Second: Councilmember Dasher
Vote by Council: Unanimous