

**OFFICIAL MINUTES  
RINCON CITY COUNCIL CALLED MEETING  
MONDAY, DECEMBER 19, 2016  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmembers Present:**

Reese Browher  
Paul Wendelken  
James Dasher  
Levi Scott, Jr.  
Christi Ricker

**Councilmembers Absent:**

Ann Daniel

**Present:**

Ken Lee, Mayor  
W.E. Smith, Jr., City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
LaMeisha Kelly, City Planner  
Tim Bowles, Public Works Director  
Corey Rahn, Fire Chief

The meeting was called to order at 7:01 PM. The Invocation was given by Councilmember Wendelken and the Pledge to the Flag was recited.

**Approval of the agenda:**

Motion to approve: Councilmember Dasher  
Second: Councilmember Scott  
Vote: Unanimous

**Public Hearing:**

*Turn meeting over to public hearing officer, Raymond Dickey:*

**Public Hearing to amend Article 6 (Zoning Districts) of the City of Rincon Zoning Ordinance to create a RR 2.5 - Single Family Residential District, which is a single family residential district with a 2.5 acre minimum lot size.**

Open public hearing: 7:02 PM

Public input: Mrs. Kelly said there is a proposed development on Hardy Rd and the owners approached Council about larger minimum lot sizes. Because it is a larger lot there would be a larger setback. Councilmember Wendelken questioned this item being on the last meeting of the year, he said Council hadn't had enough time to view these changes and people that would be affected have not been notified. He is surprised, this has just popped. Mrs. Kelly said this is not being proposed to change the current zoning in the area. Councilmember Wendelken said he does not understand why we have not had multiple discussions about creating a new zoning district.

Wilson Burns, representative for the owners, said he did not know how to approach this and maybe it does not have to be acted on tonight; the land owner wants to sell and he feels this would protect the neighboring home owners; he wants them to feel comfortable with larger houses on larger lots going in the area.

Councilmember Wendelken said he remembers this proposed subdivision as a concept drawing, he remembers them talking about the road and whether or not to allow that type of road, the last he heard Council said no.

Mrs. Kelly said Council would get a new zoning designation on the books, and then the property would have to request that zoning designation. They would have to go before the Planning and Zoning Board and then Council.

Wilson Burns said if they have to pave the road to city standards that would put a burden on the property and they would have to make it R4 and residents do not want to see a R4 designation. Everybody on the road wants to see the road stay private, so maybe they will put up a gate and a sign that says private road and not maintained by the City.

Councilmember Browher asked how many lots are there going to be with the 2.5 acre designation, Mr. Burns said about 17.

Close public hearing: 7:22 PM

*Turn the meeting back over to Mayor Lee.*

**First Reading on an Ordinance to amend Article 6 (Zoning Districts) of the City of Rincon Zoning Ordinance to create a RR 2.5 – Single Family Residential District, which is a single family residential district with a 2.5 acre minimum lot size.**

No action taken.

**New Business:**

**1. SouthCoast Heating & Air, LLC requests approval of Pay Request #1 (sole payment) in the amount of \$8,400.00 for HVAC work completed on Fire Station #1. LI# 60.4750.2235**

Chief Rahn said the system looks good they finished on time and Travis did an inspection.

Motion to approve: Councilmember Scott

Second: Councilmember Ricker

Vote by Council: Unanimous

**2. Request approval to repair a replacement pump as a backup for the Towne Park East lift station at a cost of \$9,276.85. LI# 50.7270.4417.**

Mr. Bowles said this is one of the old pumps taken out of the Towne Park lift station.

Motion to approve: Councilmember Dasher

Second: Councilmember Browher

Vote by Council: Unanimous

### **3. Request to approve the 2017 LMIG project list.**

This would include paving from 9<sup>th</sup> Street to 17<sup>th</sup> Street, a few places are starting to fail real bad.

Motion to approve: Councilmember Browher

Second: Councilmember Wendelken

Councilmember Dasher asked about the Carolina Avenue Bridge, Mr. Bowles said it would cost approximately \$9,000 to replace.

Vote by Council: Unanimous

### **4. Request to reimburse repairs to a broken windshield due to City work.**

Councilmember Scott said Public Works was cutting grass and a rock shot out and broke the windshield of his vehicle. Attorney Dickey said because of open meetings law this needs to come before the public otherwise it could be a violation.

Motion to approve: Councilmember Browher

Second: Councilmember Dasher

Vote by Council: 4 yes votes, Councilmember Scott abstained.

### **5. Consideration to cancel the regular scheduled December 26, 2016 Council Meeting due to the Holiday.**

Motion to approve: Councilmember Scott

Second: Councilmember Wendelken

Vote by Council: Unanimous

### **6. Update on employee health insurance for the year 2017.**

Mr. Smith said he received a quote from current provider, and we are getting additional quotes and will have them in January. Councilmember Wendelken said if we decide to change make sure the network is predominately the same, and keep in mind if we change the new benefits will become effective February 1, 2017 and some people will have already started their deductible and that could put them in a bind.

No action taken.

### **7. Administrative Reports:**

**City Manager** – Mr. Smith said we will be receiving bids on Wednesday for the Lost Plantation sink hole. He will be notifying council for permission to proceed, so the work can start.

Councilmember Browher asked how we are going to fund this; Mrs. Kelly said there is a drainage line item that could be used. He said that the 2018 budget proposal was sent to Council; he asked the department heads for goals in 2017; a letter was sent to Retail Strategies to cancel the contract; and he has sent Council a copy of the policies and procedures.

**Fire Department** – Chief Rahn said there was a power surge in County today and paging system went down; the department did pump testing, engine 8 pump test failed, he going to look for quotes to get it fixed, engine 7 was slow, will budget a fix for 2018.

**Building/Zoning Dept.** – Mrs. Kelly said local resident Sonya Scott wanted her son to volunteer at City Hall during Christmas break, Mrs. Kelly would like him to shadow department heads. Attorney Dickey said something needs to be put in place, some guideline of what that participation would be, he would not be covered under worker's comp, you could possibly buy a policy to cover student volunteers. Mrs. Kelly said she was thinking he could just ride with someone, and not participate. The student's mother made it clear he has to volunteer. Someone needs to contact the worker's compensation insurance and ask will they cover students volunteering and observing. Travis has been in contact with Osman about lighting at the Police Department. Also the Recreation Department needs more lighting, Chief Rahn said he needs lighting also. Mrs. Kelly said she will be getting easement documents from Laurenwood residents and get with Raymond next week.

Councilmember Dasher asked about a light on the corner on Fort Howard and Lisa Street, Mrs. Kelly said she and Mr. Bowles would look into this. Mrs. Kelly informed Council that Wal-Mart is doing another facial renovation project.

Councilmember Browher asked about the damaged Title Max sign, Mrs. Kelly said she will look into this also

**Water/Sewer/Public Works** – Mr. Bowles said they finally received a check for the surplus equipment for \$9,900; they have picked up the storm debris with the exception of what is left in Willowpeg in Lost Plantation and a few stumps.

**Mayor and Council** – Councilmember Wendelken asked if there was going to be a workshop in Atlanta on Sunday. Councilmember Browher asked about the 40,000 we got for the Recreation Department, Councilmember Ricker said it was a donation that was intended for the new concession stand.

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

No executive session needed.

**Adjourn:**

Motion to adjourn: Councilmember Ricker

Second: Councilmember Dasher

Vote by Council: Unanimous