



**CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, AUGUST 13, 2018
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Reese Browher
Levi Scott, Jr.
Paul Wendelken
James Dasher
Kevin Exley

Councilmember Absent:

Ann Daniel

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jose Ramirez, Interim Police Chief
LaMeisha Hunter Kelly, City Planner
Tim Bowles, Public Works Director

The meeting was called to order. The Invocation was given by Councilmember Wendelken and Pledge to the Flag was recited.

Approval of the agenda:

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

At this time Mrs. Kelly introduced new Customer Service/Utility Clerk Daveeda Argrow.

Approval of the July 23, 2018 minutes with the following corrections:

Under the approval of the July 12, 2018 Councilmember Browher abstained; new business item 3 motion should include the cost of the new Rincon Elementary restriping project is to be submitted to Board of Education for reimbursement to the City of Rincon.

Motion to approve: Councilmember Scott
Second: Councilmember Dasher
Vote by Council: 4 yes votes Councilmember Exley abstained

Approval of the July 30, 2018 minutes:

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

Public Hearing #1:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed by AAA Signs Company on behalf of Hodges Management (KFC) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow a wall sign of 165.62 square feet on the left side of the building (which is a variance of 65.62 square feet) and a wall sign of 208.11 square feet on right side of building (which is a variance of 108.11 square feet) located at 457 South Columbia Avenue. The property is zoned GC – General Commercial (Map # R2120017C01)

Open public hearing: 7:10 PM

Attorney Dickey asked Mrs. Kelly was the property marked and was an ad placed in the legal organ, Mrs. Kelly said yes. Mrs. Kelly said the company actually submitted new signage that did not require a variance and the petition was withdrawn.

Close public hearing: 7:12 PM

Turn the meeting back over to Mayor Lee.

Request to approve a petition filed by AAA Signs Company on behalf of Hodges Management (KFC) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow a wall sign of 165.62 square feet on the left side of the building (which is a variance of 65.62 square feet) and a wall sign of 208.11 square feet on right side of building (which is a variance of 108.11 square feet) located at 457 South Columbia Avenue. The property is zoned GC – General Commercial (Map # R2120017C01)

No action taken.

Public Hearing #2:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed by AAA Signs Company on behalf of Hodges Management (Taco Bell) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow for two - 22 ft. high building signs, which would be a variance of 2 feet for each sign, for

property located at 459 South Columbia Avenue. The property is zoned GC – General Commercial (Map # R2120017C00)

Open public hearing: 7:13 PM

Attorney Dickey asked Mrs. Kelly were the surrounding property owners notified, was an ad placed in the legal ad and was the property marked, she said yes. Bobbie Stephens from AAA Sign Company was present. Ms. Stephens said the two tower signs could only reach twenty feet and they are two feet to high. They need a tow foot variance.

Close public hearing: 7:15 PM

Turn the meeting back over to Mayor Lee.

Request to approve a petition filed by AAA Signs Company on behalf of Hodges Management (Taco Bell) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow for two - 22 ft. high building signs, which would be a variance of 2 feet for each sign, for property located at 459 South Columbia Avenue. The property is zoned GC – General Commercial (Map # R2120017C00)

Motion to approve: Councilmember Scott
Second: Councilmember Exley

Mayor Lee said we had discussion about changing our ordinance in regards to signs and confirmed with Mrs. Kelly, she said it is in the works. He also mentioned that would address these issues with the current public hearings.

Vote by Council: Unanimous

Public Hearing #3:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed by Lowcountry Signs on behalf of MREA Rincon, LLC (Starbucks) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow a wall sign of 24 feet in height on the front of the building (which is a variance of 4 feet) and a wall sign of 22 feet in height on the front of the building (which is a variance of 2 feet) for property located at 429 South Columbia Avenue; The property is zoned GC- General Commercial (Map# R2120014).

Open public hearing: 7:17 PM

Attorney Dickey asked Mrs. Kelly if the property was marked, and ad placed in the legal organ and surrounding property owners notified, Mrs. Kelly said yes. Jack Sheffield was present. Mr. Sheffield said they are asking for a variance for the front and side of the buildings for the Starbucks sign.

Close public hearing: 7:19 PM

Turn the meeting back over to Mayor Lee.

Request to approve a petition filed by Lowcountry Signs on behalf of MREA Rincon, LLC (Starbucks) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow a wall sign of 24 feet in height on the front of the building (which is a variance of 4 feet) and a wall sign of 22 feet in height on the front of the building (which is a variance of 2 feet) for property located at 429 South Columbia Avenue; The property is zoned GC-General Commercial (Map# R2120014).

Mrs. Kelly said variances are granted for hardships, because of the design on the building staff and the Planning and Zoning Boards thought the sign was appealing; it has a traditional downtown feeling.

Motion to approve: Councilmember Browher

Second: Councilmember Exley

Vote by Council: Unanimous

Public Hearing #4:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed by Anchor Sign, Inc. on behalf of Aspen Dental Management, Inc. (Aspen Dental) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow a wall sign of 29 feet on front of building (which is a variance of 9 feet), a wall sign of 24 feet on side of building (which is a variance of 4 feet) and a wall sign of 24 feet on rear of building (which is a variance of 4 feet) for property located at 429 S. Columbia Avenue; the property is zoned GC-General Commercial. (Map# R2120014)

Open public hearing: 7:20 PM

Attorney Dickey asked Mrs. Kelly was the property marked, property owners notified and an ad placed in legal organ, Mrs. Kelly said yes. Mike Cullen was present. Mr. Cullen said they are requesting a variance for wall signage on three sides. Mayor Lee said the sign itself is not that large, it is the arch of the façade. Mr. Cullen said these signs are actually smaller than their typical signs because of the restrictions also there are visual restrictions, so they are asking to get three signs. Mrs. Kelly said Planning and Zoning recommended approval.

Close public hearing: 7:24 PM

Turn the meeting back over to Mayor Lee.

Request to approve a petition filed by Anchor Sign, Inc. on behalf of Aspen Dental Management, Inc. (Aspen Dental) requesting a variance to the sign ordinance (Article IV, Section 90-129) to allow a wall sign of 29 feet on front of building (which is a variance of 9

feet), a wall sign of 24 feet on side of building (which is a variance of 4 feet) and a wall sign of 24 feet on rear of building (which is a variance of 4 feet) for property located at 429 S. Columbia Avenue; the property is zoned GC-General Commercial. (Map# R2120014)

Motion to approve: Councilmember Exley

Second: Councilmember Scott

Vote by Council: Unanimous

New Business

1. Pari and Priyal Patel, LLC requests approval to subdivide an 1.451 acre parcel from a 6.58 acre parcel located at the corner of McCall Road and Blue Jay Road. The property is zoned R-4 (single-family residential); the property is owned by Ladner Properties, LLC. (Map# R2730001E)

Doug Morgan with EMC representing the owners was present. One resident wanted to know what they are purposing. Attorney Dickey explained this is a subdivision of property only. Councilmember Dasher asked about staff recommendation, Mrs. Kelly said this meets all of the requirements to be subdivided.

Motion to approve: Councilmember Exley

Second: Councilmember Browher

Vote by Council: Unanimous

Public Hearing #5:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed by Pari and Priyal Patel, LLC. for a Zoning Map Amendment for a 1.451 acre parcel located on Blue Jay Road, to amend the zoning from R-4 (Single Family Residential) to GC-General Commercial; the property is owned by Ladner Properties, LLC. (Map # R2730001E00)

Open public hearing: 7:31 PM

Attorney Dickey asked Mrs. Kelly if the property was marked, was an advertisement placed in the legal organ and were required property owners notified, she said yes. Mr. Morgan said they are having to rezone because it was annexed into the City as R4 and they are wanting to have it rezoned GC-General Commercial. Mrs. Kelly said the Planning and Zoning Board recommended denial because it would be a dissimilar zone for the area and concerns about traffic.

Karen Kessler Durkin, 3899 McCall Road, stated Planning and Zoning denied this because of section 90-340 of the Rincon ordinance and asked Council to consider the concerns of the citizens that lived here their adult lives and follow the recommendation of the Zoning Board.

Craig Kessler 4032 McCall Road said his sister spoke and he shares her concerns but also the location in proximity to McCall and the railroad tracks for speed.

James Ronald Kessler 4029 Blandford Road said he has been there most of his life and shares the same concerns as his sister, he feels like the extra traffic will be a burden.

Geraldine Rowland said she has lived here 12 years and she doesn't want any commercial on that corner, it is not practical at this time.

Cindy Zipperer 659 Blue Jay Road she is married to a Zipperer and they own a lot of land in that area and she is concerned about the traffic. She said she did not understand the purpose of the Planning and Zoning Board but they recommended denial. Mayor Lee explained that the Planning and Zoning Board is a recommendation board. They have no official authority.

Ms. Rowland stated she lives across the street at 581 Blue Jay Road.

Justin Patel asked about the proposed new road that the County is building and said there will probably be a lot more commercial coming into the area once that is done. Attorney Dickey asked if Council has seen the plans, then there was discussion on the on the new highway and access.

Craig Ambrose 3688 McCall Road said the traffic there is unreal and if they place a store there the traffic will be worst. Ms. Rowland addressed Mr. Patel and said the traffic will not be heavy right now maybe in 30 years.

Close public hearing: 7:54 PM

Turn the meeting back over to Mayor Lee.

Request to approve a petition filed by Pari and Priyal Patel, LLC. for a Zoning Map Amendment for a 1.451 acre parcel located on Blue Jay Road, to amend the zoning from R-4 (Single Family Residential) to GC-General Commercial; the property is owned by Ladner Properties, LLC. (Map # R2730001E00)

A motion was made to deny.

Motion to Deny: Councilmember Scott

Second: Councilmember Browher

Vote by Council: Unanimous

New Business

2. Request approval to pay Georgia Environmental Protection Division \$9,040.00 for the Annual Drinking Water Testing Fees. LI #505.4440.521200

Mr. Bowles said this is for the annual contract with EPD for them to do all of our sampling.

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

3. Request approval to purchase 100 Water Meters from Delta Municipal Supply Company, Inc. in the amount of \$20,500.00. LI #505.4440.541437

Motion to approve: Councilmember Scott
Second: Councilmember Exley

Mayor Lee asked were these inventory or for as needed, Mr. Bowles said they are for inventory for new buildings.

Vote by Council: Unanimous

4. Request approval for a Comprehensive Operational Review of Lost Plantation Golf Course.

Mr. Klimm said he has forwarded to Council a funding request to conduct a comprehensive operational audit of the golf course. He does not do so lightly and is mindful of the cost. There are challenges that we continue to face in operating the golf course, if left unaddressed will lead to disaster and we will be in worse shape. We do not have a short or long range strategy in place to generate the revenue to run this operation, we are not maintaining the grounds or the facility as we should, we have not evaluated a cost effective management strategy including outsourcing, there is no effective marketing strategy to maximize our potential, and we don't understand the potential for the Pro Shop and Grill. Mr. Klimm said he has spent a considerable amount of time and would like to recommend The National Golf Foundation, specifically their subsidiary The National Golf Consulting Inc. to complete a comprehensive audit. They can assess our operation objectively and tell us how to fix it or whether we should look at other alternatives. An operational review provides us with an in depth analysis of our facilities strengths and weaknesses. This information can be utilized to improve our facilities. We need to act now and this will put us in a better position as we move forward, the cost can come from unexpended salaries from the Golf Course's present budget. The timeframe is ten weeks to finish. Councilmember Dasher asked if the cost is fixed, after the ten weeks will they work with us to address the issues. Mr. Klimm said he has found them very responsive to assist. Councilmember Dasher asked for this price will they provide a consulting service past the ten weeks; Mr. Klimm said his experience is they were accessible past the time of the final report. Councilmember Browner asked would they tell us if the best option is to sell, Mr. Klimm said yes. Councilmember Dasher asked did Attorney Dickey review the contract. Attorney Dickey said they will work on it but it is more of a proposal than a contract. Councilmember Wendelken said we will have to make a decision on what needs to be done. He is not for having the golf course drain the City and take from other departments. The motion was made to contract with the Nation Golf Foundation in the amount of \$21,000.00.

Motion to approve: Councilmember Exley
Second: Councilmember Scott
Vote by Council: Unanimous

5. Request to approve Budget Amendment 2017-20 to amend the FY2017 Budget due to expenditures in excess of department budgets for Finance and Parks and Recreation, which was previously approved as Budget Amendment 2018-01.

Mrs. Kelly said this was approved previously as a 2018 budget amendment but per the auditor this should have been the last official budget amendment of 2017.

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

6. Request to approve BA 2018-01 to amend FY2018 Budget for expenditures in the Recreation Department.

Mrs. Kelly said at last meeting Council approved the purchase of a truck for the Recreation Department. The purchase for the truck was over the budgeted amount and they had excess funds from the purchase of the movie screen so a budget amendment was done to move \$2000 from the purchase of the movie screen's line item to take care of the purchase of the truck.

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

7. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 201 Howard Avenue. (Map#R2140021)

Mrs. Kelly said there has been numerous phone calls. The owner has visited staff and said he would clean up but he has not done so. This is between Howard Street and 7th Street.

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

8. P.C. Simonton requests approval of Pay Request #28 in the amount of \$1,280.00, for engineering services associated with the WWTP Headworks replacement.
LI# 506.4335.542504

Marcus Sack was present. Mr. Sack said is for a meeting with GEFA for the final inspection on the Headworks. The GEFA representative was happy with what she saw. She wants to bring back her team with a drone to do some filming and possibly put it on their website. They have also submitted a categorical exclusive with EPD, which has been approved, for

the internal reuse system that they working on with the left over funds from this GEFA loan.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Vote by Council: Unanimous

Blake Heir, Rowe Drilling Company Inc., was present to discuss the issues with Well #5. It is still pumping sand. He will get quotes for what it will take to fix it and see about a maintenance contract so any problems will be covered in the future.

9. Administrative Reports:

City Manager – Mr. Klimm informed Council that he has received 29 applications for Finance and 41 for Chief of Police; he will meet with a Comcast representative about the slowness of the internet; he met with staff and discussed tax exempt purchases; he had a visit from Steve Davis. Mr. Davis raised an issue about the roundabout at Old Augusta Road, the deal was the City would extend the water/sewer lines and then the County would put in a roundabout. Mr. Davis said the cost of the roundabout exceeds their initial project amount of \$900,000 to 1.5 million. The County would like a match from the City on the cost of the roundabout; IDA representatives Damian Rahn, Brandon Herndon and Ted Carrellas, they would like to meet with Council, Council said a Mondays or Thursdays would be good days.

City Engineer – Doug Morgan said he will bring Mr. Klimm up to date on all the projects they are doing in the City.

Chief of Police – Interim Chief Ramirez said they did a conditional offer for a new police officer this morning; the organizational survey has been completed; he talked about the new layout of the courtroom; gave Council an update of traffic at the school, the staging is now in the parking lot; Councilmember Wendelken asked about the tag reader car, it is getting some warranty work done at Springfield Chrysler. Councilmember Wendelken said that vehicle needs to be on the street; Mayor Lee said resident were very complimentary of police about an incident on Woodbury Lane; Councilmember Browner asked was the tag reader fully operational when it was on the street, Interim Chief Ramirez said the equipment becomes operational when the officer enters the vehicle; Councilmember Browner asked how many surplus vehicles do we have, Interim Chief said there are three; Council asked about the new canine , he (Razor)is doing an outstanding job, the dog and the officer are both certified.

Building/Zoning Dept. – The fall festival is coming along, they will meet every two weeks, they are trying to get an estimated cost and plan on having it on November 17th. They are trying to get local bands, Swingin Medallions and Tell Scarlett; Mrs. Kelly said they had a meeting about the food truck ordinance, they will meet again on Thursday, and hopefully she will have something in the next few weeks to give to Council.

Water/Sewer/Public Works – Mr. Bowles said he has to order brooms for the street sweeper.

Mayor and Council – Councilmember Browher asked about Plantation Drive, Mrs. Kelly said she will call tomorrow; Mayor Lee asked has staff done anything about the delinquent water bills collection program that GMA has, Mrs. Kelly no; Mayor Lee asked about the post card bills, Fran Harbin is working on that; Councilmember Scott asked about the zoning changes notification and why don't we notify the residents about the Planning and Zoning Board meeting, Mrs. Kelly said we notify the public about the Public Hearing only.

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

Motion: Councilmember Scott
Second: Councilmember Browher
Vote by Council: Unanimous

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