



**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, APRIL 11, 2022  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmember Present:**

Reese Browher  
Patrick Kirkland  
Michelle Taylor  
Jesse Blackwell, Jr.  
Damon Rahn

**Councilmember Absent:**

Levi Scott, Jr.

**Present:**

Ken Lee, Mayor  
John Klimm, City Manager  
Raymond Dickey, City Attorney  
Kim Hesling, Minutes  
Jonathan Murrell, Police Chief  
Lou Reed, Interim Fire Chief  
Jason Stewart, City Planner  
Mike Osborne, Recreation Director  
Tm Bowles, Public Works Director  
Paul Goth, Lost Plantation Golf Course Director

The meeting was called to order. The Invocation was given by Mayor Lee and Pledge to the Flag was recited.

**Approval of the agenda:**

Motion to approve: Councilmember Taylor  
Second: Councilmember Blackwell  
Vote by Council: Unanimous

Interim Fire Chief Lou Reed introduced the new firefighters, Dana Rigsby, Corey Coleman, William Wright and Stephen Melton.

**Approval of the March 28, 2022 minutes:**

Motion to approve: Councilmember Rahn

Second: Councilmember Blackwell

Vote by Council: Unanimous

**Public Hearing #1:**

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

City Attorney Raymond Dickey opened the public meeting.

**Public Hearing on a petition filed by Kildare Land Company, LLC requesting a Zoning Map Amendment for 3 lots located on Twelfth Street and 1 lot off of Carolina to amend the zoning from OC (Office Commercial) to GC (General Commercial); the parcels are owned by Kildare Land Company, LLC. (Parcel #'s R2780001 at 0.86 acres, R2780002 at 0.86 acres, R2780004 at 1.997 acres and R2780005 at 2.03 acres)**

Public input: Attorney Dickey asked Jason Stewart if an ad was placed in the legal organ, property marked and were the nearby property owners notified, yes.

Joseph Burns, Clio Kildare Road, owner of the property was present. Mr. Burns said now that they are marketing the property, most of the people are interested in General Commercial zoning. So that he does not have to come back before Council he would like to request the four lots be General Commercial. Mr. Stewart said Council needs to be mindful of how they want the corridor to develop. The Planning and Zoning Board recommended approval. Mayor Lee said the property is ending up different from what they thought it would be office buildings. Mr. Burns said there is some interest on one of the lots for an oil change express.

The public hearing was closed.

*Turn the meeting back over to Mayor Lee.*

**Vote on the first reading of a petition filed by Kildare Land Company, LLC requesting a Zoning Map Amendment for 3 lots located on Twelfth Street and 1 lot off of Carolina to amend the zoning from OC (Office Commercial) to GC (General Commercial); the parcels are owned by Kildare Land Company, LLC. (Parcel #'s R2780001 at 0.86 acres, R2780002 at 0.86 acres, R2780004 at 1.997 acres and R2780005 at 2.03 acres)**

Councilmember Kirkland asked about including this particular development into the CID development agreement. Attorney Dickey said you can move forward with this because it takes two readings, this won't become final until the second reading which will be two weeks away. Councilmember Kirkland made a motion with the stipulation that we include

this development into the CID and enter into a development agreement. Councilmember Browner said he wished we would have discussed this rather than throw it at him at the meeting that would have been the right thing to do.

Motion to approve and start the process to enter into a CID agreement with the developers:  
Councilmember Kirkland  
Second: Councilmember Taylor  
Vote by Council: Unanimous

### **Public Hearing #2:**

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

City Attorney Raymond Dickey opened the public meeting.

**Public Hearing on a petition filed by Gregory Howard requesting a variance to put a 4 foot open picket fence in his front yard, located at 215 Old Middleground Road. The property is owned by Gregory Howard. The property is zoned R4 (Residential). (Parcel # R2030004E00)**

Public input: Gregory Howard, property owner was present. Attorney Dickey asked was the property marked, nearby property owners notified and ad place in the legal organ. Mr. Stewart said yes. Mr. Howard said he purchased the house from his sister who lived there 35 years. In the last few years there have been security concerns. The neighbors were squatting and running extension cords to his house. There was a violent altercation in front yard between his sister and a neighbor. A month after the neighbor left a young man was murdered in the driveway. There is still traffic in and out of that house. There is an active walking path through the woods. Mr. Howard said his house has no back door. What he would like to do is build a 4 foot picket fence. Mr. Stewart said fences in front yard are prohibited by the Ordinance. Planning and Zoning recommended denial and amending the Ordinance. Staff does not feel this is a hardship. There was discussion on hardships and what constitutes a hardship. Mr. Stewart suggested going back and change the Ordinance if it is not relevant.

Ernest Murphy, 209 Middleground Road said he supports Mr. Howard.

The public hearing was closed.

*Turn the meeting back over to Mayor Lee.*

**Vote on a petition filed by Gregory Howard requesting a variance to put a 4 foot open picket fence in his front yard, located at 215 Old Middleground Road. The property is owned by Gregory Howard. The property is zoned R4 (Residential). (Parcel # R2030004E00)**

Councilmember Browner made a motion to approve due to Mr. Howard's health issues and him having no backdoor and staff to change the existing Ordinance within the next two months. Councilmember Taylor seconded with the condition that the fence should be no more than 4 feet high with natural stain.

Motion to approve: Councilmember Browner

Second: Councilmember Taylor

Vote by Council: 4 yes votes Councilmember Kirkland voted no

### **New Business:**

**1. Request approval to pay M.E. Sack Engineering for engineering services associated with the expansion of the Wastewater Treatment Plant in the amount of \$7,320.00. LI #506.4335.541453**

Motion to approve: Councilmember Rahn

Second: Councilmember Blackwell

Vote by Council: Unanimous

**Chief Murrell recognized Officer Courtney Aliffi and Corporal Zach Brown.**

**2. Request to approval of Budget Amendment 2021-01 to amend the FY 2021 General Fund Budget due to expenditures in excess of department budgets and reclassifications between departments.**

Mr. Klimm said each year to prepare for the City's audit we need to reconcile the completed 2021 budget. Overall we had a great financial year.

Motion to approve: Councilmember Kirkland

Second: Councilmember Blackwell

Vote by Council: Unanimous

### **3. Administrative Reports:**

**City Manager** – Mr. Klimm said there is need for an executive session; he wanted to mention an issue for Council to think about, that is with the track record of growth he thinks it is time to look at our roadways and come up with a roster of roads that we would like to make no truck routes; Councilmember Kirkland asked Mr. Klimm to bring recommendations to the workshop. Councilmember Rahn said would it be feasible to just label all City roads. Councilmember Browner asked about the curbing on Middleground and Highway 21, Mr. Bowles said they contractor did that and they are still working on the road.

**Chief of Police** – Chief Murrell gave an update on the donations. The total is \$10,000, Georgia Ports was a standalone for the range and the rest is for the K-9.

**Fire Department** – Interim Chief Reed said the volunteers are running a first aid tent at fair; Wednesday morning they took their donations trailer to Bryan County.

**Building/Zoning Dept.** – Mayor Lee asked what is \$6,800 under miscellaneous on the department report, Mr. Stewart will follow up on that.

**Recreation Dept.** – Mike Osborne gave an update on the fair and passed out comparison from this year to last year fair totals.

**Water/Sewer/Public Works** – Mr. Bowles said there have been a lot of complaints about Hargray working within the utility easements. A couple he has spoken to and their yards have been cleaned up.

**Lost Plantation** - Paul Goth said they had 133 members at the end of March; 2,300 rounds have been played in March up 1,200 from last year; he will be introducing twilight rate; they have two tournaments coming up, Baby JJ fundraising and the Rotary tournament. Councilmember Kirkland mentioned the speeders on that road.

**Mayor and Council** - Councilmember Taylor introduced new potential slogans for the City; she is working with Mr. Stewart about landscaping at City Hall. Mayor Lee read a letter from Congressman Buddy Carter congratulating the City of Rincon on being recognized by 24/7 Wall Street as being one of the best cities to live in the south.

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

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

Motion to return to meeting: Councilmember Kirkland  
Second: Councilmember Blackwell  
Vote by Council: Unanimous

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

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

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

No action taken.

**Adjourn:**

Motion: Councilmember Kirkland  
Second: Councilmember Blackwell  
Vote by Council: Unanimous