



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, JULY 27, 2020
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

Ann Daniel
James Dasher
Patrick Kirkland
W. Frederick Long
Levi Scott, Jr.

Councilmember Absent:

Reese Browher

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathan Murrell, Police Chief
Tim Bowles, Public Works Director
David Mattos, City Inspector
Lucinda Whatley, Planning Permit Technician
LaMeisha Hunter Kelly

The meeting was called to order at 7:01 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 July 13, 2020 minutes with the following:

Manna was misspelled.

Motion to approve: Councilmember Scott
Second: Councilmember Dasher
Vote by Council: 3 yes votes, Councilmembers Daniel and Kirkland abstained

Chief Murrell presented Lieutenant Daniel Thompson and Sergeant Brad Hayes with plaques to recognize their promotions.

New Business:

1. Second reading of an ordinance to annex 19.05 acres located at 1678 Fort Howard Road; property is owned by Rheta B. Braddy (Map# 04630029).

Mr. Snooks the realtor for the project was present. Mrs. Kelly stated for the record that the site plan that was turned in for this property was R5 but Mr. Snooks wanted to move forward with R4 and apply for the R5 later on. Mrs. Kelly also said that Mr. Snook said this property would also require a lift station and she informed him that he would need to speak with City Manger Klimm.

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

Public Hearing #1

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:12 PM

Public Hearing on petition filed by Simcoe Investment Group, LLC requesting a Zoning Map Amendment for a 19.05 acre parcel located on 1678 Fort Howard Road to amend the zoning from AR-1 (Single Family Detached) to R4 (Single Family Residential); the property is owned by Rheta Braddy. (Map# 04630029).

Attorney Dickey asked was property marked, was an ad placed in the legal organ, and property owners notified, Lucinda Whatley said yes. Mr. Snooks was present he said Simcoe would be at the next meeting.

Close public hearing: 7:14 PM

Turn the meeting back over to Mayor Lee.

Vote on the first reading on petition filed by Simcoe Investment Group, LLC requesting a Zoning Map Amendment for a 19.05 acre parcel located on 1678 Fort Howard Road to amend the zoning from AR-1 (Single Family Detached) to R4 (Single Family Residential); the property is owned by Rheta Braddy. (Map# 04630029)

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

Public Hearing #2

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:15 PM

Public Hearing on petition filed by Donald and Kathy Krammer requesting a 4 ft rear setback variance to Article VI, Section 90-176 (H) to place a roof over existing slab on their property located at 239 Sterling Drive. The property is owned by Donald and Kathy Krammer. The property is zoned R-4 (Single Family Residential). (Map and Parcel # R2560139)

Attorney Dickey asked was the property marked, was an ad placed in the legal organ, and property owners notified, Mrs. Whatley said yes. Mrs. Krammer said they would like to get some shade coverage in the yard, her son has autism and he does not like the sun. David Mattos said one of the reasons why the setback was a little more is because he asked the property owner to move the structure past the cement slab for proper footing, the post will end up on the outside of the concrete slab to do some proper footing for the roof line. Mrs. Kelly said Planning and Zoning recommend approval with the condition that documentation be provided by a medical provider with the health concerns. Councilmember Long asked is the structure already there, Mrs. Krammer said it is just a concrete slab.

Close public hearing: 7:18 PM

Turn the meeting back over to Mayor Lee.

Vote on a petition filed by Donald and Kathy Krammer requesting a 4 ft rear setback variance to Article VI, Section 90-176 (H) to place a roof over existing slab on their property located at 239 Sterling Drive. The property is owned by Donald and Kathy Krammer. The property is zoned R-4 (Single Family Residential). (Map and Parcel # R2560139)

Councilmember Scott said the home owner needs to be aware that if they decide to close this in that they will need to appear back before Council.

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

Old Business:

1. Vote on petition filed by Carrie Davis requesting a 5 ft. rear setback variance to Article VI, Section 90-176 (H) to place a back screened in porch on her property located at 18 Michelle Court. The property is zoned R-5 (Residential); the property is owned by Carrie Davis. (Map# R2520084)

Motion to remove from table: Councilmember Daniel
Second: Councilmember Scott
Vote by Council: Unanimous

Ms. Davis was present by phone. Mrs. Kelly said this was tabled because we did not have the medical documentation but we do have it on hand now. Planning and Zoning recommended approval with the condition that it is properly inspected and it meets code.

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

New Business:

2. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 116 Johnson Street and to pay all assessed fees.

Mr. Mattos said he has tried to reach the owner since March 10, 2020. He has written three letters and has had no reply. The property seems to be abandoned he heard that the owner has moved. The total fee is \$304.11. Councilmember Scott asked was there any way to expedite there cases where the home has been abandoned. Attorney Dickey said Mr. Mattos is following the right procedure. He said the City of Rincon's nuisance ordinance is very cumbersome. Councilmember Scott said we need to look at our ordinance. Mayor Lee told Mr. Mattos he appreciates the documentation, it gives Council a very good picture of what was done.

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

3. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 803 West Seventh Street and to pay all assessed fees.

Mr. Mattos said this case started in February 2020. It is an abandoned property and there was a squatter living there for a while. The fines are up to \$496.50. The owner is a company called Tiger Relocation and all of the letters keep coming back.

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

4. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 821 West Seventh Street and to pay all assessed fees.

Mr. Mattos said this case started in February 2020. The owner has received and signed for the letters but he has gotten no response from them. The total fee is \$419.82. The mobile home on the property is not structurally sound. Councilmember Dasher asked could we

notify the property owners and say if they donate the property we will waive their fees. Attorney Dickey said he will have to look into that.

Motion to approve: Councilmember Daniel

Second: Councilmember Scott

Vote by Council: Unanimous

5. Request approval to purchase 93 Meter Registers in the amount of \$13,950.00 from Delta Municipal Supply. LI #505.4440.541437

Mr. Bowles said this is a trade in of 93 old meters that are still under some type of warranty and we are getting a credit.

Motion to approve: Councilmember Dasher

Second: Councilmember Daniel

Vote by Council: Unanimous

6. Approval of an Intergovernmental Agreement for use and distribution of proceeds generated by the 2020 TSPLOST Tax Referendum.

Mr. Klimm said we have been working closely the County and Springfield and Guyton, all entities have already approved the Intergovernmental Agreement. The County is going to have a meeting on Wednesday to finalize TSPLOST. The formula for distribution is based on the existing census population but when the census numbers change the distribution will change also. The distribution now is 17%.

Motion to approve: Councilmember Daniel

Second: Councilmember Kirkland

Vote by Council: Unanimous

7. Approval of a resolution for 2020 Transportation Special Purpose Local Option Sales Tax Referendum Roads Project list.

Mr. Klimm said the list was approved several months ago; the County needed this in resolution form. Mr. Klimm said we pared down a list to 20 million dollars but that list did not identify all of the needs of the City. Mayor Lee said the conversation has been about the east west connection and he knows we have talked about contributing engineering fees but it is not on our list. Mr. Klimm said it is not on our list, it is a regional so we did not put it on our list. Mayor Lee said he thinks we should contribute engineering fees and this should be on everyone's list. Mrs. Kelly recommended \$250,000 instead of boxing yourself in with a smaller number. Councilmember Daniel asked are these the items that they have agreed to, Mr. Klimm said no they are just asking us for a list. Attorney Dickey said when we do the agreement the resolution is part of it, it shows the residence what we will use the money for.

Motion to approve: Councilmember Scott

Second: Councilmember Daniel

Vote by Council: Unanimous

8. Administrative Reports:

City Manager – Mr. Klimm recognized Wade Burcham with Geosyntec. He is working on the Storm Water Management with the planning staff.

Mr. Burcham talked about storm water utility fee through the Coastal Utility Grant. Part of the grant is to have public meeting to let Council know where they are on the project. Mayor Lee asked has there been any coordination with the County. Mr. Burcham said no. They have run into a few road bumps and need to hold two more public meetings. Councilmember Scott also asked about having the County on board. Mr. Burcham said this will only be for the city limits we could coordinate with the County, but it would be better if the County did their own and we have one. Mrs. Kelly said all the projects we have are culvert projects.

Mr. Klimm said City Hall is fully open; Mr. Bowles did a wonderful job of retrofitting the front counter; tomorrow we will have workshop; they had Zoom interviews with the fire department auditors last week.

Mayor and Council – Earlisha Hall resident of Picket Fences inquired about the Picket Fences second entrance. Mr. Klimm said we have worked long and hard on this and if we owned land we could solve the problem. The issue is where would it go and who would pay for it. One of the projects on the TSPLOST referendum would be significant money to pay for it. Councilmember Scott told Ms. Hall to make sure she tells her neighbors to vote for TSPLOST. Mayor Lee said the problem is we have to go across someone else's property more than likely it will not be an access that is used all the time it will be an emergency access only.

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

No executive session.

Adjourn:

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