



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, NOVEMBER 22 2021
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

Jesse Blackwell, Jr.
Reese Browher – Present by phone
Patrick Kirkland
W. Frederick Long
Levi Scott, Jr.
Michelle Taylor

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathon Murrell, Police Chief
Corey Rahn, Fire Chief
Pete Smith, Asst. Fire Chief
Jason Stewart, City Planner
Mike Osborne, Recreation Director
Tim Bowles, Public Works Director

A physical quorum was present in Council Chambers.

The meeting was called to order at 7:02 PM. The Invocation was given by Councilmember Scott and the Pledge to the Flag was recited.

Approval of the agenda:

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

Approval of the October 25, 2021 minutes with the following correct:

There were two agenda items 5A, one should have been 5B.

Motion to approve: Councilmember Scott

Second: Councilmember Taylor

Vote by Council: 5 yes votes Councilmember Long abstained

Approval of the November 8, 2021 minutes with the following:

The correction of one grammatical error.

Motion to approve: Councilmember Blackwell

Second: Councilmember Kirkland

Vote by Council: Unanimous

Public Hearing:

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:06 PM

Public Hearing to discuss the proposed FY 2022 City of Rincon Budget.

Attorney Dickey stated based on information the public hearing has been advertised in the legal organ of the County. John Klimm said he provided Council with budget proposal, as well as a summary sheet that highlights changes. There will be a budget workshop a week from tonight and another two weeks from tonight. The first workshop will be dealing with the expansion at WWTP, Marcus Sack and Tommy Kee will be present. The second workshop in two weeks will be to discuss capital projects. He is available by phone and email for Council to discuss any issues. Mr. Klimm said the highest priority is that we live within our means, this proposal does exactly that. The overall change has some good news we are projecting revenue increases of 14%. This budget represents a 6% increase in the general fund budget. This funds year three of our employee compensation plan, secondly a staff COLA of two percent, thirdly it fully funds a health insurance increase of 12%; it fully funds and implements the Stormwater program; it commits to completing the new zoning ordinance and it initiates a major capital program. He is asking Council to support the expenditure of unused SPLOST from 2011 and 2016 as well as funding in the water sewer reserves that has been set aside over the years for capital projects. We will move forward in getting capital projects completed over the next year that includes funding the extension of water sewer lines, it funds engineer and design of fire station one, it funds the Waste Water Treatment Plants expansion phase one. It keeps the project on 7th Street moving, this proposal fully funds phase three. It also has additional funds in recreation; funds a new initiative, the Rincon Beautification Initiative; it funds a modest amount for the Farmers Market initiative; it restores two important positions that have been frozen in Fire and Police. It also funds the SPLOST program that grants money to recreation, police and public works. There are issues that we need to discuss at the upcoming workshops, fire renovations and police staff promotions that require support of Council. In the area of Golf

the budget is basically the same as last year, there is a request for a piece of equipment for \$60,000 and there is a proposal to privatize the Bistro. Mr. Klimm said this is a very quick thumbnail of the budget proposal. The most significant item is 'Moving Rincon Forward' in the area of capital projects. Lastly there is a new program for sidewalks. This proposal will fund two sections of sidewalk on Highway 21 and the remaining section on 9th Street those both will be completed in 2022, with engineering work done on Fort Howard Road around the elementary school for consideration for 2023. Councilmember Taylor asked are we getting any money from the government, Mr. Klimm said if you mean the infrastructure it is too soon to tell. What we are doing is positioning ourselves. That money is supposed to become available real soon. He would hope there is something there for Rincon. We will be ready to request it once the money becomes available. Mayor Lee said if there were funds designated for infrastructure that we might be able to apply for, would that give us an opportunity to move some funds to other areas, Mr. Klimm said yes.

Close public hearing: 7:25 PM

Turn the meeting back over to Mayor Lee.

First reading of the proposed FY 2022 City of Rincon Budget.

Mayor Lee said those who have been a part of several budgets know how much easier this has gotten and he thanked Mr. Klimm. This is such a simple process compared to what we used to do. It is professionally done.

Motion to approve: Councilmember Scott

Second: Councilmember Blackwell

Vote by Council: Unanimous

New Business:

1. Vote on the second reading on a petition filed by Dana Bonds to rezone 0.64 acre parcel located at 1006 N. Columbia Ave, to amend the zoning from R-4 (Single Family Residential) to GC (General Commercial); the property is owned by Dana Bonds. (Map and Parcel # R2010010)

Motion to approve: Councilmember Long

Second: Councilmember Scott

Vote by Council: unanimous

2. Vote on second reading of an amendment to the City of Rincon Ordinances to add a new definition of "self-storage facility" to Section 90-361 (Definitions) of the Rincon City Code and amend Section 90-176, General Commercial Zoning District (GC) of the Rincon City Code to add "self-storage facility" as a use permitted by Conditional Use Permit in the General Commercial (GC) Zoning District.

Motion to approve: Councilmember Long
Second: Councilmember Scott

Councilmember Kirkland asked after the second reading will this become enforced 10 days later, yes. Attorney Dickey said this will be listed as a permissible use in General Commercial.

Vote by Council: Unanimous

3. Request approval to issue a RFP for Lost Plantation Golf Club Food and Beverage Services.

Mr. Klimm said we have had numerous discussions about operations of the Golf Course. It has been our feeling that if you are going to have a restaurant it should make money, it should subsidize the golf fund. Two years ago we put the operation out to bid but it did not work out. Recently we have been approached by a couple that lives in Lost Plantation, that just recently retired and they are interested in putting in a proposal. This RFP does not commit the City. We are not bound to accept anything. It opens up the possibility of other options. If we can find someone else to do it and they are paying us, as long as they meet the requirements, this might be an attractive alternative. Mr. Klimm said he wanted to get the concept approved by Council before we move forward. We have nothing to lose to try this as an option. Attorney Dickey said this is for Council to get a good feel as to what is out there; all you are doing is leasing the restaurant property. You will not be involved in anything else. Mayor Lee said he is excited to see this opportunity present itself again. We want to make sure that we have someone coming in that is credible and responsible because it would be a reflection on us.

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

4. Request approval to extinguish an easement located at Towne Park East because easement is no longer needed or used; to set the value of the easement at one dollar; and to approve a Quit Claim Deed transferring the easement back to the property owner.

Attorney Dickey said the easement was put there for access to the lift station when there was nothing built there. Now there is development there and the lift station is served by a paved road through the development. The law requires us to set a value if it is under \$75,000 and we have to offer it back to the property owners that gave it to use. The lift station is accessed by Towne Park Drive. Councilmember Kirkland asked do we maintain those roads that lead to the lift station. Mr. Bowles said the roads are private, they can't deny us we have water and sewer on those roads. Attorney Dickey said when you deal with townhomes all of them are granted access and easements to the roads, so they have through their actions given access to the City when the plats were filed.

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

5. Administrative Reports:

City Manager – Mr. Klimm informed Council that we have a new regional representative for Waste Pro, David Kelly; we have received a resignation from Jimmy Powell at the golf course and he wanted to say publicly that we were lucky to have him; at the last meeting he mentioned the beautification project and Jason Stewart went to the Planning Board and three member said they will be interested; lastly we heard complaints about over hanging trees in Highway 21 between 9th and 10th Street. The lowest quote came in at \$3,500, there is money in the budget. Councilmember Kirkland said he thinks we should go ahead and do it; Council recommended that we have the trees cut.

Building/Zoning Dept. – Mr. Stewart said Zaxby's is working through health department issues and they are shooting for a December opening. Councilmember Kirkland asked about the area around Fort Howard Road that was just cleared, Mr. Stewart said he does not know what the owners are planning.

Recreation Dept. – Mr. Osborne said he would like to discuss the purchase of team uniforms. He wants to make sure everyone is ok with the process. They don't really know the number and he knows there is a bidding process that he is supposed to do, but he discussed it before and he wants to make sure new Councilmembers are ok with it. Because of the short timeframe they get quotes and go with the lowest quote to make the purchase instead of sending out advertising for bid. Sometimes is it over \$5,000 and they have 4 weeks, once they end the registration, to make the purchase before game starts. Mayor Lee asked did he have a group of people that normally give quotes, yes he goes to several companies looking for prices. Mayor Lee said as long as he is making a reasonable effort to reach out to several people, it is not illegal, and he is getting the message out as best as he can.

Councilmember Kirkland a couple of parents some from Bryan complimented the Recreation Department and how it was run. Dulcia King asked if they charged an up charge for people outside of our County. Council Browher wanted to point out the Ms. King made a good point about a surcharge for people that live outside of the County, it warrants further study to look into that. Mr. Osborne said on the online registration they set fees through the system and he is not sure how they would go about doing that for people that don't live in the County. Councilmember Blackwell asked about how many kids are we talking about, Mr. Osborne said about eight.

Mayor and Council – Councilmember Blackwell had a concern about the playground by the library (Veteran's Park). She had some safety concerns and he went out there to look at it. The equipment is surrounded by landscape timbers, they could present a tripping hazard; one of the springs on the cars is broke; and the rocket ship has a piece that is missing. Mr. Blackwell asked can we get the cleaning crew to work on that. Mr. Osborne said they will

go over there tomorrow. Mayor Lee said it may be time to put some new equipment in there and update. Councilmember Kirkland asked about the bathrooms at Giles Park. Mr. Osborne said there are two restrooms there, they keep getting vandalized. Councilmember Scott said this goes back to the conversation we had last week about recreation, we have to have more staff to maintain the parks and law enforcement to patrol. Each of those parks needs to be visited by somebody in recreation daily. Mr. Osborne said now we do have outlets at Giles for cameras.

Councilmember Browher said Veterans Park was completely refurbished back in April or May 2000 it has had 21 years of heavy use. We have added equipment and updated somewhat he thinks it is time, the safety issues need to be addressed but is now the time to talk about spending \$10,000 to \$20,000 to take care of these issues. He asked Mr. Osborne was there money in the budget, Mr. Osborne said he has a little money in SPLOST. He will start getting prices to see what can be done about the roots. Councilmember Browher said he would like to see us take care of these issues.

Councilmember Browher said he spoke with Mr. Klimm about curbing on Highway 21 after you pass the viaduct on the right hand side going towards Springfield it looks trashy, he would like to see Public Works clean this up; also he wants to keep Picket Fences on the radar. Mr. Klimm said Mr. Bowles is aware of the viaduct and it is in the works to be cleaned up.

Adjourn:

Motion: Councilmember Scott

Second: Councilmember Long

Vote by Council: Unanimous