



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, NOVEMBER 23, 2020
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:
Reese Browher
Ann Daniel
Patrick Kirkland
W. Frederick Long
Levi Scott, Jr.

Present:
Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathan 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

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

Approval of the agenda with the following:

Move the Public Hearing after new business item 6.

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

Approval of the November 9, 2020 minutes:

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

Jason Stewart recognized David Mattos for getting his certification Level 2 in Code Compliance.

Melissa Still gave an update on the health benefits. The benefits came in at a 6% increase, if we move dental and vision to Anthem we will save 2%. Having dental and vision moved will save the City over time. Mayor Lee asked will the dental and vision coverage basically be the same, Mrs. Stille said yes. Mayor Lee thanked Mrs. Stille for be readily available. Mr. Klimm also thanked Mrs. Stille.

New Business:

1. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 734 W. Ninth Street and to pay all assessed fees.

The homeowner Paulette Perry was present. David Mattos said this case has been going on for a while and goes back to April 2020. There was a bunch of trash and all kinds of vehicles on the property. Ms. Perry has cleaned up the thrash and some of the vehicles. The time he spent on this code violation comes out to \$304.11. Ms. Perry said Mr. Mattos has been very kind, she has lived in the same spot for 34 years and you tend to accumulate a lot of stuff. She was working on cleaning up but because of pandemic the cleanup has slowed down. Mayor Lee said he appreciates the effort that Ms. Perry has made. Ms. Perry said she does not understand why there are fees if Mr. Mattos is doing his job. Mr. Mattos explained the fees to Ms. Perry. Ms. Perry is disputing the cost. Mayor Lee asked could staff work out some arrangements with Ms. Perry. Councilmember Browher said the City is being fair and complying with the ordinance. A motion was made to issue a 10 day notice.

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

2. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 208 Oxford Circle and to pay all assessed fees.

Attorney Dickey said he received an email from the attorney of the resident. There was some confusion on the date to appear before Council and the attorney said he talked to someone at the office. Attorney Dickey asked Dulcia King did she speak to the attorney. Ms. King said she did talk to the attorney and told him the date was November 23rd. Attorney Dickey said the attorney indicated that the structural engineer was not able to get them a letter in time for the meeting and asked for a continuance. Mr. Mattos said this issue came to him in April 2019. The previous owner put an addition on without a permit. Mr. Mattos explained to the new owner this has been an ongoing problem with the previous owner and needed to be corrected. He informed the owner an engineer letter

attached to a building permit is all he needs. A motion was made to table until the December 14th meeting.

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

3. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 420 S. Columbia Avenue and to pay all assessed fees.

Mr. Mattos said this has been going on for years. It is private property and is a through way. There is a lot of traffic that goes through there. Attorney Dickey said the properties have easements there, we have looked at this some years ago and did some research, there is some type of convenience between the properties. Attorney Dickey said if you have easements across multiple properties all are usually responsible for repairs. Mr. Mattos asked should he keep siting the businesses. Attorney Dickey said the City could put restrictions on the occupational tax certificate and shut the business down.

Dana Williams, Rutland Tire, said he came before Council several years ago proactively, he would like to put up speed bumps. He got two quotes to repair the potholes and it will cost between \$20,000 and \$48,000. He thinks speed bumps will help alleviate the problem. Mr. Williams said he will do what he can to keep them patched up. Mayor Lee said we have heard it from the citizens, we have continued to have to answer the questions from them. He does not know what the law says about speed bumps on private properties, but the city does not like them on public property. Mr. Williams has complied and have patched up the holes.

No action taken.

4. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 450 S. Columbia Avenue and to pay all assessed fees. KFC

No action taken.

5. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 460 S. Columbia Avenue and to pay all assessed fees. Huddle house

Mr. Mattos said on this side of the access road it is much worst, he wanted to bring the owners in to discuss what could be done. Robert Tanner, owner of Huddle House was present. Mr. Tanner said he brought this property in 1986 he knows we have serious problems. He has called three contractors and no one has called him back, but he will have someone out next week to give him a quote. Mr. Tanner said he doesn't understand how they have a private road and the public drives across the road. Attorney Dickey said it was

probably GDOT that did that, they probably didn't allow curb cuts to that developer for each individual business. A motion was made to table until the first meeting in December.

Councilmember Browher said it bothers him that two of business owners did not show up, KFC and BB&T. Mr. Mattos said he has been back and forth with BB&T they did put a work order in with their corporate office to repair the road. He will contact them and stay on it.

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

6. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 470 S. Columbia Avenue and to pay all assessed fees. BB&T

No action taken.

Public Hearing:

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 8:21 PM

Public Hearing to discuss the proposed FY 2021 City of Rincon Budget.

Attorney Dicky asked Ms. King ad ran in the paper, she replied yes. Mr. Klimm said they have had several conversations about the budget. There have been discussions about the storm water fees and inquiries made by Council. He has extended an invitation to Wade Burchem, with Geosyntec, to explain the methodology; he thinks this is necessary because there are several options to choose from before we adopt a storm water fee. Hopefully he will be at the next meeting. There has been a request for equipment that has not been added to the budget.

Mr. Klimm presented the 2021FY proposed budget for Council's consideration that represented an annual financial roadmap for the City of Rincon with projected total expenditures of \$12,528,032. Mr. Klimm said he is recommending that Council adopt the budget, which is a 4% increase over the overall budget last year and is an increase of 1% over last year if you take out T-SPLOST, which was a referendum that was passed that infuses new revenues and expenditures in our budget. He also recommends that we fund a series of capital projects, that we rehire two positions in our police department that were frozen and rehire a planning position that would start July 1, 2021, in addition he is requesting that we fully fund our employee compensation plan and we approve a 2% cost of living adjustment for our employees next year. The budget proposal recommends a 15% increase in commercial fire fees to begin to fill the gap of the eventual lost of County funding. That we implement a \$1.00 increase in water and sewer rates to pay for capital projects and that we consider a new storm water fee. The general fund budget proposal

request is a total of 4.8 million in revenue and 4.7 million in expenses. In closing Mr. Klimm thanked Mayor and Council, he acknowledged and thanked department heads, recognized for their help with the budget were Fran Harbin, Cristina Lawson, Dulcia King and Raymond Dickey.

Tim Bowles said the second phase of water and sewer project on West 7th Street has been completed and we need to complete phase three. The estimated cost will be 1.2 million due to the sewer being so deep there; well #3 in front of the fire station is in need of repair; the Keller Street lift station needs work; Lockner Drive has a constant pot hole problem and needs to be repaired correctly; the just finished doing the Lexington Avenue box culvert, next year they will start on Richland Avenue; and he needs two vehicle replacements.

Mr. Klimm said at the next meeting Marcus Sack or Tommy Kee will be here to go into to detail about the Treatment Plant.

Mayor Lee asked Mr. Osborne Mike what was the cost estimate on the football fields. Mr. Osborne said right at \$340,000.

Chief Murrell said he needs a patrol car replacement; they have to replace tasers and they will run right around the \$2,000 mark.

Chief Rahn said he will need PPE, ten sets that they do every year, the thermal imaging are out dated; his vehicle is ten years old and he is looking at handing it down to the Assistant Fire Chief and getting his replaced; he thinks they can go for one pumper now and use engine 9.

Close public hearing: 8:51 PM

Turn the meeting back over to Mayor Lee.

First reading of the proposed FY 2021 City of Rincon Budget.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

7. Administrative Reports:

City Manager – Mr. Klimm reminded Council that we will be closed Thursday and Friday for Thanksgiving. We will have an informal gathering on Friday December 11.

Recreation Dept. – Mr. Osborne said they had a breakfast for Seniors this morning and a Christmas lunch coming up; basketball has started and they had started pre season football; someone went into the bathrooms at Giles Park and busted up the toilets and sinks; Mayor Lee asked has he seen more people becoming comfortable with recreation activities, Mr. Osborne said yes.

Water/Sewer/Public Works – Councilmember Scott asked Mr. Bowles has he put in the work order for that light, Mr. Bowles said he will call tomorrow.

Mayor and Council- Councilmember Long asked about light at the roundabout, Mr. Bowles said they will cut the check and then Georgia Power will order the materials. The last meeting in December needs to be cancelled and put on the agenda.

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

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

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

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

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

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

No action taken.

Adjourn:

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