



**CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, JULY 16, 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
Corey Rahn, Fire Chief
LaMeisha Hunter Kelly, City Planner
Mike Osborne, Recreation Director
Tim Bowles, Public Works Director
Josh Williams, Lost Plantation Golf Course Manager

The meeting was called to order at 7:08 PM. The Invocation was given by Councilmember Browher and the Pledge to the Flag was recited.

Approval of the agenda with the following additions:

New business 9A, Approval of a Special Waste Service Agreement Non- Hazardous Wastes with Republic Services for the Wastewater Treatment Facilities and Administrative Reports.

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

Approval of the June 11, 2018 minutes:

There were some grammatical errors that needed to be corrected and they were given to the clerk by Mayor Lee.

Motion to approve: Councilmember Browher
Second: Councilmember Wendelken
Vote by Council: 4 yes votes, Councilmember Scott abstained

Approval of the June 25, 2018 minutes:

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

Old Business:

1. Second Reading of an Ordinance to re-adopt the policies and procedures governing the calling and conducting of zoning public hearings for Mayor and Council and the Planning and Zoning Board.

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

2. Request to Consider the Second Reading of an Ordinance concerning the re-adoption of the official zoning ordinances and procedures and attachments (including the Growth Management zoning and procedures ordinances), which include zoning standards which govern the exercise of zoning powers of the City of Rincon.

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

3. Request to Consider the Second Reading of an Ordinance to re-adopt the Rincon zoning map and address the title of the zoning map.

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

New Business:

1. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 410 S. Columbia Avenue.

Mrs. Kelly said this nuisance case have been sent at least three letters. They have even set up meetings and no one has shown up. The potholes in the parking lot are 2 1/2 to 5 inches deep. She asked Council to issue a ten notice for abatement and if no action is taken for them to appear in court. Mayor Lee asked about the conversation between the owners, Mrs. Kelly said they have talked to them on the phone. This is the area between AutoZone and Arby's. Councilmember Exley mentioned he has seen them patching it, Mrs. Kelly said the only way to fix it is to go down

to the base. Mayor Lee said it is sad that we are at this point with a business in our City and we have a responsibility to the safety of the citizens. Mrs. Kelly mentioned the letter she sent did say they were to appear before Council.

Bernard Martin, said putting lien on will not do effect the owners of the property because they are not interested in selling.

Motion to approve: Councilmember Wendelken

Second: Councilmember Dasher

Vote by Council: Unanimous

2. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 102 Weisenbaker Road.

Mrs. Kelly said this is Randy and Rhonda's Automotive. Letters have been going back since 2015 and they have had personal visits and phone calls. Previously Council has asked her to discuss a six month plan with the owners but there was no response to plan. However, since the last letter has been sent they have cleaned, but everything has not been addressed. They have taken up some of the neighboring property, there are cars in the tree line at the back of the property, some of the tires have been removed and because the lot is so full they have created an unpermitted entrance off of Highway 21. She is asking Council to issue a 10 day notice to abate the property.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Vote by Council: Unanimous

3. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 1226 N. Columbia Avenue.

Mrs. Kelly said in July 28, 2014 Council approved a special conditional use for this property; the conditions are a privacy fence around the property, a buffer for noise, no tractor trailers, a four bay building, up to three units stored outside the bays and no entrance from Long Street. She has tried to work with Mr. Mungin, the owner; at one time he was parking a number of tractor trailers. All but two tractor trailers are left.

Also Rickay Graham, T& S Towing, has moved onto the property. Businesses have up to 90 days to apply for a business s license. Mr. Graham has turned in an application, but she told him it was denied until Mr. Mungin rectified the nuisance issue.

Motion to approve: Councilmember Dasher

Second: Councilmember Scott

Vote by Council: Unanimous

4. Request approval to pay MR Systems \$8,417.02 for repairs to the antennas and SCADA at Ridgewood/Kate's Cove lift station. LI# 506.4325.521200

Mr. Bowles said this is repairs for the SCADA. A tree fell against the Kate's Cove antenna, and Ridgewood had started getting interference from the trees. Mayor Lee asked is this the only company that can do this, Mr. Bowles said they are proprietary. Mrs. Kelly said there is another company in the area that does this work, but MR Systems is familiar with our system.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

5. Request from Public Works Department to purchase 2007 Ford E-350 Super Duty XLT in the amount of \$8,850 to transport the inmate work crew. LI#100.4100.521200

Mr. Bowles said the amount is incorrect it is \$8,399.00. A motion was made to approve in the amount of \$8,399.00.

Motion to approve: Councilmember Scott

Second: Councilmember Wendelken

Vote by Council: Unanimous

6. Request from Wastewater Treatment Plan to rebuild a reuse pump, work to be completed by GoForth Williamson, Inc. in the amount of \$5,750.00. LI#320.4335.541451

Mr. Kee said the reuse pumps send water from the waste water treatment plant reuse pond to the golf course pond or to the tank that is on the property. Last year they had to replace one. This one was making noise and has been sent off. It is able to be repaired instead of replaced, and this is really good news. Mr. Kee said this was budgeted to be replaced.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Councilmember Dasher asked if there is a warranty, Mr. Kee said one year. Councilmember Browher asked how much was budgeted, \$15,000.00

Vote by Council: Unanimous

7. Request from Lost Plantation Golf Course for Council to reject the equipment purchase approved on April 23, 2018, and to purchase John Deere 2500E (11 blade reels, 2WD) with one-year warranty from Abell Turf and Tractor, Inc. in the amount of \$14,000.00. LI# 580-6140-542516

Mr. Williams said they recently had a fail with one of the triplexes, so they are left with only one triplex mower to mow the greens and tees. He would like to use the budgeted \$14,000.00 to purchase a triplex mower with less than 900 hours. Mrs. Kelly the reason why it is worded like this is because Council approved a purchase and we were going to do a lease agreement but we couldn't work out the agreement with Abell Turf's financing company. This will be refurbished equipment. Mr. Williams talked about the condition of the equipment. Councilmember Dasher asked the cost for brand new mower, Mr. Williams said \$36,000. Mr. Williams said \$14,000.00 is

the cost delivered in hand. He also discussed the reels and how too much sharpening will damage the grass. Joe Cosgrove, mechanic at Lost Plantation said they need reels for several pieces of equipment. Councilmember Wendelken asked about the RFQ's that were in the earlier bid and the equipment for trade, Mr. Williams said the equipment is no longer available for trade he is using them for parts.

Motion to approve: Councilmember Dasher

Second: Councilmember Browher

Vote by Council: Unanimous

8. Request to approve Budget Amendment 2018-01 to amend the FY2017 Budget due to expenditures in excess of department budgets for Finance and Parks and Recreation.

Mrs. Kelly said every year adjustments are needed to balance the budget. For Finance some adjustments had to be made and there were some journal entries so the variance was a negative \$12,855.00. The Parks and Recreation negative variance was \$7,466.00. In General Administration there was an overage of \$74,741.00. The budget amendment is to take the difference from the General Administration department so we can have a balanced budget for 2017 budget year.

Motion to approve: Councilmember Wendelken

Second: Councilmember Exley

Vote by Council: Unanimous

9. Request to end Moratorium on all rezoning requests, variance requests, land development applications, and all other matters related to building and construction.

Motion to approve: Councilmember Scott

Second: Councilmember Dasher

Vote by Council: Unanimous

9A. Approval of a Special Waste Service Agreement Non- Hazardous Wastes with Republic Services for the Wastewater Treatment Facilities.

Mr. Kee said this is an agreement for disposal.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Councilmember Dasher asked what was the difference between this one and the one we did with Waste Pro. Mr. Kee said with Waste Pro it was for dumpsters, this is for disposal of the sludge. He said this is not an agreement for hauling; this is only for the disposal and it says we are not disposing hazardous material.

Vote by Council: Unanimous

Admin Reports:

Mayor Lee welcomed and introduced the new City Manager, John Klimm.

City Manager – Mr. Klimm thanked the Councilmembers for welcoming him. He said he is very impressed and appreciated of the City Clerk, City Attorney and Planning Director for their assistance over the last week; he is also impressed with all of Management. Mr. Klimm said his goal for last week was to sit down with the Councilmembers and management staff. His goal for this week is to meet all the employees. He has suggested areas of discussion to Council and would like to sit down to discuss them. Mr. Klimm said he hopes he can bring some experience and a different perspective. He thanked Council again for giving him the honor to serve the citizens of Rincon; he is excited to call himself a fellow employee.

Building/Zoning Dept. – Mrs. Kelly said the next few days will be a world wind in her department to get everyone caught up; she had an action meeting today with staff to get the projects up and running; Councilmember Dasher asked will Chick fil A be on the next agenda, Mrs. Kelly said yes that is why she called for a meeting on July 30th, they hope to break ground by September.

Water/Sewer/Public Works – Mr. Bowles said they picked up the van and will contact the prison tomorrow to come and get it; the new well is still pumping sand, they don't think it is coming from the casing, if they can't figure it out it will be costly to get it up and running. Councilmember Scott asked can we get someone to come in a give us an update on this. Mr. Bowles said he can ask someone to come to the 30th meeting. Councilmember Scott wanted to know where we are with a timeline on this project, Mr. Bowles said late. Mrs. Kelly said we are late but for a reason and we are still in good standing with GEFA.

Recreation Dept. – Mr. Osborne said the 8 and under girls went to the state champion, they came in 2nd in the state; fall ball registration ended today, they will start practice at the end of the week; registration for soccer, cheer and football started today and ends August 5; the movie screen has been ordered and the water fountain for Veterans Park has been shipped; as far as the spaceship goes , he has been trying to reach out to the person that is fixing it, Councilmember Dasher said he would reach out to him; Councilmember Dasher asked about bringing the 8 and under girls to a meeting and doing a recognition, Mr. Osborne said he will get them in.

Lost Plantation – Mr. Williams said they completed aeration of the greens and thanked Lynn Childress for letting staff use his equipment, it saved over \$3000; for the first six months they have used 38 million gallons of reuse water; Councilmember Exley asked how he was looking on tournaments, Mr. Williams said tournaments have picked up; Councilmember Exley asked has he thought about doing tournaments for the City's benefit, he talked about the tournaments that they are hosting; there was discussion on how many teams in a tournament before you shut down the golf course.

Mayor and Council – Councilmember Browner asked about Plantation Drive, Mrs. Kelly said they still have to get the deed to Mr. Macomber and will work on it the week; Councilmember Scott thanked and congratulated Mayor Lee on becoming the Georgia Municipal Association District 12 first vice president; Councilmember Dasher thanked Mrs. Kelly for work done in lieu of Mr. Klimm arriving and for her leadership and leading the City. He also asked if she can contact the owners of the dry cleaners about the broken window.

Bernard Martin said staff did a good job with freedom Rings, it turned out very well. He would like to see it bigger and better for other holidays.

Mrs. Kelly said Councilmember Dasher asked about the City working with Chamber on the Oktoberfest, the Chamber is not interested in doing the Oktoberfest at all. If this is done the City will be taking it on 100%. She asked if Council wants them to work on this. Councilmember Exley said that Mr. Osborne did such a great job on the fair and if he had time that would be wonderful for Recreation. Mayor Lee said we would need to consider this, maybe in a workshop and possibly have the Chamber to come in and give them their input. Mrs. Kelly said staff would like to present their plans to Council first. Councilmember Exley asked where are we with the food trucks, Mrs. Kelly said she can get an update by Monday.

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 Dasher
Second: Councilmember Exley
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 Scott
Second: Councilmember Browher
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