



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, OCTOBER 12, 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
Tim Bowles, Public Works Director
Derrick Cowart, Finance Director

The meeting was called to order at 7:01 PM. The Invocation was given by Mayor Lee and Pledge to the Flag was recited.

Approval of the agenda with the following:

Addition of new business item 2A, appointment of mayor pro tem for the remainder of 2020.

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

Approval of the September 28, 2020 minutes:

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

Public Hearing:

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:04 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 R4 (Single Family Residential) to R8 (Residential Multiunit Attached) (townhouse or row house); the property is owned by Rheta Braddy. (Map and Parcel # 04630029)

Public input: Attorney Dickey stated that the applicant and any one opposing will have minimum of 10 minutes per side. He asked was the property marked, was an ad placed in the legal organ and were the required property owners notified; Mr. Stewart said yes. Travis Bazemore, EMC Engineering representing the owners was present. The property was annexed into the City as R4 and the owners want to rezone to R8 for multi-family. Jason Stewart said it was recommended for approval by the Planning and Zoning Board. Mr. Stewart said Council needs to be mindful of how they see Fort Howard Developing and how it will affect traffic. Mayor Lee said we just recently went through a rezoning to R8 and the process was lengthy. There were neighbors that had some concerns and the developers of that property were very attentive and made some reasonable changes. He would like to see us go through that process with this, this seems a little vague. Mr. Bazemore said about 2/3 of the property is useable, there is some wetlands. They will have a pump station and be on City water and sewer. Councilmember Browher said this does not go with the zoning of the other properties in that area and it is a challenge sometimes getting out on Fort Howard Road. Mayor Lee said being near the school may pose a traffic problem also. Mr. Bazemore said Fort Howard was widened in anticipation of this traffic, Councilmember Browher said it was widened to alleviate traffic but we put that in for existing residents, we were looking at the future but I don't think we thought we were going to put in a large multi family development. Councilmember Scott said we are looking at more R4, we need to look into this and envision what we want there. Councilmember Long asked would they be rented, Mr. Bazemore said they will be owned by Fee Simple. Mr. Klimm asked Mr. Bazemore, going from R4 to R8 triggers the provision that you have two entrances with there being 108 units, can he address that issue. Mr. Bazemore said with the width of the property he is not sure how that would work. Councilmember Daniel said it only takes one thing for an exit to be blocked. She is also concerned with the parking. Mr. Bazemore said each unit will have three parking spaces. Councilmember Daniel said she does not see any room for overflow parking, no common play area and her main issue is the one entrance. Councilmember Kirkland what are they doing for trash service, Mr. Bazemore said they have talked about using a trash compactor and payment through utilities so you don't have 100 rollouts. Councilmember Browher said there could be issues with fire department getting into the space. Councilmember Daniel said she doesn't think they have taken time to discuss Fort Howard Road and what their vision would be. It is a new area that is going to be developed and they have not sat down with the City Planner. Mr. Snooks the real estate broker for the developers said this will be an

asset to the school, there were more people buying than leasing for a while. He thinks this will be good.

Close public hearing: 7:24

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 R4 (Single Family Residential) to R8 (Residential Multi-unit Attached) (townhouse or row house); the property is owned by Rheta Braddy. (Map and Parcel # 04630029)

Councilmember Daniel said that she is not opposed to this. She knows we have growth in Rincon and knows that multi family is something we need. She doesn't feel at this point that she is comfortable enough to vote yes, she would like to have a workshop with the City Planner so they can discuss this and have a clear idea where they are going. Mayor Lee said they don't want to stop the project just help the developers through it. A motion was made to table until October 26.

Motion to table: Councilmember Long
Second: Councilmember Scott

There will be a workshop on Monday October 19 and Wednesday October 21

Vote by Council: Unanimous

New Business:

1. Manna House Ministries, Inc. requests a Special Events Permit to hold a Drive Thru Food Distribution on Sunday, December 6, 2020.

Lisa Bush, director of Manna House was present. She thanked the Police Department for all of their help with the previous food drives. They are asking for a special event on December 6. On the Wednesday event they see about 300 to 500 cars. They were approached by First Baptist Church about doing the food drive on another day. There will be no changes to the route; it will be a one day event between 3:00 PM and 7:00 PM. Councilmember Daniel did they think because it is on Sunday there will be more cars, Ms. Bush said they don't know what to expect. There was discussion on the time of the event and how it might be dark when it is ending. Councilmember Scott asked do they have a problem shifting it an hour forward. A motion was made to approve the event between the hours of 2:00 PM and 6:00 PM and waive all fees.

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

2. Approval of a Resolution to update the signature cards for the City of Rincon Ameris Bank accounts.

Mr. Klimm said this to update the signature card to remove James Dasher and add John Klimm. Mr. Klimm said he rejects to routinely signing the checks that would take away from the oversight ability and would only do it for an emergency. Mr. Klimm will be removed from the resolution. A motion was made to approve resolution with only Mayor and Council names.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

2A. Appointment of Mayor Pro Tem for the remainder of the year 2020.

Mayor Lee recommended Councilmember Scott.

Motion to approve: Councilmember Daniel

Second: Councilmember Browher

Vote by Council: Unanimous

3. Administrative Reports:

City Manager – Mr. Klimm reminded Council about the budget workshop on Monday at 6:00 PM, they have a full presentation to make; they have put a request in for Public Works to do routine work on Plantation Drive; tomorrow he is having a meeting with Brant Herndon and Damon Rahn to introduce Jason Stewart; David Mattos, building inspector, has sent certified letters to the property owners along access road in front of Wal-Mart about fixing the road, Mr. Bowles said he will put up signs saying that it is a private road.

Chief of Police – Mayor Lee asked Chief Murrell about the residential burglary alarm numbers on his monthly report. He said we need to have some discussion about repeated alarms.

Building/Zoning Dept. – Mr. Stewart said he and Mrs. Whatley are working on a GCIC audit for alcohol licensing.

Water/Sewer/Public Works – Councilmember Scott asked about the cuts on 7th Street, Mr. Bowles said they are supposed to be working on it and he will get with EMC to see what Y-Delta's timeline is; Councilmember Browher asked about the street sweeping, Mr. Bowles said Jerry is working with the inmate crew now and has not been able to drive the sweeper, he is down two people; Councilmember Kirkland asked have we seen a closeout on the light outage request, Mr. Bowles said everyone one has been closed out; Mayor Lee said he thinks Corporal Estes needs to be recognized for taking the initiative on reporting the lights; Councilmember Browher said he appreciated Mr. Bowles and Chief Murrell for working on the lights; Councilmember Scott said that Mr. Bowles needs to remind EMC about his two concerns.

Lost Plantation – Mr. Klimm informed Council that said Jimmy Powell will start at the Golf Course tomorrow. Councilmember Browher said he would like to see Council focus on the golf course during budget talks. There was discussion about the golf course.

Mayor and Council – Councilmember Scott said we need to go back and address what we are going to do with City Hall; Councilmember Browher asked Chief Murrell about a canine report, he will work on one; Mayor Lee told Chief Murrell he would like to see a breakdown on responsibilities for him, Lieutenant Thompson and Sergeant Hayes; There was discussion about EMC representing the City and other entities that come before the City; Chief Rahn said they opened bids for new fire trucks and will have them before Council at the next meeting.

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

No executive session.

Adjourn:

Motion: Councilmember Scott

Second: Councilmember Browher

Vote by Council: Unanimous