

**OFFICIAL MINUTES  
RINCON CITY COUNCILMEETING  
MONDAY, JUNE 1, 2015  
COUNCILCHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

Call to order: 7:06 pm

Roll call:

Councilman Scott  
Councilman Browher  
Councilwoman Ricker  
Councilman Dasher  
Councilman Wendelken (arrived at 7:07 pm)

Absent:

Councilman Morgan

Also in Attendance:

Ken Lee, Mayor  
Wesley Corbitt, City Manager  
Raymond Dickey, City Attorney  
Ashley Zoller, Minutes  
LaMeisha Kelly, Building & Zoning  
Corey Rahn, Fire Department  
Tim Bowles, Public Works  
Seth Zeigler, Golf Course  
Mike Osborne, Recreation Department

The invocation and Pledge to the Flag was led by Councilman Scott.

**Approval of the agenda:**

Motion to approve with the deletion of item 3: Councilman Scott  
Second: Councilman Dasher  
Vote: Unanimous

Removal of Site Plan #3 New Business per LaMeisha Kelly

**Approval of the minutes of May 11, 2015.**

Motion to approve: Councilman Browher  
Second: Councilwoman Ricker

Vote: Councilman, Brower, Ricker and Wendelken – Yes  
Councilman Scott and Dasher - Abstained

**Public Hearings:**

*Turn meeting over to public hearing officer, Raymond Dickey:*

**Public hearing # 1:**

**Public Hearing on a petition for Zoning Map Amendments for the following properties (total of 11.52 acres):**

- 7.69 acres located at 3430 Hwy 21 S from AR-1 to R-4; property is owned by Rincon Church of God;
- .50 acres located on Hwy 21 S from B-1 to GC; property is owned by Rincon Church of God;
- 2.58 acres located at 3396 Hwy 21 S from B-1 to GC; property is owned by Rincon Church of God;
- .75 acres located at 3364 Hwy 21 S from B-1 to GC; property is owned by Rincon Church of God;

(Map# 04300017; 04300016; 04300015; and 04300014)

Open public hearing: 7:08 pm  
Public input: No current input from public  
Close public hearing: 7:10 pm

*Turn the meeting back over to Mayor Lee.*

**Vote on the first reading of an ordinance to annex the following properties (total 11.52 acres):**

- 7.69 acres located at 3430 Hwy 21 S from AR-1 to R-4; property is owned by Rincon Church of God;
- .50 acres located on Hwy 21 S from B-1 to GC; property is owned by Rincon Church of God;
- 2.58 acres located at 3396 Hwy 21 S from B-1 to GC; property is owned by Rincon Church of God;
- .75 acres located at 3364 Hwy 21 S from B-1 to GC; property is owned by Rincon Church of God;

(Map# 04300017; 04300016; 04300015; and 04300014)

Motion to approve: Councilman Scott  
Second: Councilwoman Ricker  
Vote: Unanimous

*Turn meeting over to public hearing officer, Raymond Dickey:*

**Public hearing # 2:**

**Public Hearing on a petition for Zoning Map Amendments for the following properties (total of 119.18 acres):**

- .62 acres located at 203 Ferncliff Crt from R-1 to R-4; property is owned by DTG Investments, Inc;
- .45 acres located at 202 Ferncliff Crt from R-1 to R-4; property is owned by DTG Investments, Inc;
- .41 acres located at 200 Ferncliff Crt from R-1 to R-4; property is owned by DTG Investments, Inc;
- .42 acres located at 209 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .52 acres located at 213 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .32 acres located at Fairmont Dr and Polly Branch Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- 1.28 acres located at 329 Polly Branch Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- 1.32 acres located at 323 Polly Branch Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- 1.45 acres located at 315 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .49 acres located at 312 Polly Branch Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .34 acres located at Polly Branch Dr and Piedmont Cir from R-1 to R-4; property is owned by DTG Investments, Inc;
- .53 acres located at 103 Piedmont Cir from R-1 to R-4; property is owned by DTG Investments, Inc;
- 1.29 acres located at 105 Piedmont Cir from R-1 to R-4; property is owned by DTG Investments, Inc;
- 1.34 acres located at 104 Piedmont Cir from R-1 to R-4; property is owned by DTG Investments, Inc;
- .49 acres located at 102 Piedmont Cir from R-1 to R-4; property is owned by DTG Investments, Inc;
- .24 acres located at Polly Branch Dr and Piedmont Cir from R-1 to R-4; property is owned by DTG Investments, Inc;
- .27 acres located at 306 Polly Branch Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .36 acres located at Polly Branch Dr and Lennox Pl from R-1 to R-4; property is owned by DTG Investments, Inc;
- .36 acres located at 203 Lennox Pl from R-1 to R-4; property is owned by DTG Investments, Inc;
- 1.23 acres located at 205 Lennox Pl from R-1 to R-4; property is owned by DTG Investments, Inc;
- .56 acres located at 204 Lennox Pl from R-1 to R-4; property is owned by DTG Investments, Inc;

- .37 acres located at 202 Lennox Pl from R-1 to R-4; property is owned by DTG Investments, Inc;
- .28 acres located at Polly Branch Dr and Lennox Pl from R-1 to R-4; property is owned by DTG Investments, Inc;
- .28 acres located at Fairmont Dr and Polly Branch Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .22 acres located at 220 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .29 acres located at 218 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .29 acres located at 216 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .32 acres located at 214 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .39 acres located at 212 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .40 acres located at 210 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .47 acres located at 208 Fairmont Dr from R-1 to R-4; property is owned by DTG Investments, Inc;
- .57 acres located at 207 Ferncliff Crt from R-1 to R-4; property is owned by Robert and Jessica Mazarello, II;
- .67 acres located at 201 Ferncliff Crt from R-1 to R-4; property is owned by Kates Cove Homeowners Association, Inc;
- 6.99 acres located at 221 Fairmont Dr from R-1 to R-4; property is owned by Kates Cove Homeowners Association, Inc;
- 1.16 acres located at 208 Ferncliff Crt from R-1 to R-4; property is owned by Long Builders, Inc;
- .51 acres located at 211 Ferncliff Crt from R-1 to R-4; property is owned by Long Builders, Inc;
- .54 acres located at 209 Ferncliff Crt from R-1 to R-4; property is owned by Long Builders, Inc;
- 1.03 acres located at 206 Lennox Pl from R-1 to R-4; property is owned by Daniel and Julia O'Conner;
- .59 acres located at 205 Ferncliff Crt from R-1 to R-4; property is owned by Qingmin Cheng & Cuiwei Zhang;
- 2.63 acres located at 213 Ferncliff Crt from R-1 to R-4; property is owned by William and Rebecca Long;
- 1.5 acres located at 319 Polly Branch Dr from R-1 to R-4; property is owned by John and Regina Roush;
- 1.72 acres located at 321 Polly Branch Dr from R-1 to R-4; property is owned by John and Regina Roush;
- 1.35 acres located at 317 Polly Branch Dr from R-1 to R-4; property is owned by Robert and Krista Cannon;

- 1.17 acres located at 325 Polly Branch Dr from R-1 to R-4; property is owned by Russell and Tiffany Tomberlin;
- 1.29 acres located at 327 Polly Branch Dr from R-1 to R-4; property is owned by Joseph and Chelsea Rowe;
- .78 acres located at 331 Polly Branch Dr from R-1 to R-4; property is owned by Robert and Marcie Mingledorff;
- .67 acres located at 333 Polly Branch Dr from R-1 to R-4; property is owned by W. Frederick Long;
- .68 acres located at 206 Ferncliff Crt from R-1 to R-4; property is owned by W. Frederick Long;
- 2.78 acres located on Polly Branch from R-1 to R-4; property is owned by Coastal Properties Unlimited, Inc;
- .77 acres located on Fairmont Dr from R-1 to R-4; property is owned by Coastal Properties Unlimited, Inc;
- 1.37 acres located 204 Ferncliff Crt from R-1 to R-4; property is owned by Darnett Coleman; and
- 69.81 acres located on Cambridge Dr from R-1 to R-4; property is owned by Edward and Darnett Coleman.

(Map # 0447A001C-0447A0048C; 0447A001D; and 0447A001E; and 04470002)

Open public hearing: 7:11 pm

Public input:

- Gary Melton asked what the purpose of the rezoning was. Raymond explained the City of Rincon has its own zoning laws and the county has its own zoning laws. When property is annexed the City brings the property in with the same type zoning as was in the unincorporated area previously, Mr. Melton stated he was part of the Home Owners Association and wants to verify that nothing is going to change with the current lots within the subdivision of Kate's Cove that are listed for rezoning. He was instructed by LaMeisha Kelly, that nothing would change or replace more restrictive covenants of his HOA.
- Robert Cannon is in agreement with this, mainly, due to the Fire and Police protection.

Close public hearing: 7:22 pm

*Turn the meeting back over to Mayor Lee.*

**Vote on the first reading of an ordinance to annex the following properties (119.18 acres):**

Motion to approve: Councilman Dasher  
 Second: Councilman Wendelken  
 Vote: Unanimous

**New Business:**

**1. Rincon First Baptist Church requests the installation of crosswalks on Richland Avenue and East 6<sup>th</sup> Street.**

Motion to Table until 6/8/15: Councilman Browher  
Second: Councilman Scott  
Vote by Council: Unanimous  
The 2 representatives from the church that were to appear before City Council tonight are not here.

**2. Kaye Hunt requests a subdivision of 1.26 acres located at 3480 Hwy 21 S. The property is zoned R-4 (Residential). (Map#R270-3)**

Motion to approve: Councilwoman Ricker  
Second: Councilman Scott  
Vote by Council: Unanimous

Corey Rahn appeared to be representing Kaye Hunt. He stated he would be removing the mobile home and building a house there.

**3. Agenda item 3 was removed from the agenda**

**4. Approval to purchase 30 grinder pumps at a cost of \$835.35 (at a total cost of \$25,060.50) from Grainger Inc. LI# 50-7270-4405.**

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

These would be on back up to replace repairs.

**5. Request to accept proposal for the purchase of Bunker and Field Rake for the golf course from Showturf in the amount of \$15,234.41. LI# 80.8300.4005.**

Motion to Table: Councilman Scott  
Second: Councilwoman Ricker  
Vote by Council: Unanimous

Bunker and Field Rake will hold up better in the long run.

Councilman Wendelken stated that if we have equipment that does not work, then we should get rid and replace with new equipment.

The City Manager stated that Seth instructed him and Mike that the fields could be more appropriately maintained with a reel mower. He understood that the recommendation was from both departments and would recommended approval of the request based on the turf professional's opinion.

Much discussion followed and Councilman Scott moved to Table and suggested this be discussed further at a workshop.

Per Councilman Wendelken, we need a list of all equipment from both Recreation Department & Golf Course.

**6. Request to award contract to Griffin Contracting, Inc. in the amount of \$258,250.50 for the 9<sup>th</sup> Street LMIG project. LI# 2010.4430.4421, to include a specific start and completion date.**

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

Approved with a date to be given for start and finish.

**7. Approval of change order for Eagle Excavation.**

Motion to approve: Councilwoman Ricker  
Second: Councilman Browher  
Vote by Council: Unanimous

The total amount of \$2,240.00. This will be to re-stripe the parking lot and put up a gate between the back parking lot and the Smithfield.

**8. Request approval to seek bids for Richland drainage project.**

Motion to approve: Councilman Browher  
Second: Councilwoman Ricker  
Vote by Council: Unanimous-excluding Councilman Wendelken who abstained

Per Councilman Scott, we need to look and make sure there are no other problems in the area that needed to be bidded out at the same time.

Per Councilman Dasher, make sure that we don't puddle water. We need to make sure we put some rip wrap in specific points of the drainage ditch.

**9. Administrative Reports:**

(a) City Manager: Sent a report out late this afternoon; Sirens to be completed by June 15; We are still in the process of getting with Street Sweeper Company; Ms. Camilla Corbin, at 205 East 6<sup>th</sup> Street, oak tree roots slowing down water flow and flowing into her yard. Mr. & Mrs. Corbin are both up in age and can no longer clean out the debris in the ditch to keep the water flowing. The cost estimates approximately \$3,000. Mr. Corbitt stated he has looked at other ways to salvage the tree and the cost is approximately \$3,000 and still would not fix the complete problem. Mr. Corbitt stated he would move forward with Tim to remove Live Oak Tree on 6<sup>th</sup> Street.

(b) City Engineer: no written reports, available for questioning

(c) Chief of Police: not in attendance

(d) Fire Department: no report, available for question; Mayor Lee stated that Station 4 is looking very nice.

(e) Building / Zoning Dept.: Save the Date for June 26, 2015 for Freedom Rings in Rincon at Freedom Park from 6:00 pm to 10:00 pm. This will not conflict the the July 4<sup>th</sup> Celebration on Saturday, June 27, 2015.

(f) Recreation Dept.: Made sure everyone was given a brochure with all the upcoming events; nothing further

(g) Water/Sewer/Public Works: Stokes & 9<sup>th</sup>, 7<sup>th</sup> Street pavement

(h) Wastewater: not in attendance

(i) Finance: nothing further

(j) Lost Plantation: Have had good weather and multiple tournaments so the revenue are good for May.

(k) Mayor and Council:

Per Mayor Lee, Welcomed Mayor Barney Alderman from our sister city of Springfield in attendance tonight. Mayor Alderman stated he was there to see how things are handled here.

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

Motion to approve: Councilman Wendelken

Second: Councilman Scott

Vote by Council: Unanimous

Motion to return to meeting: Councilmember Dasher

Second: Councilmember Dasher

Vote: Unanimous

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

Motion to approve: Councilman Wendelken

Second: Councilman Dasher

Vote by Council: Unanimous



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

There was no action needed

**Adjourn:**

Motion to adjourn:	Councilman Browher
Second:	Councilwoman Ricker
Vote by Council:	Unanimous

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Ken Lee, Mayor

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Wanda Hendrix Simmons, City Clerk