

**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, JUNE 8, 2015
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Paul Wendelken
Scott Morgan ** arrived at 7:40
Christi Ricker
Reese Browher
James Dasher
Levi Scott Jr.

Present:

Ken Lee, Mayor
Wesley Corbitt, City Manager
Raymond Dickey, City Attorney
Wanda Hendrix Simmons, City Clerk - Minutes

The meeting was called to order at 7:23 PM by Mayor Lee. Councilmember Browher gave the invocation and the pledge to the flag was recited.

Approval of the agenda:

Motion to approve with the addition of item 4 under old business: Councilmember Dasher
Second: Councilmember Ricker
Vote: Unanimous

Approval of the minutes of June 1, 2015:

Motion to approve with noted changes listed below: Councilmember Wendelken

- a) Under New Business item 5 (pg 16 in the agenda packet) it has the wording to "Remove the motion to table, second and vote:*
- b) Under New Business item 8: In the vote Councilmember Wendelken abstained from voting (not sustained)*
- c) The motion to return to the meeting vote was left off: it should have read Motion by Councilmember Dasher; Second by Councilmember Scott, with a unanimous vote.*

Second: Councilmember Scott
Vote: Unanimous

Old Business:

1. Vote on the second reading of an ordinance to annex the following properties (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)

Motion to approve the second reading of an ordinance to annex the following properties

(119.18 acres) as presented: Councilmember Scott

Second: Councilmember Ricker

Vote: Unanimous

2. Vote on the second 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 the second reading of an ordinance to annex the following properties (total 11.52 acres) as presented: Councilmember Dasher

Second: Councilmember Scott

Vote: Unanimous

3. 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. (This item was tabled at the June 1, 2015 meeting)

Item was left tabled until the 6/22/2015 meeting.

4. Rincon First Baptist requests the installation of Crosswalks on Richland at 6th St.:

Remove item from the table: Councilmember Browher

Second: Councilmember Scott

Vote: Unanimous

Ms. Underwood was present to address this request. She noted that the youth cross the road to get to the other side of the road in the open field to play ball, games, etc.. Ms. Underwood noted that there should be three crosswalks placed on Richland at 6th St; another on Richland at 7th St.; and the third on Richland at 6th St. Councilmember Wendelken mentioned that some citizens had expressed concerns of problems with the cars parking on the roadside making visibility difficult. Ms. Underwood said they had ordered no parking signs to combat this issue, and may even put shrubbery in that area. Mrs. Kelly said staff just needed to know who would do the work and who would take care of the cost. She said staff just needed to know what part they would be undertaking. Tim Bowles said he cannot paint the crosswalks. Wesley said a 4 way stop may be needed at 6th St and Richland.

Councilmember Wendelken said there is some difficulty relating to the pickup area and noted that he felt that adding an additional 4 way stop could cause a major traffic issue and potential hazard. Ms. Underwood said they would like to move forward with seeing what the cost would be and what the church could do if necessary to assist the city with the cost.

Mayor Lee asked Chief Scholl if he had any concerns. Chief Scholl said that the concerns he had were addressed such as moving the crosswalks closer to the intersection. LaMeisha asked that the city waive the fence permit that was generally required due to the road improvement they were making.

Motion to approve the request by First Baptist Church for 3 crosswalks to be placed on Richland at 6th St., another on Richland at 7th St., and the third on Richland at 6th St., with church paying the expense of crosswalks ,and that church coordinate with the city on all of the work and the city waive the fence permit: Councilmember Dasher
Second: Councilmember Scott
Vote: Unanimous

New Business:

1. First reading of an ordinance for zoning map amendments to rezone the following properties (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;
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(Map # 0447A001C-0447A0048C; 0447A001D; and 0447A001E; and 04470002)

Motion to approve the first reading of an ordinance for zoning map amendments to rezone the following properties (119.18 acres): Councilmember Wendelken

Second: Councilmember Scott

Vote: Unanimous

2. First reading of an ordinance for Zoning Map Amendments to rezone 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;
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(Map# 04300017; 04300016; 04300015; and 04300014)

Motion to approve the first reading of an ordinance for Zoning Map Amendments to rezone the following properties (total 11.52 acres): Councilmember Scott

Second: Councilmember Wendelken

Vote: Unanimous

LaMeisha stated for all of those properties that there had been a lot of work entailed and that the city attorney worked very hard on this project. She said this project took about 2 months. She thanked Raymond for all of his hard work on this. Raymond thanked the Planning Dept. for their work on this project.

3. Marchese Construction, LLC requests approval of Change Order #1 in the amount of \$978.00, for a total contract cost of \$164,611.70 for the Macomber Concessions Building.

Mike Osborne addressed this item. He said the mop sinks were overlooked and this change order addressed that issue.

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

4. Marchese Construction, LLC requests approval of Change Order #2 in the amount of \$4,356.00, for a total contract cost of \$168,967.70 for the Macomber Concessions Building.

Mike Osborne addressed this request. LaMeisha said this was to conform to ADA standards. She said the city had planned for a 40x40 building area and when the building size was reduced, it left an area that must be filled in with concrete. Mike said this area change was 5 ft. on either side.

Councilmember Browher said this was an arduous project for Mrs. Kelly and he thanked her for heading this project up.

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

5. Approval to put the 1997 Ford (white) Van (vin# 1FBJS31LOVHA83595) up for surplus and auction on June 13, 2015 with Lane Brothers Auction.

Councilmember Wendelken said a reserve needed to be set. Tim said he got \$900.00 out of the truck and that Corey got a fair amount for his vehicle. Tim said the reserve should be a minimum of \$800.00.

Motion to approve to surplus at auction with a reserve set at \$800.00: Councilmember Wendelken
Second: Councilmember Scott
Vote: Unanimous

6. Budget amendment BA2015-04 for a mower for the Recreation Dept.

Elise Eason addressed this request. She said money was budgeted to move the playground equipment and since it was not going to be moved, they wanted to move it to the line item for a mower purchase. Mike said he had a state contract price of \$7900.00. Wesley said he would like to get someone locally to match this price if it could be done.

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

7. Request to reject all bids received for the repair or replacement of the roof system and downspouts on the Recreation Building.

Mike Osborne addressed this request. He said the bids which had come in stated that the work to be performed was for patchwork. LaMeisha said that two people had submitted bids, but one bidder did not bid on the whole project. Mike noted that the current roof material was an unusual rubberized material. It was noted that the rebid would be for a metal roof and that the rubberized roof coating would not be an option.

Councilmember Scott asked Tim about the current roof on the Macomber Center. Tim said it had 3 or 4 ridges. Wesley said staff wanted to get a bid on a metal roof because the current roof was a rubberized roof. Tim said you would need a metal building roofer not a home builder roof.

Motion to approve to reject all bids: Councilmember Morgan

Second: Councilmember Scott

Vote: Unanimous

8. Administrative Reports:

(a) City Manager: Wesley noted that he had given council a written report last meeting.

Wesley reminded everyone of the Workshop next Monday night at 6:30 at Lost Plantation. He also mentioned that there may be somethings to talk about in executive session. Wesley mentioned that the contract with Waste Mgmt. was due to renew on Jan. 1, 2016. He said their customer service had been lacking, so they wanted to make amends and give us a new price now (at a lower rate) and prove their customer service skills.

Wesley mentioned that they had two people interested in street sweeping (JD Lewis Maintenance and Jim Melvin Street Sweeping) and they are very close in price.

Councilmember Dasher said there is a lot of sand to clean up by Kroger and down Ft. Howard.

(b) City Engineer – Alec Metzger - No report.

(c) Chief of Police – Chief Scholl noted that they would soon be finished with the Citizens Police Academy and noted that it had went very well. Councilmember Browher said he had received some good positive comments.

(d) Fire Department – No report. Assistant Chief was present.

(e) Building / Zoning Dept. – LaMeisha Kelly said the publicity was out about Freedom Rings in Rincon. She said she was working with Larry Jenkins of Precision Billboards. She said she was working on publications about the city and having a lot of contact with Retail Strategies. She noted that Susan use to handle Special Events Permits and Building Rentals but now Building / Zoning was handling the Special Events Permits. She noted that the city does not have a good policy on city policies regarding the rentals of any parks other than Freedom Park. She said the city does not have anything clarifying what needs to be done for the rental of a park such as 7th Street Park. She said she had been approached for a car truck and bike show at 511 W. 7th Street Park from 6:30 AM to 9:00 PM on June 27th. Councilmember Scott said he would like to see park non-accessible all the way around with vehicles, and he would not like to tie the park up all day.

Wesley said since they were making money on the registration of vehicles, then they would need to use Freedom Park. Councilmember Browher said 7th St Park would be a public safety issue, and the parking would be a problem.

Councilmember Dasher asked if Dulcia's former position had been posted. LaMeisha said it was and would close on June 19th.

(f) Recreation Dept. – No report

(g) Water / Sewer / Public Works – No report

(h) Wastewater

(i) Finance- Mrs. Eason passed out April financial statements. She said at the end of April the city cash had increased by \$825,000.00. She said each of the departments were on target with their budget. Wesley said the revenues are up. Wesley said 3 properties that were sold closed today, and one more property would be closed next week. He noted that on the remaining property the second bidder was interested

since the first had changed their mind. Councilmember Browher asked if money went back to general fund, and Wesley said yes.

(j) Lost Plantation

(k) Mayor and Council

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

Motion to approve: Councilmember Morgan

Second: Councilmember Ricker

Vote: Unanimous

Motion to return to meeting: Councilmember Morgan

Second: Councilmember Dasher

Vote: Unanimous

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

Motion to approve: Councilmember Wendelken

Second: Councilmember Morgan

Vote by Council: Unanimous

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

No action taken.

Adjourn:

Motion to adjourn: Councilmember Dasher

Second: Councilmember Ricker

Vote by Council: Unanimous

The meeting adjourned.

Ken Lee, Mayor

Wanda Hendrix Simmons, City Clerk