



PUBLIC HEARING

CALL TO ORDER

A Public Hearing, to receive public comments, in reference to a request to rezone from R-2 Zoning classification certain real property owned by Janie Tebeau Irrevocable Living Trust, known as Parcels S1090045, S1090047, and S1090048 to R-3 Zoning Classification. This public hearing was held on June 13, 2017 in the Council Chambers in Springfield, GA. This public hearing was called to order by Mayor Alderman at 6:00 p.m.

MAYOR BARTON ALDERMAN AND THE FOLLOWING COUNCIL MEMBERS WERE PRESENT:

Justin Cribbs
Jerry Maennche
Gary Weitman

Charles Hinely
Steve Shealy

Council Member Usher was unable to attend this public hearing.

ALSO PRESENT:

Brett Bennett, City Manager
Linda Rineair, City Clerk

Ben Perkins, City Attorney
Erin Phillips, Community Dev.

GUEST PRESENT:

H. M. Abraham
William Wallace
Edwin "Bubba" Rahn
Warren Ratchford
Tom Hodgson
James Barnett
Jenny Denney
Max Neidlinger
Clint Hodges

Bobby Smith
Joyce Alderman
Jamey Stancell
Deetie Rahn
Reland Morgan
Georgette Barnett
Stanley Pride III
Lewis Taylor
Pearl Thomas

Note – For the record, several other guests came in after the public hearing began and did not sign the guest sheet, therefore they may not be listed above.

COMMENTS REFERENCE PUBLIC HEARING:

William Wallace of 213 Tunnel Rd., Bobby Smith of 201 West Fourth St., Edwin Rahn of 308 S. Railroad Ave., Pearl Thomas of 1008 Railroad Ave., James Barnett of 411 McCall Rd., and others voiced opposition to the rezoning of the parcels from R-2 to R-3 expressing concerns such as disrupting the neighborhood, increased traffic, impacts on water/sewer infrastructure, numbers increasing, inadequate buffers, safety of residents, concerns about wetlands, increased noise, impacts on property values, belief that a development may already be in a planning stage for across the road from these parcels, etc.

ADJOURN

This public hearing closed at approximately 6:23 p.m.

REGULAR MEETING

CALL TO ORDER

Immediately following the close of the Public Hearing Mayor Alderman called the council meeting to order, at approximately 6:23 p.m.

ROLL CALL

All those present during the Public Hearing were also present during this meeting, unless otherwise noted. A quorum of council was represented during this meeting.

INVOCATION – Given by Mayor Alderman

PLEDGE OF ALLEGIANCE – Led by Mayor Barton Alderman

APPROVAL OF AGENDA

MOTION: Weitman made a motion to amend the agenda to add “Pending Litigation” under Executive Session and approved the agenda as amended.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

APPROVAL OF MINUTES

Consideration for approval of 05/09/17 minutes regular meeting

MOTION: Hinely made a motion to approve 05/09/17 minutes of regular meeting.

Second: Weitman seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of 05/22/17 minutes of public hearing

MOTION: Shealy made a motion to approve 05/22/17 minutes of public hearing.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of 05/23/17 minutes of called meeting

MOTION: Weitman made a motion to approve 05/23/17 minutes of called meeting.

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

APPEARANCES

Paul Lindsay – reference use of right-of-way

Mr. Lindsay was not present, but had notified personnel that he may address this at future meeting.

Lewis Taylor – Requests consideration for approval of a Resolution to Recognize Ebenezer Creek of Effingham County GA as an Outstanding Area of Local, State and National Value

Lewis Taylor stepped to the podium. Mr. Taylor advised the Mayor and Council that a similar Resolution has been submitted to Guyton and that one will be submitted to Rincon and Effingham County for consideration. Mr. Taylor advised that he does not want anyone to take Ebenezer Creek for granted and then read the Resolution to the Mayor and Council.

Council Members Cribbs and Weitman assured Lewis Taylor that the City does not take Ebenezer Creek for granted.

Mayor Alderman noted an error found which needs to be corrected in the Resolution that had been submitted to Council. Council Member Maennche agreed that the error needs to be corrected.

Mr. Taylor was asked to forward a corrected copy to the City Clerk.

No Action was taken.

John (Trey) Lariscy and Neighbors – reference Azalea

Council has considered several options over the last several months, such as closing off at one end, consideration of a 3-way stop, etc. The end of the road was closed temporarily until a final decision could be made. Mayor Alderman would like a final decision made on this issue.

John (Trey) Lariscy of 302 Chestnut Street appeared before the Council and stated he prefers Azalea being closed off at one end. Lariscy advised that he loves the road closed. Since the temporary road closure, he has noticed neighbors walking, feels children in the neighborhood are safer. The road has not been used as a cut-through road.

Council Member Weitman remarked on receipt of a letter from members of the immediate neighborhood in which approximately 25 people had signed requesting the road to be closed.

Max Neidlinger of 213 McCall Rd., and others spoke in support of Azalea being permanently closed off at one end. Speeding traffic in that area was creating unsafe conditions.

MOTION: Maennche made a motion to permanently close one end of Azalea.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

The City Manager advised that temporary barricades are up now and asked for patience during the process to make the closure permanent.

Several people left before the meeting continued.

PUBLIC COMMENTS

OLD BUSINESS

Tabled at 05/09/17 meeting – Consideration to authorize a contract with Shockley Plumbing to install sewer main and manhole at West First Street

The City Manager explained the bids received.

MOTION: Weitman made a motion to authorize a contract with Shockley Plumbing to install sewer main and manhole at West First Street at \$15,400 to be paid out of SPLOST funds.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

NEW BUSINESS

Consideration for approval of an Ordinance to amend the official zoning map of the City of Springfield Georgia as amended: to Rezone from R-2 Zoning classification to R-3 classification certain real property owned by Janie Tebeau Irrevocable Living Trust, known as Parcel Numbers S1090045, S1090047, and S1090048.

The Ordinance to amend the official zoning map to rezone from R-2 Zoning Classification to R-3 Classification Parcel Numbers S1090045, S1090047, and S1090048 was presented by Council at the 05/09/17 meeting.

The Springfield Planning and Zoning Board held a Public Hearing on 06/06/17 on this property rezoning request, with opposition expressed. The Springfield Planning and Zoning Board held a meeting after the close of that Public Hearing in which recommendation to City Council to approve the rezoning of Parcel Numbers S1090045, S1090047, and S1090048 passed with a three to one vote.

Warren Ratchford stepped to the podium on behalf of the rezoning applicant. Ratchford spoke to the Mayor and Council and to the guests that were present. Ratchford explained his client intends to sell the property. The R-3 zoning of these parcels would allow for more flexibility. The group talking to them now are looking to come to this area, but do not want to be involved with the rezoning process. If a complex were to go there for age 55-year old's and over he feels that the community concerns of traffic, safety and noise would less than they may realize. Ratchford also noted that a portion of the property would not be developed due to expense of developing the jurisdictional wetlands and that there are already several natural buffers. One of the major concerns he has heard tonight was that some people do not want change. Ratchford believes this would improve the infrastructure of the city. He said the facility is not a section 8 type housing. Apartments for older residents wishing to downsize would be preferable to duplexes. Ratchford asked for consideration to rezone the parcels to R-3.

Ratchford advised that perhaps a red light could be placed on McCall Road. At the Planning and Zoning Board public hearing, the major issue was the wetlands. Approximately 18 acres are going to be wetlands and not built on. Ratchford believes the requested rezoning would be a benefit and noted that the masterplan would still have to be approved, later. Ratchford is just asking for the rezone from R-2 to R3 on these parcels.

Council Member Weitman understands wanting to move the property.

Council Member Shealy thanked Ratchford and advised that he represented his client's intentions very well, but that he believes this rezoning would be detrimental.

MOTION: Maennche made a motion to disapprove the Ordinance to amend the official zoning map to rezone from R-2 Zoning classification to R-3 Zoning Classification Parcel Numbers S1090045, S1090047, and S1090048, thereby denying the rezoning request.

Second: Shealy seconded the motion.

MOTION TO DENY THE REZONING PASSED unanimous without opposition.

Consideration for approval for Mayor Alderman to sign the updated Official Zoning Map

The updated Official Zoning Map would incorporate the most recently approved rezoning requests but not the rezoning request which was considered tonight since it was denied.

MOTION: Weitman made a motion to authorize Mayor Alderman to sign the updated Official Zoning Map.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration of an Ordinance (#2017-05) to provide for adoption of a FY2016 Budget Amendment amending Ordinance Number 2015-08, General Fund, containing estimates of revenues and expenditures changes for Springfield, Georgia for the Year beginning January 1, 2016 and ending December 31, 2016

The FY2016 Budget Amendment Ordinance was presented at the 05/09/17 regular meeting.

MOTION: Weitman made a motion to approve the FY2016 Budget Amendment Ordinance reference the General Fund.

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of an Intergovernmental Agreement between the City of Springfield and the Downtown Development Authority of the City of Springfield

City Manager Brett Bennett explained the Intergovernmental Agreement and noted the attachments, such as a draft form of promissory note, and draft form of deed to secure debt.

MOTION: Cribbs made a motion to approve the Intergovernmental Agreement between the City of Springfield and the Downtown Development Authority of the City of Springfield.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of a Timber Services Agreement between American Forest Management, Inc. and the City of Springfield, GA

Bennett addressed the agreement, copies of which were provided at all Council's seat. American Forest Management will manage the bidding process.

MOTION: Shealy made a motion approve a Timber Services Agreement between American Forest Management, Inc. and the City of Springfield, GA.

Second: Weitman seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval of a Timber Cutting Agreement

MOTION: Hinely made a motion to table this item until the 07/11/17 regular meeting.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous to table without opposition.

Consideration for approval of a resolution (#R2017-05) to appoint a Prosecuting Attorney of the Municipal Court of Springfield, GA

The interim prosecuting attorney Rick Rafter has indicated his desire that the City replace him. The City Attorney Ben Perkins noted that Attorney John Manly applied for the position. Perkins advised that he spoke with principal persons who worked with Mr. Manly at his various jobs since his graduation from law school and received comments that Mr. Manly is well qualified to serve as a Municipal Court Prosecutor. His legal skills are high according to those Perkins spoke with, and his experience as an assistant district attorney is positive. He has received high references.

MOTION: Weitman made a motion to approve a resolution appointing John B. Manly as the Prosecuting Attorney of the Municipal Court of Springfield, GA.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

Mayor extended his thanks to Rick Rafter for filling in during the interim.

Consideration for reappointment or appointment of Non-Public Representative for Effingham County to serve on the CRC Council

MOTION: Hinely made a motion to reappoint Herb Jones as the Non-Public Representative for Effingham County to Serve on the CRC Council.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration to approve the opening of a checking account for the Sanitation Fund

City Manager Brett Bennett explained that Council's approval is needed when opening or closing a bank account and explained the need for a checking account for the Sanitation Fund.

MOTION: Weitman made a motion to authorize that a checking account be opened for the Sanitation Fund.

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

GENERAL GOVERNMENT

Reminder – The City Hall Offices will be closed on 07/04/17 in observance of the Independence Day Holiday.

Reminder – The Annual Chamber Planning Retreat is in August. Council needs to consider if they will be able to attend.

REPORTS

Police Department – monthly report was available in Council packets for review.

Fire Chief – The Council advised Clint Hodges to keep up the good work.

Code Enforcement – a report was not available at this meeting.

City Manager

GEMA - 2 letters, with payments, were received from GEMA which covers approximately 75% of the costs associated with Hurricane Matthew.

Fire Station - project is up for bid. Contractors have ability to design on their own. This is a rehab. May come back in August for consideration.

Mars Theatre - bids will not be due until end of July.

Road Resurfacing - has been done, stripping has been done. The reflectors will be put on some of the major thoroughfares.

Mayor and Council Retreat

Council Member Weitman thanked all of those involved with the information provided during the Retreat discussions

GEMA

Council Member Shealy extended appreciation to those who worked through the process reference GEMA.

Erin Phillips

Advised the Mayor and Council that she wishes to hold a workshop to go over suggested changes to the zoning ordinance, and hopes to hold a workshop in July or August. The Mayor and Council Members will check dates and decide by the next meeting. Council was also asked to be thinking of any items they would like to incorporate into the ordinance.

MOTION TO MOVE FROM THE REGULAR MEETING INTO AN EXECUTIVE SESSION –
Reference Real Estate and Litigation

MOTION: Weitman made a motion at approximately 7:38 p.m. to move from the regular meeting into an executive session reference real estate and litigation.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

MOTION TO MOVE FROM THE EXECUTIVE SESSION BACK INTO THE REGULAR MEETING

MOTION: Weitman made a motion at approximately 8:29 p.m. to move from the executive session back into the regular meeting.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

TAKE ANY ACTION NEEDED ON ITEM(S) FROM THE EXECUTIVE SESSION

MOTION: Cribbs made a motion to authorize Mayor Alderman to execute a purchase and sale agreement and any other necessary documents to complete the purchase of Parcel # S1020029 not to exceed \$16,500 in purchase price.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

MOTION TO ADJOURN MEETING

MOTION: Hinely made a motion at approximately 8:32 p.m. to adjourn this meeting.

Second: Shealy seconded the motion.

MOTION PASSED unanimous without opposition.

07/11/2017 Approved