

CITY OF RINCON
UNOFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, JUNE 26, 2017
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM

Councilmembers Present:

Reese Browher
James Dasher
Paul Wendelken
Levi Scott, Jr.
Christi Ricker
Ann Daniel

Present:

Ken Lee, Mayor
W.E. Smith, Jr., City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
LaMeisha Kelly, City Planner
Corey Rahn, Fire Chief
Pete Smith, Asst. Fire Chief
Linda Rahn, Finance Officer

The meeting was called to order at 7:02PM. The Invocation was given by Councilmember Browher and the Pledge to the Flag was recited.

Approval of the agenda with the addition of the following new business items:

11a. Discussion on Bent Tree Subdivision Warranty Deed submitted by Al Trimm; 11b. Approval of Resolution to Oppose Heavy Industrial Traffic on Towne Park Drive W; and 11c. Acceptance of a Petition for Annexation by Effingham County for the Grandview Property.

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

Approval of the June 12, 2017 minutes with the following corrections:

Councilmember Scott abstained from the approval of the May 22, 2017 minutes; Councilmember Browher abstained from approval of the June 6, 2017 minutes; and the addition of the notation Councilmember Scott left at 9:35 PM during executive session.

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

New Business:

1. Appointment of William “Freddy” Long to the Rincon Planning and Zoning Board.

Mrs. Kelly informed Council that Skylar Long submitted his resignation because he moved due to employment, but they did not have to look far for a replacement, his father Freddie Long. Mr. Long is a long time resident, a builder and he has also dedicated his time to renovating the old Rincon Post Office.

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

2. Request approval to purchase chemicals for the WWTP from CedarChem, LLC. in the amount of \$14,198.00. LI# 50.7280.3312

Mr. Smith said Tommy Kee ordered these chemicals but due to the cost it needed to be approved by Council. Mr. Smith has reminded Mr. Kee of the spending limits and what needs to go before Council but, by ordering in bulk he saved about \$8,400.00. Mayor Lee asked how long the chemicals will last; Mr. Smith said it depends on how much he uses and the conditions. Councilmember Scott said we need to consider buying all chemicals in bulk, instead of each department buying here and there. Councilmember Browher asked what the bid on this was, Mr. Smith said he did not know but he would check.

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

3. Request approval to charge residents of Kate’s Cove subdivision the base residential sewer rates.

Mr. Smith said that Mr. Bowles came to him and said it would be easier to charge the residents in Kate’s Cove a base sewer rate, so they wouldn’t have to read 200 meters just for sewer. Mrs. Kelly asked to table this item until the next meeting. Councilmember Wendelken said he would like some discussion on this, he is not sure if they need to revisit this, he is not for it. All residents should be paying per the ordinance. Freddie Long, Kate’s Cove resident, said the original agreement said the residents of Kate’s Cove would pay the same amount as the in city residents, because the system was of no cost to the City, the increase came years later. Mrs. Kelly said at Kate’s Cove you are reading meters that are on a private system, they are having a lot of problems reading the meters and having to go back a number of times. Mrs. Kelly said everyone is paying per their usage, so we can’t take it down to base rate you would be losing money, Councilmember Browher said they need

to being paying at least what the residents in the City pay. Councilmember Daniel said residents should be paying for usage, she asked who do the meters belong to, Mrs. Kelly said a private company. Mrs. Kelly said her understanding is, the request is due to staff time.

No action taken.

Councilmember Browner asked Mr. Long is there anything in writing stating Kate's Cove would pay the same as in City rate. Mr. Long said after the fact the City did pass an ordinance that anyone outside of the city limits would pay 1½ times the rate.

Attorney Dickey said Council did an upgrade to the plant, had an engineer do a study that said residents outside the City should pay more than residents in the City.

4. Request for Council to ratify the contract for the new roof at Rincon Library. The emergency contract was awarded to Michael's Roofing for an amount of \$24,875.00. LI# 10.4101.4500

Mrs. Kelly said this was for work that was approved by Council previously. A budget amendment needs to be done to move the monies that we donate to the library to this account.

Motion to approve: Councilmember Daniel

Second: Councilmember Ricker

Vote by Council: Unanimous

5. Request to award a contract for the 2017 LMIG project to R. B. Baker Construction in the amount of \$385,223.50. LI# 10.4430.4421

Alec Metzger informed Council the bid was held on June 1st, the apparent low bid was reviewed and they recommend approval, the project is on Carolina Avenue, from 9th Street to 17th Street. Councilmember Daniel had questions about the traffic control line item; Mr. Metzger said R.B. Baker has down \$2,500.00 for traffic control. Councilmember Scott said we need an itemized break down of the project; one company we used had a line item for traffic control and did not have any traffic control. Mr. Metzger said the traffic control line item seems to be a catch all.

Mr. Metzger said the project bid may be a little less than what we anticipated. Mayor Lee asked how much do we have in LMIG, Mrs. Kelly said we have \$104,000 from DOT , \$300,000 in Public Works and \$50,000 in SPLOST for the LMIG Carolina Avenue project.

Motion to approve: Councilmember Daniel

Second: Councilmember Ricker

Vote by Council: Unanimous

6. EMC Engineering Services requests approval of Work Order for the Lost Plantation Golf Course Drainage Ditch Restoration project, in the amount of \$37,000. LI# 10.4430.4415

This is three projects in one; the ditch, pedestrian path bridge, and pond. Mrs. Kelly said Seth Zeigler patched the ditch as best as he could, and what we found out from GIRMA is they do not cover ground, only buildings. FEMA will reimburse at 85% but GIRMA will not, the City will be responsible for a portion. Mr. Metzger said the out force structure is under size and improper, the ditch is eroded, also utilities, maybe a sewer force main, have been exposed, and the bridge concrete footings are exposed. They will have to size the pond and ditch, reinforce the utilities crossing and replace the bridge.

Mayor Lee said the walking bridge has been there a long time, and he doesn't think the previous owners of the golf course put it up and if it is necessary at all; it is a bridge leading to the woods. Councilmember Browher said we need to take care of it tomorrow for safety reasons and take it down. Attorney Dickey asked if there was a path, and said if the bridge is removed put up caution tape, letting everyone know it has been removed.

A resident of Lost Plantation asked about the drainage issue on hole number one, Mrs. Kelly said that will be discussed separately.

Councilmember Browher asked how much do we have budgeted, Mrs. Kelly said it was not budgeted but will be covered with the 85% reimbursement from FEMA. Staff was asked to take action on the bridge and that project will need to be removed from the work order. A motion was made to table.

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

7. Request to award a emergency contract for Laurenwood Drainage Improvements project to M. C. Rahn, Inc. in the amount of \$73,000. LI# 10.4430.4415

Mrs. Kelly said the Old Augusta Road roundabout money will be reallocated to drainage.

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

8. Request to approve contract with Brickhouse Live for audio services and light show at Freedom Rings celebration in the amount of \$18,400. LI# 10.4101.2210

Mrs. Kelly said the sound will be bigger and better. Mayor Lee asked about the light show, she they will be shooting lights to screens with the sponsor's logos.

Motion to approve: Councilmember Dasher
Second: Councilmember Scott

Councilmember Browher said this seems awfully high, and asked were there any local bidders. Mrs. Kelly said he is the only one that does this kind of work around here. The music will be set to the light show and fireworks. Mrs. Kelly said last year the equipment and stage was \$15,000, he is charging \$3,000 more for the lights. Councilmember Ricker asked how much was brought in from the sponsors; Mrs. Kelly said maybe \$3,000. Councilmember Ricker asked how many vendors are there, Mrs. Kelly said 60 spaces were purchased but some people have two spaces. Councilmember Scott said it is worth having something for the community. Councilmember Browher said next year he would like to see us check with local DJ's and see if we could get something for \$10,000 less.

Vote by Council: Unanimous

9. Request to approve contract with Falcon Fireworks at Freedom Rings celebration in the amount of \$15,185.00. LI# 10.4101.2210

This is the same price as last year.

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

10. Request approval of the Fire Services Agreement Amendment #1 between the City of Rincon and the Effingham County Board of Commissioners.

Mr. Smith said this will change the end date of the agreement.

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

11. Request for Council to issue a 10 day notice according to the ordinance for nuisance on properties located on Howard Avenue and Austin Drive.

Mrs. Kelly said the property owner Solomon Smith, was present. He was sent letters about numerous properties. There are broke down vehicles, debris in the yards, and a trailer that needs some work. The ordinance says if a nuisance is not cleaned up, the property owner will have to come before Council.

Mayor Lee asked Mr. Smith if he had contact with the tenants, Mr. Smith said he has talked to them about the cars, he is told the cars are in working condition but don't have tags. He does haul away trash, but his pickup truck needs to be repaired and he lost his trailer due to the hurricane. He plans on hauling it out and does this about once a quarter, having the City send out letters to the tenants helps him.

Mayor Lee informed Mr. Smith as the property owner he is ultimately responsible. Attorney Dickey said the city does have an ordinance for dilapidated vehicles, a sticker can be placed on the car and it can be towed.

Councilmember Dasher told Mr. Smith that maybe he should put a roll off dumpster on sight, because even he gets complaints from the neighbors behind the trailer park about the trash flowing into the ditch and flooding their yards.

Mr. Smith said he has a complaint about a wash out on South Howard Road. There is a deep pothole and when the City put in the sewer lines they cut the sidewalk and it was never repaired.

Mayor Lee mentioned letters were sent in May, and asked Mr. Smith what had he done since then, he said he has cleaned up a bit. Mrs. Kelly said she will come back to Council in 30 days, Mr. Smith said he will have it cleaned by then.

Councilmember Browher asked Mr. Smith what he planned to do about the problem; he can take his tenants to magistrate court and kick them out.

Mrs. Kelly said if there are concerns about this dragging past 40 days she can come back at the next Council meeting with an update.

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

11A. Discussion on Bent Tree subdivision warranty deed submitted by Al Trimm.

Mrs. Kelly said Mr. Trimm submitted a warranty deed but edits need to be made because the deed includes some detention pond and as a practice Council does not take detention ponds. Some of the roads included are Oakridge, Oak, Acorn, Willow, Cone, Rahn, Crossing and Mikal, it does not include Plantation Way or Court.

Motion to table: Councilmember Ricker
Second: Councilmember Scott

A resident present, asked is Council taking over the roads because they are in bad repair. Mayor Lee said they are considering taking over the roads at the request of the citizens.

Vote by Council: Unanimous

Councilmember Dasher stated for the record that the streets mentioned are not in bad repair.

11B. Approval of a Resolution to Oppose Heavy Industrial Traffic in Towne Park West.

Mayor Lee asked if this had to do with OMNI Trax. Attorney Dickey said a development company, is planning to attempt to condemn the property beside the Springs and bring a viaduct with a road system and put the traffic on Towne Park West. His understanding is that Towne Park West is not designed for heavy traffic, it is a residential street and a number of eighteen wheelers will be using this road. Attorney Dickey stated for the record Council controls what happens on that city street.

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

11C. Acceptance of a Petition for Annexation by Effingham County for the Grandview Property.

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

12. Administrative Reports:

City Manager – Mr. Smith said they have a lead on a potential dog, the funds will come from the Police Department, and there is \$39,500 in that account. A Lost Plantation resident wants to put up a butter fly garden, Seth Zeigler seems pleased about the idea. Mr. Smith said he is continuing to do work on the special needs playground. On Thursday they will close out the miscellaneous bank accounts. Mr. Smith reminded Council about the Picnic on July 4, and said Council is welcome to come. Councilmember Browher said he likes those types of events for employees. A resident asked about the butterflies, Mayor Lee said it will be near the pond on the eighteenth green.

Building/Zoning Dept. – Mrs. Kelly said she needs a workshop; the parking passes for Freedom Rings are in Council's mailboxes, and everything is set and ready to go. Sixty spots have been purchased and the Air Force will be at the event. Councilmember Dasher asked who is responsible for maintenance between Tracker Supply and Kroger, the weeds look terrible. Mrs. Kelly said they are in transition, Kroger was selling the property but she will talk to them about cutting the weeds.

Popeye's is coming; Mrs. Kelly informed Council that she told Chick-fil-a, Council will consider waiving some fees if they break ground in a couple of months and expedite the plan review, Chick-fil-a seemed excited about that. Councilmember Scott mentioned the drainage issue on 7th Street and Stokes Avenue, and the timber company taking loaded trucks back out to the Westside, he said roads are not designed for that.

Finance – Linda Rahn said she has worked through the budget, made changes and adjustments, the bottom line is fine, but salaries and insurance are a little off.

Mayor and Council – Councilmember Ricker said Michael Osborne sent a text, the seven and eight girls finished third in the district.

Councilmember Browher said the City limit signs need to be replaced because they look very bad. Also he would like to see us push the irrigation meters; he thinks the meters will benefit the citizens.

Councilmember Dasher asked about the website progress, Mr. Smith said staff wanted him to look into IT in a Box hosting our email as well; he is still working on it. Mayor Lee said the sign at Giles Park needs some attention. Councilmember Scott said we need staff to focus on our parks, streets and lanes.

Resident Richard Levy asked about the boat storage, and what is the ordinance about builders leaving material on their vacant lots.

Resident Bernard Martin talked about the potholes and ruts on the frontage roads. He wanted to know if the City could do something about them. Mayor told him it is private property and we can let the owners know. He also told Mr. Martin that they are continually being monitored.

A resident of Lost Plantation asked Council if they are looking at the flooding in Lost Plantation. Mayor Lee said we have about three different drainage projects we are working on and we are aware of the issue and taking steps to address it. Mrs. Kelly said there was nothing the City could have done about the last flooding the water was coming so fast.

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

No executive session.

Adjourn:

Motion to adjourn: Councilmember Ricker

Second: Councilmember Scott

Vote by Council: Unanimous