

**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, FEBRUARY 27, 2017
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Reese Browher
Paul Wendelken
James Dasher
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
Tim Bowles, Public Works
Phillip Scholl, Police Chief
Pete Smith, Assistant Fire Chief

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

Approval of the agenda with the following:

Removal of new business item 1; Bill Sillers request to appear before Council to discuss using the Hinely Center to hold meetings of the Faith and Freedom Coalition of Effingham County.

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

Approval of the February 13, 2017 minutes:

The motions from items 14, 15 and 16 were added.

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

Public Hearing:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a variance request to Art. 3, Sec. 1D by Charles G. Callaway to rebuild a carport on a .56 property located at 206 E. Myrtle Street. The property is owned by C. G. Callaway and zoned R4 – Single Family Residential. Map# R208-27

Open public hearing: 7:05 PM

Attorney Dickey asked Mrs. Kelly if the legal notice was published and if individuals within 300 feet were notified, she said yes.

Mr. Callaway said one of his building burned down he wants to replace the structure. This is a hardship variance, due to the fire causing the damage. Mr. Callaway had a shop/carport combo on a slab 54 feet long, the slab is still there he wants permission to build back on the same slab. He will replace with a metal structure.

Maria Chamberlin, 212 Pineland Drive, wanted to show her support for Mr. Callaway's request. Mr. Lee thanked Ms. Chamberlin for supporting her neighbor.

Close public hearing: 7:09 PM

Turn the meeting back over to Mayor Lee.

Vote on a variance request to Art. 3, Sec. 1D by Charles G. Callaway to rebuild a carport on a .56 property located at 206 E. Myrtle Street. The property is owned by C. G. Callaway and zoned R4 – Single Family Residential. Map# R208-27

A motion was made to approve, motion was amended to include waiving the building permit fees.

Motion to approve: Councilmember Ricker

Second: Councilmember Scott

Vote by Council: Unanimous

Unfinished Business:

1. Second Reading of an Ordinance to amend Article 6 (Zoning Districts) of the City of Rincon Zoning Ordinance to create a RR 2.5 – Single Family Residential District, which is a single family residential district with a 2.5 acre minimum lot size.

Motion to approve: Councilmember Daniel

Second: Councilmember Scott

Vote by Council: Unanimous

2. Approval of a job description for Administrative Coordinator. (Tabled at the February 13, 2017 meeting)

Motion to remove from table: Councilmember Scott

Second: Councilmember Dasher

Vote by Council: Unanimous

Mr. Smith said he sent the description with the changes to Council via email, he removed some items, key HR duties were taken out and he took out positive pay. The job description will include preferred associate degree. Councilmember Scott said we need to focus some on Human Resources, because there are some substantial high penalties, concerning HR. Mayor Lee asked if further discussion was needed. Councilmember Scott said he thinks the percentage of the job breakdown is good.

Motion to approve: Councilmember Daniel

Second: Councilmember Scott

Vote by Council: Unanimous

New Business:

2. Sampson Mainor requests approval to subdivide a 6.96 acre tract from a 13.93 acre tract located on Middleground Rd. The property is owned by Sampson and Janever Mainor and zoned R4 – Single Family Residential. Map# R215-1E

Mr. Manior, said he has a have 13.90 acre property that he wants to subdivide, he is giving his daughter one parcel and keeping the other.

Motion to approve: Councilmember Scott

Second: Councilmember Dasher

Vote by Council: Unanimous

3. Request to approve Preliminary Site Plan for Popeye’s Louisiana Kitchen Restaurant, located at 360 S. Columbia Avenue. The property is owned by APB Investment Group, LLC and zoned GC – General Commercial. Map# R212-3C

Doug Faircloth, with Coleman Company, Inc. said this will be a 60 seat restaurant.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

4. Request for approval of final site plans for Dr. Suds Car Wash. The property is located on Hwy 21 S; property is owned by Dr. Suds, LLC and zoned GC-General Commercial. Map# R2120005

Jeff Watson, John Land and Matt Widener were present. Mrs. Kelly informed Council that everything has been addressed.

Motion to approve: Councilmember Ricker

Second: Councilmember Dasher

Vote by Council: Unanimous

5. Request to proceed with an application for the Firehouse Subs Grant to purchase two AED's.

Chief Scholl, said this is a grant to get reimbursed for two AED's and is not guaranteed. One of the AED's will be located in a patrol car and the other will be stationed at the office. The grants range is anywhere from \$2,500 to \$25,000.

Motion to approve: Councilmember Daniel

Second: Councilmember Wendelken

Vote by Council: Unanimous

6. Request to purchase Pipe Fittings in the amount of \$11,088.90 for meter change outs. LI #40.6260.4403

Mr. Bowles said this is for brass and PVC fittings.

Motion to approve: Councilmember Ricker

Second: Councilmember Dasher

Vote by Council: Unanimous

7. Request to purchase Meter Register Retrofits in the amount of \$ \$23,805.00 to replace and continue replacement of nonworking registers. LI# 40.6260.4410

Mr. Bowles said they changed out 147 registers and several 2 inch and 1 inch meters that were not working properly. The 147 registers will be upgraded for new ones.

Councilmember Ricker asked if they changes 147 this month or year, Mr. Bowles said this month. He also mentioned the ECoders are under warranty for 10 years with free replacement.

Motion to approve: Councilmember Dasher

Second: Councilmember Wendelken

Vote by Council: Unanimous

8. Request to purchase baseball uniforms from Thompson's Sport Shop in the amount of \$9,664.24. LI#10.4650.3308

Mr. Smith said the there is a short window from when registration ends and when the season starts.

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

9. Preferred Materials, Inc. requests approval of Final Pay Request and Release of Retainage in the amount of \$38,757.34.00, for work completed on the 2016 LMIG project. LI# 10.4430.4421

Mr. Metzger said the work was actually completed at the end of last year and Preferred Materials, Inc. forgot to request their final retainage.

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

10. Preferred Materials, Inc. requests approval to begin one-year maintenance period for the LMIG 2016 project. LI# 10.4430.4421

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

11. Y-Delta, Inc. requests approval of Pay Request #2 in the amount of \$276,984.74, for work completed on the Fort Howard Road Utility Extension project. LI# 10.4430.4414

Mr. Metzger said he looked at the work recommends approval.

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

12. Resolution to authorize submission of a FY 2017 Community Development Block Grant application to the Georgia Department of Community Affairs for 7th Street Water and Sewer upgrades.

Mrs. Kelly said this is the same grant we barely missed by points last time and we need to work on a plan of attack. We lost 70 points because of demographics, and our income is high on paper. She said we will have to make points up on the back end. Fire is testing all fire hydrants and will start testing resident's water pressure. The grant will be used to upgrade water and sewer lines in the 7th Street area and add new hydrants. Mrs. Kelly said Council will have to make some calls and ask the state representatives to consider our grant application.

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

13. Administrative Reports:

City Manager - Mr. Smith mentioned that EMC did provide a score card for Preferred Materials Inc.; the Tyler Technologies contract will be signed in the next couple of days, the server that is being purchased for the project is going with is \$5000.00 cheaper than expected; Mr. Smith said a check was received for the use of the water tower in the amount of \$69,000.00; He said Chief Scholl is getting a quote for emergency radios for Council; on March 14 there will be a City/County meeting at the Golf Course.

Councilmember Browher asked how often do we negotiate the water tower agreements, are there any built in increases, Mr. Smith said he was not sure and will research. Attorney Dickey said Council had chosen not to have to deal with every company so they participated in a program where one company would negotiate pricing and a percentage was paid to the company. Mr. Smith said he would check into this and get back to Council. Councilmember Wendelken asked did we hear from Retail Strategy about their cancellation, Mrs. Kelly said she did receive a call, but didn't believe Retail Strategies understood why the City cancelled the contract.

City Engineer – Mr. Metzger said a lot of strides were made on the Fort Howard Road water and sewer extension; RB Baker is working on the final punch list items for the Kroger project.

Chief of Police –Chief Scholl said they may have to cancel Citizens Police Academy due to lack of participation. Councilmember Browher asked for an update on the police dogs from what they have done in the last year. Chief Scholl will get the report.

Fire Department – Assistant Chief Smith said they had a great training schedule set up and they are working on getting all the guys re-certified. Mayor Lee asked about the volunteer staff, Chief Smith said they have about 34 volunteers.

Building/Zoning Dept. – Mrs. Kelly said the Rincon/County workshop will be on the 14th. She has a list of workshop topics, and wanted to know how Council felt about having workshops on the 1st and 3rd Monday on the month. Councilmember Browher asked about the Title Max sign, Mrs. Kelly said they are doing code enforcement, this is the second notice they have given.

Recreation Dept. – Mr. Osborne said baseball in on the way and there are tournaments on the field all this month.

Water/Sewer/Public Works – Councilmember Ricker asked about a pole on Georgia Avenue that is leaning sideways. Mr. Bowles said it is a Windstream pole and he has notified them on two occasion and they said it was fine.

Mayor and Council – Councilmember Ricker asked about the email that she sent about the recognizing employees, Mr. Smith said they will set something up in March. Councilmember Scott asked about tying into the water and sewer along Fort Howard Road and wanted to know if we were going to charge to do so. Mrs. Kelly said yes and the expectation would be annexation, she sent an annexation petition to one gentleman, there are potential ones out there.

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

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

Motion to return to meeting: Councilmember Ricker
Second: Councilmember Dasher
Vote by Council: Unanimous

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

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

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

No action taken.

Adjourn:

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