

**CITY OF RINCON**  
**OFFICIAL MINUTES**  
**RINCON CITY COUNCIL CALLED MEETING**  
**MONDAY, SEPTEMBER 18, 2017**  
**COUNCIL CHAMBERS**  
**107 W. 17<sup>TH</sup> STREET**  
**7:00 PM**

**Councilmembers Present:**

Reese Browher  
Paul Wendelken  
James Dasher  
Christi Ricker

**Councilmember Absent:**

Ann Daniel  
Levi Scott, Jr.

**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 Director  
Phillip Scholl, Police Chief  
Corey Rahn, Fire Chief  
Linda Rahn, Finance Officer  
Josh Williams, Golf Pro

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

**Approval of the agenda:**

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

**Approval of the August 28, 2017 minutes with the following corrections:**

New business item 5 Mr. Shore's name was incorrect; under new business item 7 consistent was misspelled; and under administrative reports Mr. was spelled as Me.

Motion to approve: Councilmember Ricker  
Second: Councilmember Dasher  
Vote by Council: 3 yes votes, Councilmember Wendelken abstained

**Public Hearing #1:**

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

**Public Hearing on the 2017 Millage Rate for the City of Rincon.**

Open public hearing: 7:06 PM

Attorney Dickey said the 2017 rollback was 4.95 Mils, we are rolling it back to zero and there will be no property taxes assessed in the City of Rincon.

Close public hearing: 7:08 PM

*Turn the meeting back over to Mayor Lee.*

**Vote on the request to approve the 2017 Millage Rate for the City of Rincon.**

Motion to approve: Councilmember Wendelken

Second: Councilmember Browher

Councilmember Browher said we have no property taxes on residential or commercial, this is the 19<sup>th</sup> year. Mayor Lee said we are one of a hand full of cities that are able to do that; Attorney Dickey said that number is getting even smaller.

Vote by Council: Unanimous

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

**Public Hearing #2:**

**Public Hearing on a petition filed by MPV II, LLC for a variance request to Article VI, Section 30 to reduce the length of the parking spaces from 20 feet to 18 feet. Property is located at 429 S. Columbia Ave. Property is zoned GC (General Commercial) and is owned by Enmark Stations Inc. (Map # R212-14)**

Open public hearing: 7:10 PM

Attorney Dickey asked Mrs. Kelly if the property was marked, were neighbors within 300 feet were notified and was an ad placed in the legal organ, Mrs. Kelly said yes. Mrs. Kelly said she was notified by the property owner and they ask that Council table this item. The owners requested this variance because the lot is so tight, and with the current building standards they were asking to reduce the parking space length from 20 feet to 18 feet; they are now trying to purchase additional property from one of the adjacent property owners and would like Council to holds off on the variance as it may not be needed.

Close public hearing: 7:12 PM

*Turn the meeting back over to Mayor Lee.*

**Vote on a petition filed by MPV II, LLC for a variance request to Article VI, Section 30 to reduce the length of the parking spaces from 20 feet to 18 feet. Property is located at 429 S. Columbia Ave. Property is zoned GC (General Commercial) and is owned by Enmark Stations Inc. (Map # R212-14)**

Item tabled at the request of the petitioner. Mrs. Kelly asked that it be tabled until October 9<sup>th</sup>.

Motion to table: Councilmember Dasher

Second: Councilmember Ricker

Vote by Council: Unanimous

**New Business:**

**1. Presentation from Chuck Branch on NextSite360.**

Charles Branch thanked Council for having him here. He gave an overview on NextSite, they recently partnered with Georgia Power on a retail initiative for Georgia Power communities. Their goal is to provide retail research and marketing analysis to connect developers and tenant reps to communities. Mr. Branch said Georgia Power subsidizes their upfront cost, so they can offer their services for preferential pricing. Normally their services are \$35,000 per year but for Rincon it would be \$6,000 per year. Councilmember Ricker asked Mr. Branch if his company was affiliated with Retail Strategies, he said they were, but his father sold his interest and they started NextSite. Councilmember Ricker said she was not impressed with Retail Strategies. Mr. Branch said Georgia Power vetted his company very hard because Georgia Power wants to be a good partner for the community. They started the partnership with Georgia Power in May. Mayor Lee said Georgia Power has a strong economic development division and they have a real interest in seeing growth. Councilmember Browner said he wasn't happy with Retail Strategies either, we paid a lot of money and received two invoices.

**2. Approval of Budget Amendment 2017-13 to reclassify additional funds for the purchase of a pumper truck.**

Motion to approve: Councilmember Ricker

Second: Councilmember Wendelken

Vote by Council: Unanimous

**3. Approval of Budget Amendment 2017-14 to add an expenditure line item for hurricane expenses.**

Motion to approve: Councilmember Browner

Second: Councilmember Ricker

Vote by Council: Unanimous

**4. PINCO requests approval of Pay Request #5 in the amount of \$47,261.70, for Lower Floridan Wellhouse and Main project. LI# 40.6260.4418**

Brant Lane with HHNT gave Council an update on the project. They have finally gotten most of the structural fill in, the site held up a lot better during this storm and everything is draining a little better. He expects the foundation on the well house to start this week. Everything is moving along and he hopes they can put it in a fast track mode. This pay request is for structural fill, and the entrance work. Mr. Lane said they need to watch the next two to three weeks to see if a request for an extension from EPD is needed.

Motion to approve: Councilmember Ricker

Second: Councilmember Dasher

Vote by Council: Unanimous

**5. Request to accept quote in the amount of \$270,000 from Palmetto Fire Apparatus Holding, LLC to purchase a Used Rescue Pumper Truck for the Rincon Fire Department. LI# 60.4750.4416**

Chief Rahn said engine 10 needs to be replaced; it is border line to being unsafe. The Palmetto Fire quote is real close to the budget number, and the truck has 70,000 miles. Mayor Lee asked does this company have the equipment on hand. Chief Rahn said yes, they found this truck at a show in Pennsylvania. Councilmember Dasher asked the life of the truck; Chief Rahn said another ten years. Mr. Smith asked do we get a warranty, the warranty 6 months power train he is not sure about the paint warranty. The truck is lime green.

Motion to approve: Councilmember Ricker

Second: Councilmember Wendelken

Vote by Council: Unanimous

**6. Agreement between the City of Rincon and the Georgia Municipal Association, Inc. for Telecommunications and Right of Way Management.**

Mrs. Kelly said she would like to take this off the agenda, but just so Council would know what this agreement will do, they will audit our utilities easement agreements and try to get adjustments, if any and they can go back as far as three years to get the money. Some of the language in the agreement will need to be changed and it will be brought back up to Council. Mr. Smith said he agreed with this proposal.

No action taken.

**7. Request approval to pay Cummins South \$3,201.67 for repairs to the generator at Well #4 located at Silverwood Court. LI# 40.6260.3311**

Mr. Bowles said this is for repair to the generator at well four, one of the control boards went out.

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

**8. Request approval to pay Rowe Drilling Company \$27,500.00 for repairs to the Well #3 located at 17<sup>th</sup> Street. LI# 40.6260.4411**

Mr. Bowles said the pump bowl has worn out; it is down to less than 500 gallons per minute. He has asked two other companies for quotes and only received one bid. Councilmember Ricker asked how long the well will be down, Mr. Bowles said about a week and a half.

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

Mr. Bowles said Layne Christensen used to be the company that we used to do these repairs but they have closed their offices in Georgia and moved to Florida. Mayor Lee asked have we used Rowe Drilling before, Mr. Bowles said they are doing the new well.

**9. Request approval to abandon wells #1 and 2 per EPD requirements due to lack of use at a cost of \$19,000.00. LI# 20.6260.4412**

Mr. Bowles said the two wells have been out of service for 6 or 7 years. EPD requires abandonment of the wells. When they were in use they were only producing 300 gallons per minute.

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

**10. Request approval to destroy seized evidence from the 2016 Condemnation list.**

Mr. Smith said these are items that have been approved by the Court to be destroyed.

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

**11. Request approval to increase Lost Plantation Golf Course 2018 membership fees.**

Josh Williams said the monthly membership rate has been the same since 2012, he believes a \$5 increase is justified and warranted. This will increase end of the year by \$5,000. Crosswinds Golf Club's monthly rate is \$148, South Bridge is \$156 and Georgia Southern Golf Course is \$104, which still puts us well below everyone else's rates. If we also increase the weekend rates it will increase the incentive to join and result in \$70,000 increase based on 2017 and 2018 numbers. Crosswinds weekend rate is \$55, South Bridge is \$60 and

Georgia Southern Golf Course is \$49. Our current rate is \$40 and if we increase that by \$5 it will give us the opportunity discount rounds when we are slow. We can run an email or face book blast about discounted rounds. Mayor Lee said he is in agreement with the membership increase, he just a little concerned about the amount of the increase for the round play. He said he does not think the mentioned Golf Courses are our competition, our Competition is Black Creek and Henderson and our course has improved and we have a good increase in our play, he doesn't want to throw a number what will stop people from coming. Maybe instead of \$5 per round it should be \$3. Josh said he would suggest the \$5 because of the current discounts we have. Mayor Lee said he likes Mr. Williams' way of thinking but doesn't want to hurt our momentum. Councilmember Ricker asked what we are offering city employees; city employees only pay cart fees. Councilmember Browher asked the effective date, membership is January 1<sup>st</sup> and rounds is March 1<sup>st</sup>.

Motion to approve: Councilmember Browher  
Second: Councilmember Ricker

Councilmember Wendelken asked Mr. Williams do you think membership price is enough, because if we do the \$45 or stay at \$40 you only have to play two times a month to make it worthwhile to be a member. Mr. Williams said the membership fees do not include cart rental.

Vote by Council: Unanimous

## **12. Request approval of Inter-fund Transfers for FY 2016.**

Mrs. Rahn said this is to clear up some of the balances, so we can move forward in finalizing our audit.

Motion to approve: Councilmember Ricker  
Second: Councilmember Dasher

Councilmember Wendelken asked if what was discussed about the golf course with the auditors in this request, she said it was. Councilmember Wendelken said we need to tell the public what we are doing. It should be a separate agenda item; we need to talk about the golf fund. He does not like the fact that it is hidden in this agenda item. The public needs to know that we are going to take from the water fund \$1,353,065, which is a loss from the golf course since we owned it, until 2016. This is not what we paid for it that is an additional amount that has essentially been written off. This is the loss that the general fund has supplemented to the golf course in only seven years. Councilmember Wendelken said he is not against the golf course but when you are in a losing proposition and have to tinker with this and that, and then tell Corey sorry we know you use to buy new fire trucks but we can't afford to anymore. We have a grant for \$750,000 to put more grinder pumps in on the Westside, are we going to have to match that \$750,000. Mrs. Kelly said yes. Councilmember Wendelken said he doesn't know where that is going to come from but we could have almost done two phases with what we have lost at the golf course. We are writing off this loss from the general fund, and we are going to put it over in the water fund. I am going to vote yes because we have no choice. The other question is how much longer

are we going to take from the general fund, can we keep doing this. As of May we are projected to have a loss this year at the golf course. What happens in the future, will we be able to continue to rollback millage? We have to have some serious discussion because most of the residents of Rincon do not use the golf course. Mrs. Kelly said this is not the final audit presentation; Mrs. Rahn has to do this to get to the final audit. Mayor Lee asked Mrs. Rahn if Council could get a by year number on how we came to these totals, she said yes.

Mrs. Rahn explained item 12's request, using the fire department as an example. The utility department collects fire fee on the water bills, these fees are owed to the fire fund by the utility fund, we don't physically transfer the funds we set up a due to-due from, monies may be paid out of the utility fund for the fire department bills. This request is basically truing up the numbers.

Carole Hogge asked why we need the golf course; Councilmember Wendelken said it was to spray our reuse. There was discussion on the reuse water and how many gallons are being pumped per day. Mayor Lee said we did this when EPD put everybody on notice several years ago that there would be a zero discharged to the Savannah River, we needed to find alternate ways to get rid of reuse. We didn't buy the golf course for a revenue producer. Our hope was that we could break even and accomplish the purpose that we brought the golf course for, unfortunately the golf course business was depressed, and we are trying to get it to where it is making money.

Tom Mcilvaine, 28 Lauren Way, asked do we understand where the gaps are, what are we going to do to fix it. Mayor Lee said the golf course business is really competitive, this has been looked at very hard, and we are trying to understand on how to get it to where it needs to be. Councilmember Ricker said the golf course is losing less money than what it was losing. We hired a PGA golf professional to turn things around, we do allow our middle and high schools to use the course even though we don't write it off as recreation, we also have a lot of tournaments there and that money is pumped back into our athletic programs and schools. Thousands of dollars are raised on that course that goes back into our County. Mayor Lee said we also looked at the golf course as an amenity that would encourage people to move here and businesses to locate here. Councilmember Browher said we struggled with this and need to make a determination of what we are going to do, we can't keep hemorrhaging money. The golf course is a beautiful golf course and an asset to the community but at what cost.

Vote by Council: Unanimous

### **13. Administrative Reports:**

**City Manager** –Mr. Smith said there has been a lot of activity related to the hurricane. We had an in house city meeting, the problems that came up were power in this building and generators; tomorrow is the meeting with FEMA; he attended the Chamber policy committee; we will have a presentation from Hanna Sower next Monday, about putting a solar field at WWTP; the Insurance Broker Pre Proposal meeting will be on Wednesday; he

received a call from J Smith Lanier and they said BITCO is not interesting in retaining our contract.

Councilmember Wendelken asked about the meeting with Seimitsu to discuss fiber optics, and told Mr. Smith he might want to contact Comcast directly; also Councilmember Wendelken asked for more specific information from BITCO what kind of claims we had.

**Building/Zoning Dept.** – Mayor Lee asked about an update on the Laurenwood drainage problem, Mr. Bowles said they are continuing to work on the ditch, the last rain had some water backed up behind some houses and backed up in the road. Mayor Lee wanted to know if there was a problem with the storm drains, Mr. Bowles said no. Mr. Mcilvaine and Justin Sowers spoke about their issues with flooding in their yards. Mayor Lee explained that some emergency work was done before the hurricane, so the flooding would not be so bad during the storm. Mrs. Kelly said the project should take 60 days to complete.

Mrs. Kelly said she and Travis will be attending the FEMA meeting tomorrow; also she sent out revised budget workshop schedule; and she would like to have a workshop. The workshop was scheduled for next Tuesday.

**Water/Sewer/Public Works** – Councilmember Browher said in Williamsburg the drain at 102 Stephanie Avenue has a lot of debris, Mr. Bowles said we don't own the drains on private property. Councilmember Browher said he would like to see what we have on record, when he is asked a question he likes to say yes or no and give informed answers to residents. There was some discussion on whether the drain is on private property. Mrs. Kelly said the property owner had refused to grant an easement for her property. Councilmember Browher said he would get with the owner to see where the problem is located. Councilmember Ricker asked Mr. Smith if he spoke with Mr. Bowles about all the water in Woodbury subdivision, she said beavers have built a dam and Mr. Bowles had done something to fix it before. Mr. Bowles said that was four years ago. Councilmember Ricker asked him to take a look at it to see if there was anything he could do.

**Finance** – Mrs. Rahn said she should have the August financial reports by Monday.

**Mayor and Council** – Councilmember Ricker said there will be a haunted forest at Ebenezer retreat on October 27 and 28. Councilmember Dasher asked about the storage yard at the golf course. Mr. Smith said he and Mr. Zeigler need to sit down with the City Attorney they have not gotten all the answers they wanted or expected from GIRMA. Councilmember Browher asked did we get the donations that were supposed to be given for the dog at the golf course; Mr. Smith said he will check on it.

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

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



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