



**CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL CALLED MEETING
MONDAY, JANUARY 29, 2018
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Paul Wendelken
James Dasher
Levi Scott, Jr.
Ann Daniel
Kevin Exley

Councilmembers Absent:

Reese Browher

Present:

Ken Lee, Mayor
W.E. Smith, Jr., City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Tim Bowles, Public Works Director
Phillip Scholl, Police Chief
Corey Rahn, Fire Chief
Travis Grubbs, Building Inspector

The meeting was called to order at 7:03 PM. The Invocation was given by Councilmember Wendelken and the Pledge to the Flag was given.

Approval of the agenda:

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

Approval of the January 2, 2018 minutes with the following correction:

On the approval of the January 2, 2018 agenda it should read addition of item 12A not 12.

Motion to approve: Councilmember Scott
Second: Councilmember Exley
Vote by Council: 4 yes votes, Councilmember Dasher abstained

Old Business:

1. 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)

Bill Mosley with Mosley Real Estate Advisors was present. Mr. Mosley said the plans were modified to include some 20 foot spaces, so there will be a combination of 20 and 18 foot parking spaces. Councilmember Daniel said she looked at the plans and her main concerns were the 18 foot spaces because of some of the larger vehicles, since this will be changed she doesn't see any other issues. Mayor Lee asked how many spaces would be affected; Mr. Mosley said one row of parking along the side property line will all be 18 foot, so it will be about 50/50. Travis Grubbs. Building inspector said looking at the space, there will be two structures that would be required to have 22 parking spaces and they will have 38 spaces, between the two of them 17 will be in compliance only five or six will be out of compliance, if you look at the ratio.

Motion to approve: Councilmember Daniel

Second: Councilmember Scott

Vote by Council: Unanimous

New Business:

1. Presentation of City of Rincon Police Officer of the Year.

Chief Scholl presented Officer Isaac Taylor with the Officer of the Year Award.

2. Update on the Health, Dental and Vision Insurance Coverage for 2018.

Melissa Stille, Dewitt Insurance Agency, gave Council an update on Humana Go365. She said will have biometric screening for staff participating in the health plan on February 21st and 22nd. She discussed the potential saving if whole group gets to silver, gold and platinum status. Mrs. Stille also discussed a proposed incentive program, if City saves \$5,100 a month from Go365, you could give a \$40 gift card if the employee reaches silver status. Councilmember Wendelken asked would the biometric screening be a baseline screening, Mrs. Stille said yes. She also mentioned physical dental card will not be mailed out but the information can be accessed online.

Mr. Smith said he is very happy with Mrs. Stille performance.

3. Presentation by Tre Wilkins from the Effingham County IDA.

Mr. Wilkins said the former CEO of the IDA, John Henry had resigned and he was named interim CEO. The plan for the personnel committee is to have a permanent replacement by the middle of April. One complaint that he has heard of is there is a lack of communication and he is assuring that will change now and in the future.

They are two years into agreement with OMNITrax. OMNITrax is currently 90% complete with clearing one tract known as A1 and A2, the tract between McCall Road and the CSX rail. The Parkway right of way and an additional 160 acres is being cleared; they are days away from putting down permanent grassing. There is a 100 foot right of way all the way up to the rail for a possible access to Highway 21. The property has received GRAD Certification the middle of January and they are one of 62 properties that have done so, from the marketing standpoint the property is on the map. Per the agreement there are some milestones one is in March, and if they meet that the conditions of the agreement will stay in place and another in September that they plan to hold them to those deadline. There has been an amendment to the original agreement; it involves upgrades to McCall Road from the CSX Rail to Highway 21. There will be a third lane and sidewalks added and there will be updates to the park. Councilmember Scott thanked Mr. Wilkins for the first impression and the updates because we are partners, communications is the key. Councilmember Daniel asked if they have potential clients going onto the tracts, Mr. Wilkins said no.

Mr. Wilkins gave an update on Port Fresh Logistics and at another site, Savannah Portside International Park.

4. Appearance of Jon Sauls to discuss 1355 Fort Howard Road.

Mr. Sauls is the owner of JMS Electrical Contracting. Mr. Sauls said his property is in the County and he chooses to stay and the County and get documentation to get a well and a septic tank instead of connecting to City water and sewer. Mayor Lee said there has been communications between staff, Mr. Sauls and the County, Council would like a better understanding of request. Mr. Sauls said he thought the property was in the City and called to get budgetary numbers from the City but did a survey and found out he was in the County. His contractor went about getting building permits from the County and then was sent an email by the County that said he would need a refusal letter from the City to move forward. This has been going on for two months and he would like to move on as quickly as possible so he can get his building up. Mr. Grubbs said he has seen one email where Mr. Sauls requested numbers on a 1,500 square foot building, but he has not heard anything other than that. Councilmember Daniel asked did Mr. Sauls have an objection to annexing, and wanted to know if it was a cost issue; he said wants to stay in the County, if the City annexed at a later date he would not have a big issue with that and right now he is in the County and would like to stay in the County. He doesn't know what the latest numbers would be but the last numbers he saw were about \$5,000 more than a septic tank. Councilmember Scott said the property is in our service delivery area and heard from EPD that we need to get far away from septic tanks because of saturation; we have been annexing that area. Councilmember Wendelken said the County put us in a bind because they knew this was our service area and before they approved anything they should have told you to come to the City. Mr. Sauls said in the process he got hung in the middle. Councilmember Wendelken said we are trying to get a meeting with them to stop that, if you were in the County and had a water and sewer line as close as we do they wouldn't let you put in a septic tank. We are kind of stuck in the middle too because of the actions of some at the County. Mr. Sauls said the property adjoining him, Dollar General, does have a

septic tank. Attorney Dickey said the difference is there were no City water and sewer lines out there when Dollar General was built. Attorney Dickey said according to Mrs. Kelly Dollar General has contacted the City and they plan to tie into the lines because they are having problems with their septic system. Councilmember Daniel said Rincon has spent a lot of money getting the area developed; there is no reason for telling you that we cannot give you water and sewer when we can. Councilmember Daniel made a motion to require Mr. Sauls to annex to get the water and sewer. Councilmember Dasher seconded the motion. He said we have already annexed all the way to the Cross Roads and we will annex Dollar General, years ago we had Lovett's and he was an island in the middle of town, he doesn't want to see the same thing. Attorney Dickey said the annexations for Ft Howard, Old Augusta Road and Grandview are complete. Attorney Dickey asked Council before a vote is made is it possible to get the information from Mrs. Kelly. Both motions were withdrawn and a Workshop was scheduled for Monday, February 5.

No action.

5. Caldwell Tanks, Inc. requests approval of Pay Request #4 in the amount of \$74,207.34, for Lower Floridan Wellhouse and Main project. LI #40.6260.4419

Brant Lane, with HHNT said this basically covers construction work that has been complete and they are now working on prep for painting.

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

6. BRW Construction Group, LLC requests approval of Pay Request #5 in the amount of \$175,767.20 for the WWTP Headworks project. LI# 50.7280.4411

Mr. Smith said he reviewed the application and it is properly executed.

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

7. PINCO requests approval of Pay Request #9 in the amount of \$78,918.30, for Lower Floridan Wellhouse and Main project. LI# 40.6260.4418

Mr. Lane said this includes continued work on the Wellhouse building and the generator that is now on site.

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

Councilmember Dasher asked about the drainage at the site. Mr. Lane said access is a lot better than it had been; it is still a little muddy right around the site. He does not see a long range problem.

8. R. B. Baker Construction requests payment of Pay Request #1 in the amount of \$343,626.78, for the LMIG 2017 for Carolina Avenue. LI# 10.4430.4421

Alec Metzger said the agenda item should be for the LMIG 2017 for Carolina Avenue, instead of Hwy 21 ROW Improvements. He said they recommend paying a little less than what they requested. R.B. Baker was supposed to put in a 20 foot road but they decided in the field to make it a 22 foot wide road and put down extra rock without approval. It doesn't improve the roadway but it improves the shoulder. The additional amount was \$12,264.40. Mayor Lee suggested paying them 50% of the additional cost for the widening, \$6,132.20.

Motion to approve payment plus an additional \$6,132.20: Councilmember Scott
Second: Councilmember Exley
Vote by Council: Unanimous

9. Associates in Local Government Assistance, Inc. requests approval of Pay Request #1 in the amount of \$5,625.00 for administrative services for the FY 2017 CDBG grant. LI# 40.6260.4412 and 50.7270.4412

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

10. Request Approval to purchase 30 Grinder Pumps from Grainger Industrial Supply in the amount of \$24,997.80. LI# 50.7270.4405

Mr. Bowles said this request is to maintain our inventory of grinder pumps. He said Grainger has locked in this price through 2018.

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

11. M.C. Rahn Services requests approval of Pay Request #3 (Final Payment) in the amount of \$38,625.00 for work completed on the Laurenwood Drainage project. LI# 10.4430.4415

Mr. Metzger said they have been out and the punch list has been completed. This is the final invoice and this should start the warranty period also.

Motion to approve with the start of the one year warranty period: Councilmember Scott
Second: Councilmember Daniel
Vote by Council: Unanimous

12. Discussion of the appointment of an Effingham County IDA Board Member.

Mayor Lee said we were notified that we are due an appointment to the IDA Board and recommended to the Council that they give consideration to Patrick Kirkland. Mr. Kirkland has shown a real interest in our City and a desire to serve. Councilmember Exley said he would like to consider Damon Rahn as well. He said on something this critical we should have a workshop and have them come in and interview. Councilmember Scott said we need some one that will be vocal and let them know we have a seat at the table.

No action

13. Appointment of the Mayor Pro Tem for 2018.

Councilmember Exley made a motion to appoint Councilmember Ann Daniel.

Motion to approve: Councilmember Exley

Second: Councilmember Scott

Vote by Council: 4 yes votes, Councilmember Daniel abstained

Councilmember Daniel thanked Council and said it is an honor.

14. Administrative Reports:

City Manager – Mr. Smith said the crossover at the WWTP went over good, Mr. Kee and Mr. Bowles's crews did a good job. He said there were a few snafu's, we have to do some improvements on the internal reuse system, and there are some pumps that need to be replaced. He does have the signed easement from the owner of the detention pond in Ridgewood subdivision, the owner of the property next door expressed some concern but Mr. Smith doesn't think we will touch his property. We do not have an agreement for the goose dog and will talk about this in a workshop, it is not working smoothly. The Go365 meeting is February 21st at the Golf Course. There has been work on the rocket ship. Councilmember Wendelken said we have to have a meeting with the County to discuss service delivery; at this point it is a customer service issue. Councilmember Exley asked Mr. Smith about the comparison on benefits for the Police department, he is going to work on that this week.

City Engineer - Mr. Metzger said the Lost Plantation outfall ditch, the Stokes Avenue ditch and Lost Plantation ditch near Dresler Avenue have been bid out.

Chief of Police – Councilmember Wendelken said looking at the numbers the biggest problem seems to be shoplifting, is there something that we could do. Chief Scholl said most of the cases come from Wal-Mart, and they have a very aggressive lost prevention program. Wal-Mart use to call the police when they suspected a theft occurring but Chief Scholl said he spoke with them and stopped that. Mayor Lee said he had had two different occasions where citizens came to him and were very complimentary of the Police Department and all of our services in the City.

Water/Sewer/Public Works - Mr. Bowles submitted a written report. He informed Council that one of the message boards that was on Highway 21 North and Commercial Drive advertising for the Josh Reddick Foundation Concert was struck and has a lot of damage. It will be out of commission for a while

Mayor Lee also asked were there any issues with the Josh Reddick Foundation Concert, Chief Scholl said no everything went very well. Mr. Exley said he heard great things. Councilmember Wendelken asked about the numbers, Chief Scholl said he would guess about 3,500 to 4,000 were present.

Finance – Mrs. Rahn said she would like to speak to Council after executive session about software progress.

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

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

Motion to return to meeting: Councilmember Daniel
Second: Councilmember Scott
Vote by Council: Unanimous

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

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

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

No action taken.

Adjourn:

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