



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, MARCH 8, 2021
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

Reese Browher
Ann Daniel
Patrick Kirkland – Arrived 7:05 PM
W. Frederick Long
Levi Scott, Jr.

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathon Murrell, Police Chief
Corey Rahn, Fire Chief
Jason Stewart, City Planner
Tim Bowles, Public Works Director
Tommy Kee, WWTP Director
Monica Woods, Finance Director

The meeting was called to order at 7:03 PM. The Invocation was given by Mayor Lee and Pledge to the Flag was recited.

Approval of the agenda:

Motion to approve: Councilmember Daniel
Second: Councilmember Scott

City Manager, John Klimm requested item number 3 old business to be moved to after executive session, both motions were amended.

Vote by Council: 4 yes votes Councilmember Kirkland abstained

Approval of the February 22, 2021 minutes:

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

Mayor Lee recognized special guests Effingham County High School Secretary of State Student Ambassadors. Student Ethan Crabtree spoke on behalf of the group and explained what they all do as Secretary of State Student Ambassadors.

Old Business:

1. Request approval to surplus Equipment at the Fire Department. (Tabled at the 2/22/2021 meeting.)

Remove from the table: Councilmember Browher
Second: Councilmember Kirkland
Vote by Council: Unanimous

Chief Rahn said they are doing some spring cleaning. They have four generators and some fire pumps that need to be surplus. He will send a list once they get them ready for the local auction.

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

2. Request approval to surplus Bunker Gear. (Tabled at the 2/22/2021 meeting.)

Remove from the table: Councilmember Scott
Second: Councilmember Daniel
Vote by Council: Unanimous

Chief Rahn said the shelf life of bunker gear is ten years and they have several sets due to be destroyed. These cannot go to auction because of the expired shelf life.

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

3. Request approval of the Service Delivery Stipulation Agreement between the City of Rincon, City of Springfield, City of Guyton and Effingham County. (Tabled at the 2/22/2021 meeting.)

After executive session no action was taken on this item.

New Business:

1. Request approval of a proclamation to declare the month of March 2021, American Red Cross Month.

David Hendrix community volunteer leader from American Red Cross was present. Mayor Lee read the proclamation and declared March 2021 as American Red Cross Month.

Motion to approve: Councilmember Kirkland

Second: Councilmember Scott

Vote by Council: Unanimous

2. A request has been filed by Jeff Carter Engineering Consultants, Inc. for approval of the Preliminary/Final Site Plan for a Zaxby's, located at 313 South Columbia Avenue. The property is owned by Whaler Holdings, LLC. The property is zoned GC (General Commercial); (Map and Parcel # R2120008E00)

Craig Stalnaker with Whaler Holdings was present. Mr. Stewart said the Planning and Zoning Board recommended final approval contingent on a no left turn sign. Mr. Stewart also said staff has concerns about the left turn, and suggested they possibly have a second exit by Babcock. Mr. Stalnaker said the Zaxby's Corporation only allows one exit and agreed to put up a no left turn sign. Councilmember Kirkland said his big concern is traffic on Highway 21, he asked if it was possible for them to put some type of concrete curb to force a right turn; Mr. Stalnaker said they can put in a small triangle. Chief Murrell said his recommendation was for a decel lane south bound. Mayor Lee said we have concerns in certain high traffic areas with the left turns we are trying to be careful and not trying hinder Mr. Stalnaker's business, and asked was he willing to put a curve or triangle and sign to direct traffic to the right, he said yes. Councilmember Browner asked about the timeframe, they are waiting on Council's stamp and they are ready to go.

Motion to approve: Councilmember Daniel

Second: Councilmember Long

Both motions were amended to include the addition of a right turn concrete island and a right turn only sign.

Vote by Council: Unanimous

3. A request has been filed by Neil McKenzie of Coleman Company, Inc. for approval of the Preliminary/Final Site Plan for Cowan Family Tract Subdivision, located at Sherwood Road. The property is owned by CHGC Holdings LLC. The property is zoned R-5 (Residential-One unit detached conventional house); (Map and Parcel # R2130031)

Neil McKenzie said this property is located off 9th Street, is zoned R5 and approximately 18 acres. The plan is to serve the lots with Rincon utilities and the roads will be public. There will be an HOA to maintain the detention pond. All approvals are in place. There will be 36 units. Mayor Lee asked about turn around area, there is one dead end and he wanted to know if that was the turnaround area and would it be a gravel area. Mr. McKenzie said yes, the reason for this is there are a bank of wetlands that bound the property on that side and up lands on the other side and they are keeping the option open in case they want to go over that and build more lots. Mayor Lee asked Mr. Bowles about the condition of

Sherwood Drive, Mr. Bowles said the road is an ash road but the developers will bring it up to code. Mr. McKenzie said that access road goes to adjacent property and their access will be paved. Mr. Stewart said the Planning and Zoning Board did recommended approval.

Motion to approve: Councilmember Scott

Second: Councilmember Browher

Vote by Council: Unanimous

4. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 208 Sterling Drive and to pay all assessed fees.

David Mattos said there is a boat in the driveway that extends out to the sidewalk. He made contact with the owner and they don't want to comply. He sent one letter and gave him ten days to comply and the owner did not respond. Then he sent out another and told him to appear before Council tonight, the second letter included the assessed fees totaling \$292.92. . Councilmember Daniel said according to the pictures there looks to be room on the side of the house, Mr. Mattos said yes. Councilmember Scott asked who does the liability fall on; Attorney Dickey said the owner has the liability. Mr. Mattos said he has somewhat streamlined the process with these cases where he sees it is negative. Instead of the four letters, the code says you have to send out one letter and may send out more, he sends out one to comply within ten days and then he sends out one to appear before Council. There is no three letters and another to appear before Council, he cut those out. Councilmember Scott asked did this have to be changed in an ordinance; Attorney Dickey said it is a procedure. The fees are \$292.92.

Motion to approve: Councilmember Long

Second: Councilmember Daniel

Vote by Council: Unanimous

5. Request to approve the audit engagement letter with Caines, Hodges, and Company, P.C., for the 2020 City Audit.

Mr. Klimm said this is the standard engagement letter.

Motion to approve: Councilmember Daniel

Second: Councilmember Browher

Vote by Council: Unanimous

6. Request approval to purchase bulbs for the Waste Water Treatment UV Disinfection System from Templeton and Associates in the amount of \$12,384.00. LI #506.4335.531125

Tommy Kee said these lights emit UV light to disinfect waste water.

Motion to approve: Councilmember Scott

Second: Councilmember Kirkland

Vote by Council: Unanimous

7. Geosyntech Consultants, Inc. requests approval of a pay request in the amount of \$5,970.91, for engineering services associated with the Coastal Incentive Grant. LI# 505.4440.531750

Mr. Klimm said Geosyntec has done a considerable amount of work.

Motion to approve: Councilmember Daniel

Second: Councilmember Scott

Vote by Council: Unanimous

8. RB Baker Construction requests approval of Pay Request #3 in the amount of \$10,816.13 for the 2020 LMIG project (Phase 2 of Lexington Ave). LI# 320.4100.541416 and #100.4100.541246

Doug Morgan, with EMC was present. Mr. Morgan said this is the pay request for the final erosion control, grassing and final stripping.

Motion to approve: Councilmember Scott

Second: Councilmember Daniel

Vote by Council: Unanimous

9. RB Baker Construction requests approval of the final pay request and release of retainage in the amount of \$55,788.52 for the 2020 LMIG project (Phase 2 of Lexington Ave). LI# 320.4100.541416 and #100.4100.541246

Mr. Morgan said after the walk through all of the items have been addressed.

Motion to approve: Councilmember Daniel

Second: Councilmember Kirkland

Vote by Council: Unanimous

10. Administrative Reports:

City Manager – Mr. Klimm said he would like to request a workshop, Mr. Stewart has drafted proposals for Council to review and there is also a proposal from Chief Murrell that they would like to present to Council; if we are ready to go forward we could have Wade Burchem on Zoom for Council to ask an final questions they have about the Storm Water Fees; there will be a workshop on March 15th; Mr. Klimm said EMC has been tasked with beginning survey and design and putting together a bid package for the road projects, he will request workshop in May to discuss this; Councilmember Browher asked if they could discuss the Picket Fences second entrance at the workshop; Councilmember Kirkland reminder Mr. Klimm about working on a sidewalk plan.

Resident Matthew Spaccarelli was on the phone and asked would the workshop be virtual, yes it will be on Ring Central.

City Engineer – Mr. Morgan said that they have already started working on the five roads. Georgia and Savannah Avenues will be first.

Chief of Police – Councilmember Kirkland asked about Neighborhood Watch contacts, Chief Murrell said they can reach out to him of Lieutenant Thompson.

Fire Department - Councilmember Kirkland spoke highly of the fire department and how quickly they responded to a car accident.

Mayor and Council – Mayor Lee read an email from a citizen about his admiration for Attorney Dickey’s during his handling of youth at court. Mayor Lee thanked Attorney Dickey for what he does for the City.

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

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

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

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

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

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

No action taken

Adjourn:

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