



**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
FOLLOWED BY A WORKSHOP  
TUESDAY, MAY 26, 2020  
COUNCIL CHAMBERS  
107 W. 17TH STREET 7:00 PM**

**Councilmembers Present:**

Reese Browher  
James Dasher  
Ann Daniel  
Patrick Kirkland

**Councilmembers Absent:**

Levi Scott, Jr.  
W. Frederick Long

**Present:**

Ken Lee, Mayor  
John Klimm, City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
Jonathan Murrell, Interim Police Chief  
LaMeisha Hunter Kelly, City Planner  
Mike Osborne, Recreation Director  
Derrick Cowart, Finance Director

The meeting was called to order at 7:08 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 Kirkland  
Vote by Council: Unanimous

**Approval of the May 11, 2020 minutes:**

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

**New Business:**

**1. Request to accept an annexation petition for 19.05 acres located at 1678 Fort Howard Road; property is owned by Rheta B. Braddy (Map# 04630029).**

Mrs. Kelly asked that Council accept this petition and hopefully in the future they will be bringing forth a project.

Motion to approve: Councilmember Daniel

Second: Councilmember Dasher

Vote by Council: Unanimous

**2. Geosyntech Consultants, Inc. requests approval of pay request #6 in the amount of \$5,039.28, for engineering services associated with the Coastal Incentive Grant. LI# 505.4440.531750**

Mrs. Kelly said the work has ready been done and we are in year two of setting up the storm water utility.

Motion to approve: Councilmember Kirkland

Second: Councilmember Dasher

Vote by Council: Unanimous

**3. Request to reimburse Effingham County Board of Commissioners \$8,455.00 for the Joint Effingham County Comprehension Plan that was completed by the Coastal Regional Commission in 2019. LI# 100.7400.521200**

Mrs. Kelly said last year we completed the joint comprehensive plan, to keep billing easier the Effingham Board of Commissioners paid the entire invoice and each city is to reimburse them depending their population. Mayor Lee asked Mrs. Kelly did she feel like we got a good service Mrs. Kelly said yes but in the past she has not been happy. Mayor Lee said that was his observation that they did a good job with coordinating. It was a good plan.

Motion to approve: Councilmember Browher

Second: Councilmember Kirkland

Vote by Council: Unanimous

**4. Request filed by Burns Forestry, Incorporated for approval of Preliminary Site plans for a commercial development located at 251 Highway 21 (Dasher's Creek). The property is owned by Joseph Burns. The property is zoned OC- Office Commercial (Map and parcel #R2090001).**

Travis Bazemore, engineer for the project was on the phone. Mr. Burns plans to develop that site into five office commercial lots. Based on the plans submitted the Planning and Zoning Board recommended approval with the condition of signage limiting heavy traffic on Carolina Avenue, left turn only for 18 wheelers, delivery trucks will be able make a right

turn and go across the bridge. Mr. Bowles did notate that on the final plan they need to show a bigger radius as they turn on to Carolina Avenue. Mayor Lee asked would there be a connection between Highway 21 and Carolina Avenue, Mrs. Kelly said yes. That would be 12<sup>th</sup> Street. There was discussion on traffic increase and a light at that intersection. Mr. Bazemore said the back lots along Carolina will be marketed for office and the lots along Highway 21 as restaurants or some other type of use. Based on what he has seen with working with DOT to get the entrance onto 21, he doesn't think the numbers will warrant a traffic light. Mrs. Kelly said if a project came and Council felt there was a need for any traffic measures Council could request that that project do it. Councilmember Browher said he is worried about that bridge but it is a wonderful development and he is happy to see the property used. Mr. Bazemore said he did mention to the Planning and Zoning Board that in the future when each lot is develop there will be a specific plan for each lot and you can require each lot to take measures.

Motion to approve: Councilmember Browher  
Second: Councilmember Daniel

Mrs. Kelly asked Council if they wanted to add the condition of signage for 18 wheelers. Mayor Lee asked would it be a forced left hand out or just signage, Mrs. Kelly said it would be just signage. Councilmember Browher said he was under the impression that all trucks will be diverted from Carolina Avenue. Mr. Burns was present by phone. Mayor Lee explained the concerns; Council has concerns about putting more traffic on Carolina Avenue especially the trucks. Mr. Burns said they don't have a problem with the left turn, when they get into the specific end user they can force them through concrete or some other areas and make them go back to Highway 21. Councilmember Browher asked would the proposed 12<sup>th</sup> Street be to City specs, Mr. Bazemore said yes. There was talk about making it a cul de sac. Mr. Bazemore said looking at the traffic he does not really see this as a cut through street, the back lots will be offices. Councilmember Browher what could they do to help the City keep the heavy traffic off Carolina, Mr. Bazemore said you could definitely do something in there more than just signage, for lot 3 you can do a right in right out and they can't physically make a left. Mrs. Kelly said this is preliminary site plan and the plans meets City regulations could Council grant preliminary approval and they come back with some different options.

Vote by Council: Unanimous

**5. Request filed by Terry Proctor of TLP Investment Properties, LLC for approval of Preliminary Site plans for a building addition located at 1212 Patriot Drive. The property is owned by TLP Investment Properties, LLC. The property is zoned GC General Commercial (Map and parcel # R2180002).**

Mrs. Kelly said Terry Proctor is looking to expand an existing building on Patriot Drive. He is looking to occupy the building and in the future may subdivide the building. Planning and Zoning recommended preliminary site plan approval with two conditions; the plan showed a portion of the driveway as a gravel drive and that would need to be paved and in the future should he subdivide the building the new unit would need water and sewer taps

and a grinder pump. Jared Mock the engineer for the project was on the phone. Councilmember Kirkland asked what is the current use of the building now and what would the future use be. Mr. Proctor said it would be a sign shop and he does some screen printing. A motion was made to approve with the two recommended conditions by the Planning and Zoning Board.

Motion to approve: Councilmember Kirkland

Second: Councilmember Daniel

Vote by Council: Unanimous

**6. Request to renew the Agreement between Effingham County Board of Commissioners of and the City of Rincon for the use of County Inmates on City and County Property for FY 2020 (July 1, 2020 through June 30, 2021)**

Mr. Klimm said the request we received from the County is the same as the request from last year. The inmate crew has been beneficial. The question that came up last year was the salary to be paid to the person that oversees the inmates it wasn't what was actually paid to that person it was the highest step. The exiting language in the contract says that we can automatically renew unless we reject. The County recently sent an email asking for \$57,000.00 that is not what the contract says, the contract amount is \$46,646.00. Councilmember Kirkland asked why the contract says they can terminate at any time. Attorney Dickey said they added that just in case the State wouldn't let them use the inmates, the conditions changed. A motion was made to approve the contract for \$46,646.00.

Motion to approve: Councilmember Dasher

Second: Councilmember Browher

Attorney Dickey did inform Council that we are calling them county inmates but they are actually state inmates, the County provides the facilities.

Vote by Council: Unanimous

**7. Request to appoint a Rincon representative to the Effingham County Board of Health.**

Motion to table until next meeting: Councilmember Dasher

Second: Councilmember Kirkland

Vote by Council: Unanimous

**8. Administrative Reports:**

**City Manager-** Mr. Klimm acknowledged and thanked Waste Pro for picking up recycling on Friday, there was some confusion on whether they would pick up; he will be taking a webinar course tomorrow and Thursday; he publicly recognized Andrew Cripps with the

Chamber of Commerce and the Board for their leadership on TSPLOST, we will not have a ballot with E-Commerce and TSPLOST.

Mr. Klimm asked Council if they would like to continue the no shut off policy and the policy to not charge an administrative fee to pay online, and late fees are we going to change our policy in that regards. Mayor Lee said we did this early on to make sure we were sensitive to the needs of the citizens but they have received stimulus, it is time to get back to normal business. Councilmember Kirkland said he disagrees and feels that there is still a lot of things going on, we should leave the policy. Mayor Lee said he wants to be sensitive but how are we going to ever determine when it is good enough to resume business, it is going to be hard whenever we do it. People are going to be affected by this for months and years. If we agree we want to go longer he is in agreement. Councilmember Daniel said she hears both sides, it is fair to let the residents know we will be going back to business as usual. Councilmember Browner agrees with the Mayor we need to get back to business but with a heart, can staff do it on case by case bases. It was agreed that next month we will go back to business as usual and the information will be put on the next water bills. Councilmember Dasher thanked Mr. Klimm for getting Rincon through the trash transition this month.

**Chief of Police** – Interim Chief Murrell said he received his first compliment on new hire; Councilmember Kirkland thanked the Chief for keeping the Manna House moving

**Building/Zoning Dept** – Mrs. Kelly said the Planning and Zoning Board had its first post-COVID meeting everything went well. Councilmember Dasher said we have talked about federal money coming back to the City, have we identified any resources, Mrs. Kelly said yes FEMA, GMA, and possible CDBG. Councilmember Kirkland asked about replacement Planning and Zoning Board member, Mrs. Kelly said she has one name and she will bring that name forward to Council.

**Recreation Dept.** – Mr. Osborne said they have started baseball/softball registration; he has identified dates for the Labor Day fireworks, it will be the Friday the 4th.

**Mayor and Council** – Mayor Lee see that are doing course maintenance this week at Lost Plantation. Councilmember Dasher read a text he received from a resident about changing the due date and grace period on the water bills, they were thankful.

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

No executive session.

### **Adjourn to workshop:**

Motion: Councilmember Daniel

Second: Councilmember Kirkland

Vote by Council: Unanimous