



**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, AUGUST 24, 2020  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmember Present:**

Reese Browher – Arrived at 7:23 PM  
Ann Daniel – Present by phone  
Patrick Kirkland  
W. Frederick Long  
Levi Scott, Jr. – Present by phone

**Councilmember Absent**

James Dasher

**Present:**

Ken Lee, Mayor  
John Klimm, City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
Jonathan Murrell, Police Chief  
Corey Rahn, Fire Chief  
Pete Smith, Asst. Fire Chief  
Tim Bowles, Public Works Director  
Lucinda Whatley, Planning Permit Technician  
David Mattos, Building Inspector  
Tommy Kee, WWTP Director  
LaMeisha Hunter Kelly

The meeting was called to order at 7:13 PM. The Invocation was given by Councilmember Kirkland and Pledge to the Flag was recited.

**Approval of the agenda:**

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

**Approval of the August 10, 2020 minutes with the following:**

There were two grammatical errors given for correction. Under the public hearing vote Councilmember Scott concerns were incentives for police officers to rent or own the townhomes.

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

**New Business:**

**1. Vote on the second reading of an ordinance to annex 155.662 acre parcel and a 208.458 acre parcel located at Hwy 21; property is owned by J and W Landholdings LLC. (Map and Parcel # 04300031 and 04310001)**

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

**Public Hearing**

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

Open public hearing: 7:18 PM

**Public Hearing on petition filed by J and W Landholdings, LLC requesting a Zoning Map Amendment for a 155.662 acre parcel and a 208.458 acre parcel located at Hwy 21 to amend the zoning from AR-1 (Single Family Residential) to LN (Industrial); the property is owned by J and W Landholdings LLC. (Map# 04300031 and 04310001)**

Public input: Attorney Dickey asked Planning and Zoning was the property marked with signage, an advertisement placed in the paper, and were the required property owners notified, yes. Wilson Burns present, PO Box 1628 Springfield GA. These parcels are adjacent to parcels that the developers already own that are in the City. They are trying to match the zoning to their currently owned property that is in the city limits. Attorney Dickey said this is basically cleaning up the parts that were not the City limits.

Close public hearing: 7:22

*Turn the meeting back over to Mayor Lee.*

**Vote on the first reading of a petition filed J and W Landholdings, LLC requesting a Zoning Map Amendment for a 155.662 acre parcel and a 208.458 acre parcel located at Hwy 21 to amend the zoning from AR-1 (Single Family Residential) to LN (Industrial); the property is owned by J and W Landholdings LLC. (Map# 04300031 and 04310001)**

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

**Old Business:**

**1. Vote on a petition filed by Lucinda Shosan requesting a 15 ft. rear setback variance to Article VI, Section 90-176 (H) to place a back porch on her property located at 211 Mikal Drive. The property is zoned R-6 (Residential); the property is owned by Lucinda Shosan. (Map# R2540045B00) (Tabled at the 8/10/2020 meeting)**

Motion to remove from table: Councilmember Kirkland  
Second: Councilmember Long  
Vote by Council: Unanimous

Ms. Shosan was present. Ms. Shosan has given David Mattos, building inspector a stamped engineer letter from Kern & Co., LLC. Mr. Mattos said there are a couple of issues that need to be addressed and at this point it is whether Council approves the setback, then he will continue with the permit and inspections. Mayor Lee asked Ms. Shosan did she have any feedback or issues with from her neighbors, she said no. Mrs. Kelly said once these items that are listed are addressed that is it, no more work is to be done on the deck, just so everyone is clear. The approval will be to bring it up to code and then no more work on the deck. Mayor Lee said he knows we are talking about two separate ideas and asked staff if they were comfortable with where we are with this matter. Mr. Mattos said she has not pulled the actual permit. Once she does that and the contractor fixes the issues he will inspect it to make sure it is done per the engineer's letter.

Motion to approve: Councilmember Long  
Second: Councilmember Kirkland

Councilmember Browher said we need to add in the motion that there will be no other construction on the deck. This was a self imposed hardship, it is a created hardship, we need to educate the residents. Councilmember Scott said we need to make it clear that this cannot be a closed in room.

Vote by Council: Unanimous

**2. Vote on the second reading on a petition filed by WMNH, LLC. requesting a Zoning Map Amendment for 27.53 acres located off Hwy 21 to amend the zoning from R-4 (Single Family Residential) to LN-Limited Industrial Use; the property is owned b Marlene Penton, Gloria M. Wood, and Stephen Murphy. Map #R2700011 (Tabled at the 8/10/2020 meeting)**

Motion to remove from table: Councilmember Browher  
Second: Councilmember Scott  
Vote by Council: Unanimous

Mayor Lee asked was there any other concerns with the easement, Mrs. Kelly said the plat shows an access easement. Councilmember Kirkland asked do we know if the current owner and Habitat has resolved their issues. She said that Habitat for Humanity wants to park on that property but they have enough room to park on their property, she can't say

whether the problem has been resolved. Gregory Forbes Buck was present. He represents the owner, Galeph Investments, LLC of what we will call the Coastal Bank property. They have worked with Habitat to find out where a good access point would be. The issue is that in order to be an industrial property they need a 60 foot easement not 30.

Motion to approve: Councilmember Long

Second: Councilmember Kirkland

Vote by Council: Unanimous

### **New Business:**

**2. Vote on the second reading on petition filed by Construction Development Investors, LLC for a Zoning Map Amendment for a 2.05 acre parcel located on West 9th Street and Blandford Road to amend the zoning from R-4 (Single Family Residential) to R-8 (Residential Multi-unit attached) (townhouse or row house); The property is owned by Construction Development Investors, LLC. (Map and Parcel # R2130009A00)**

Warren Ratchford representing the owners was present. They are asking to approve zoning from R4 to R8.

Motion to approve: Councilmember Daniel

Second: Councilmember Long

Mrs. Kelly asked Council to include the condition about the water sewer agreement and the rezoning will be based on the submitted site plan. Both motions were amendment to include these.

Vote by Council: Unanimous

**3. EMC Engineering, Inc. recommends awarding the bid for the 2020 Rincon LMIG Project to Reeves Construction Company in the amount of \$574,625.00.**

Doug Morgan, with EMC was present. He clarified that the price of the bid was \$574,624.00. This is the 2020 LMIG project that was broken in two. Mayor Lee asked how much was the LMIG grant, \$125,000.00. Mayor Lee said when we talk about road projects in the city really we have LMIG for some funds to accomplish that as you can see with this project that still leaves \$450,000 that the City will have to pay for the road work. Many of our roads are reaching a point where they will have to require maintenance. Mr. Bowles said they will have to close Lexington Avenue for a while, detours will be very easy. It will

be approximately eight weeks. Councilmember Browher asked what EMC cost on this project is, Mr. Morgan said around \$2,400 to \$2,600 due to designing the box culvert.

Motion to approve: Councilmember Long

Second: Councilmember Browher

Vote by Council: Unanimous

**4. Y-Delta requests approval of Pay Request #7 in the amount of \$108,512.21 for the 7<sup>th</sup> Street Utility Improvements project. LI# 320.4325.541204 and 506.4325.541201**

Mr. Bowles said they are coming along real good on that project. The water mains are in and the sewer lines have been placed from Jaudon Avenue to North end of Giles Avenue. The projected completion date is sometime by the end of September. Councilmember Scott asked had they gone back and addressed any of the concerns, the one on Howard Avenue. Mr. Bowles said that Alec Metzger is going to provide a quote, but he has not seen it. Councilmember Scott said we shouldn't be looking at a change order on that particular project because that was a part of the original design that was changed without our approval. The piping was part of the pricing.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

**5. Request approval to purchase a John Deere Gator X in the amount of \$8,849.45 and to purchase of a John Deere Gator XUV 835 in the amount of \$15,593.61 for a total of \$24,443.06, from Blanchard Equipment Co. LI #320.6100.542001**

Mr. Klimm said both of these were in Recreation budget and he did put it out to bid. The difference between the two is, one is the basic model but he needs one that has more power for pulling. He has two now but one is inoperable and the other he will give to the Treatment Plant. Mayor Lee asked was this the only bid received, yes.

Motion to approve: Councilmember Long

Second: Councilmember Browher

Councilmember Browher we can't make people bid but we could beat the bushes a little more. Mayor Lee said we need to make an effort to reach all bidders.

Vote by Council: Unanimous

**6. Request approval to pay Savannah River Utilities \$9, 500.00 to repair the intersection at E. 9<sup>th</sup> Street and Richland Avenue. LI #100.4100.541252**

Mr. Bowles said he did not put this out to bid because he figured it was an emergency, the condition of the road is getting to be a hazard.

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

## **7. Consideration of an Agreement for Fire Services between Effingham County and the City of Rincon.**

Mr. Klimm said for well over a year we have been in negotiation with Effingham County. This is a three year agreement it gives us adequate time to assess the future of our Fire Department. This allows us three years for the proper planning we have to address the operating and equipment sides. Chief Rahn said he is satisfied that we have three years to plan.

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

## **8. Administrative Reports:**

**City Manager** – Mr. Klimm said he will be having the first budget meeting and will be asking for a workshop no later than the end of October, it will be difficult to project revenue; also we will be drafting a five year capital plan; Jason Stewart, City Planner will start on August 31<sup>st</sup>; he publically congratulated Dulcia, King, the City Clerk on completion of Leadership Effingham; at the last meeting they talked about the strategy to use for folks that have not paid water bill, with the ad in the newspaper and door tag, over half have responded.

**Fire Department** – Chief Rahn said the 2019 ladder test came in, there has been a delay on getting the repairs and estimates because the factory has shut down. He got a quote today and the grand total is \$12,538.73 of repairs on ladder 1, in order to get the ladder certificate for 2019. This will be on the agenda for the next meeting with contract from the County; we have the bid specs for the new engines it is going out tomorrow, the bid is for two trucks not just one. Mayor Lee asked what the budget looked like, Chief Rahn said we have \$375,000 in SPLOST for a down payment; Mayor Lee asked Mr. Klimm when can we expect to get a report of the analysis on the fire station audit, he is hoping by September or October.

**Water/Sewer/Public Works** – Mr. Bowles said well 5 is up and running.

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

No executive session.

**Adjourn:**

Motion: Councilmember Browher

Second: Councilmember Kirkland

Vote by Council: Unanimous