



**CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, AUGUST 26, 2019
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Reese Browher
Paul Wendelken – Arrived at 7:20 PM
James Dasher
Levi Scott, Jr.
Kevin Exley

Councilmembers Absent:

Ann Daniel

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Pete Smith, Assistant Fire Chief
LaMeisha Hunter Kelly, City Planner
Tim Bowles, Public Works Director

The meeting was called to order at 7:06 PM. The Invocation was given by Councilmember Exley and the Pledge to the Flag was recited.

Approval of the agenda:

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

Approval of the July 22, 2019 minutes:

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

Approval of the July 29, 2019 minutes with the following correction:

The motion to approve the July 29, 2019 agenda was made by Councilmember Dasher and Councilmember Exley seconded.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Vote by Council: Unanimous

New Business:

1. Request to renew 12 month subscription with Spatial Engineering for RightSpot digital database in the amount of \$5,800.00. LI #505.4440.542519

Mrs. Kelly said this is the in-house GIS digital database and we are asking for a renewal of the contract. Mr. Rick Truluck was present to give a presentation to share the highlights and benefits. Mr. Truluck said the purpose of the data base is to centralize mapping data and to capture institutional knowledge, we never know from day to day what will change. If the old guard moves out and the new guard comes in what would they have to work with. It will also pull in storm water data. When photos are taken out in the field they will be in the data base. Your data base is being used to support other initiatives that the City is involved in; this will support the Coastal Incentive Grant. Mr. Truluck also mentioned easements; they have scanned them and connected them to the maps.

Ms. Cheryl Jackson asked if this would show the easements that the City has on different streets. Mr. Truluck said it will show the drainage easements.

The waste water treatment plant is a work in process. The intent is you will be able to touch the sewer system at any point and run it all the way through the sewer treatment plant to where you discharge to state waters. Another thing is zoning, when Council votes on changes to zoning Mrs. Kelly will email him the information and they update it immediately, it is real data. With the storm water data if we have a problem we need to know where it is coming what is feeding into that discharge point Right Spot will show you the inlets where it is being sourced to figure out what is going on. The last thing is the cost, if the City would try to staff this, hire an analyst, purchase the hardware and software and maintain the licensing you are paying about 1/3 of the cost compared to if you were to try to do this yourself.

Councilmember Dasher asked where are we at percentage wise in having all of the data inputted. Mrs. Kelly said with storm and drainage 97%, water and sewer 80%, easements 25%, and with zoning 100%. A portion of the work was paid for by the Coastal Incentive Grant. Mayor Lee asked was the portion that is being approved tonight the \$5,800, for renewal of the contract, and \$3,000 a month for maintenance. Mrs. Kelly said it was up to \$3,000 a month but does not come close. That does not come before Council because it is already budgeted. Councilmember Browher asked how much time does this program save

a week; Mrs. Kelly said when we had a water line break at Towne Park last year they spent a good part of the day looking for plans.

Motion to approve: Councilmember Exley

Second: Councilmember Browher

Vote by Council: Unanimous

2. Chresty Reeves requests approval to subdivide a 2.84 acre parcel into two (2) parcels: Parcel 1 at 1.84 acres and Parcel 2 at 1 acres; the property is located at 604 Jaudon Avenue. The property is zoned R-4 (Single Family Residential) and owned by Juanita and Tommy Estelle. (Map# R2150004)

Ms. Reeves said she is requesting to subdivide the property to be able to put mobile home on the one acre. Mrs. Kelly said the Planning and Zoning Board did recommend approval.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Vote by Council: Unanimous

3. Vote on a petition filed by Chresty Reeves requesting a Special Use Permit to place a mobile home on the property located at 604 Jaudon Street. The property is owned by Juanita and Tommy Estelle, and zoned R-4 (Single family residential). Map# R2150004.

Motion to approve: Councilmember Browher

Second: Councilmember Exley

Mrs. Kelly said because this is a special use permit if Council could vote with the condition that if the mobile home is not place on lot within 12 months the variance will expire and she will have to reapply. Both motions were amended to include that condition. Both motions were amended again to include that at the end of three year period Ms. Reeves would have to come back to have the petition reapplied.

Vote by Council: Unanimous

4. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 210 A Howard Street and to pay all assessed fees.

Mrs. Kelly said Solomon Smith the property owner has been very responsive, but the renter has not been responsive to Mr. Solomon or the City.

Motion to approve: Councilmember Exley

Second: Councilmember Dasher

Councilmember Browher asked did we include the fees. Mrs. Kelly said yes the fees are already included.

Vote by Council: Unanimous

5. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 807 Rosalie Court and to pay all assessed fees.

Mrs. Kelly said they have gotten numerous complaints from the neighbors, they have sent three letters with no response.

Motion to approve: Councilmember Exley

Second: Councilmember Browher

Vote by Council: Unanimous

6. Second reading to amend the City of Rincon Alcohol Ordinance to change the minimum age of servers.

Motion to approve: Councilmember Dasher

Second: Councilmember Wendelken

Vote by Council: Unanimous

7. Request to approve Budget Amendment 2019-08 to amend FY 2019 Budget for the purchase of a F350 for the Public Works Department.

Mr. Bowles said this is to transfer funds from one line item to another so they can purchase a vehicle at a later date. The last vehicle he tried to purchase was sold before he could buy it.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Vote by Council: Unanimous

**8. Request approval to purchase meter registers in the amount of \$15,300.00.
LI# 505.4440.541437**

Mr. Bowles said when they trade in the used meters they get a \$30 credit. The meters normally cost \$180 and he will get them for \$150. He needs to purchase 102 replacements. As he replaces them he prepares another shipment to send back.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Councilmember Dasher asked how long will they last. Mr. Bowles said about a month.

Vote by Council: Unanimous

Mr. Bowles said the new registers were replaced and they come with a ten year guarantee. Mr. Exley asked how he was tracking these; Mr. Bowles said he keeps it in a spreadsheet.

9. Request approval to pay Georgia Environmental Protection Division \$9,040.00 for the Annual Drinking Water Testing Fees. LI #505.4440.521200

Mr. Bowles said this is the annual fee. They run test on all of our samples.

Motion to approve: Councilmember Dasher

Second: Councilmember Scott

Vote by Council: Unanimous

10. Agreement between the City of Rincon and Penn Credit, the Georgia Municipal Association, Inc.'s subcontractor for Revenue Recovery.

Mrs. Kelly said this is the GMA subcontractor for our outstanding utilities. We can also use them for outstanding court fees that are not already in the tax recovery program. We can set the limitations to go as far back as the data we have. Penn Credit keeps 20% of what they collect. The City can determine the schedule and how often we want to send accounts in. A report was ran for 2017 to include up to 4 months past due the amount was 240,000.

Motion to approve: Councilmember Scott

Second: Councilmember Exley

Vote by Council: Unanimous

11. Request to approve additional work on Lower Floridan Well.

Mr. Bowles said he finally has a hard number on what it would cost to lower the well another 100 feet so it would produce at least 1000 gallons a minute. Right now it is producing 700 gallons per minute and he does not believe that would do that side of town any good. The cost to lower the will would be \$140,000. Councilmember Scott asked what the cost overrun was. Mrs. Kelly said we have not had a cost overrun per se as far as the original budget. Councilmember Exley asked about the filter that was put in, Mr. Bowles said they will have to remove it and then put it back in. Councilmember Exley asked did the five year warranty start over when we move the filter down; Mr. Bowles said it should start over. Mrs. Kelly said once this gets done HHNT and PINCO will come back in and finish the work. Councilmember Exley asked if this fails after the fifth year do we go to the \$250,000 repair. Mr. Bowles said you will not have that type of repair the worst case you will have to replace the bowl on the bottom. It will probably be two months before this part get fixed. Mrs. Kelly said it will be around next summer before the whole project is complete. Mr. Bowles said he does not believe we would have had that problem if we would have been able to permit that well when it was put in, it sat there so long all that shell collapsed in there. It was dug in 2006. Mrs. Kelly said we do have unencumbered SPLOST to pay for it or it can be rolled in to the maintenance agreement.

The motion was made to approve with financing over a five year period along with the maintenance agreement.

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

12. Request to accept the Quit Claim Deed from Carlisle Village Homeowners Association and Web Investments, Inc. for the right of way of Karima Circle (f/k/a Danny Circle, Parade Court, and Rest Street), but not to include the water, sewer, nor storm water infrastructure of Carlisle Village.

Mrs. Kelly said Roger Burdette worked with the engineer, they did a punch list for the road system and he corrected the items. However when an inspection was done there were concerns. Mr. Bowles said after EMC said everything looked good he went back out there and tried to locate some man holes and could not, he questioned them about it. The ones he did pop, some of the had dirt at the bottom of the invert and some ring and covers were knocked loose and was letting ground water in. One of them was in such bad shape it was overloading the Reese Pines lift station. Mr. Fries placed a lot of those water lines in there, he questioned it then, but they put a lot of the water lines that came off a two inch poly line with brass manifolds, but he said that it would remain private. Mrs. Kelly said that Mr. Bowles was letting Council know so they would know what he found. As we learn we need to know what to do different in the future. If someone says that it is a private development we are saying the roads need to be to City standards, we need to also inspect the infrastructure if Council agrees.

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

13. Request to accept a 2019 Coastal Incentive Grant award in the amount of \$18,290 from the Georgia Department of Natural Resources.

Mrs. Kelly said this is the next phase it is for another \$18,290. This will cover the cost to come up with the fees and plans that would be ready if Council decides to go ahead with the storm utilities fees. Mrs. Kelly thanked Geo Syntec and staff because we did such a good job we did not have to apply for this they had the money and offered it to us.

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

14. Administrative Reports:

City Manager – Mr. Klimm said we have already begun next year’s budgetary process. He needs to sit down with Council soon to talk about their priorities and desires. We are continuing our journey to change the format of the budget, to the Government Finance Officers Association model budget guidelines; he attended the Effingham County Chamber Retreat; we will be attending GMA training; and he received a call from Rincon Baptist

Temple that the church will be having an event to honor our first responders and wanted to extend invitation to Council.

Chief of Police – Chief Gerbino thanked Mr. Klimm and Mrs. Kelly for their help with the budget maintenance process; they have two operating tag reads working and anticipate having the third ready by next week; they have had two community events; and lastly they sent the police clerk to a grant writing class.

Fire Department – Asst. Chief Smith introduced a new fire fighter, Chris Stachera; and they are getting ready for ISO.

Water/Sewer/Public Works – Mr. Bowles said he submitted a written report for the inmate crew on what they have done.

Lost Plantation – Mr. Klimm gave an update on Lost Plantation. He suggested that sometime soon that we have a workshop at the golf course so Council can meet staff. Presently we are looking to reopen the restaurant. There are two issues that remain, the venting system over the grill which has been welded on, it needs to be fixed and cleaned and the permitting process through the health department. Jim Deal has agreed to help us with the permits and finishing up the paperwork to open up the restaurant. Mr. Klimm gave his thoughts on the health department permitting process.

Mayor and Council – Councilmember Dasher stopped by Lost Plantation for lunch and the food was great. Councilmember Scott said they are starting a pastors council for the hospital and invited Council and asked them to invite their pastors 9:00 AM on Thursday. Councilmember Browner said the swings need to be replaced at Veterans. Councilmember Scott asked that the Recreation Department remove the trash cans from the curb at Giles Park.

Ms. Cheryl Jackson at 105 Georgia Avenue said it is very dark on her street. She said there is also one light is out on Columbia Avenue she has people stealing stuff out of her yard. One of the problems that she has had for years is that the right of way is not being kept clear. There is supposed to be an access lane back there and what has happened throughout the years is the people behind her have intruded on the city's easement. There is a transformer in the easement and the electric company will not come clean it. The power lines have been pulled down before. She wants something to happen about the power lines and getting the area clean. She wants a community watch on Savannah, Georgia and Columbia Avenues.

Councilmember Wendelken said what we have done in the past on certain occasions, is if we know we are not going to open the lane we give the property back to the adjoining property homeowners. Part of the problem is there are some areas that have infrastructure. Mrs. Kelly said she recommends deeding the area to the homeowners only because some people do not want the trees cut down. That way if Council deeds the area to them they can make decisions for their own property. Ms. Jackson said all of the trees around the transformer need to come down it is a safety hazard. Councilmember Scott said

let's get Mr. Bowles to go down in there to see if we can clean out that lane.
Councilmember Dasher asked Chief Gerbino to let his officers know when they are patrolling to look at the street lights and if they are out to let Mr. Bowles know so he can have them replaced.

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 Scott
Second: Councilmember Browher
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 Dasher
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 Dasher
Second: Councilmember Wendelken
Vote by Council: Unanimous