



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, SEPTEMBER 27, 2021
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

Reese Browher
Patrick Kirkland
W. Frederick Long
Michelle Taylor
Jesse Blackwell, Jr.

Councilmember Absent:

Levi Scott, Jr.

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Daniel Thompson, Police Lieutenant
Pete Smith, Asst. Fire Chief
Jason Stewart, City Planner

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

Approval of the agenda with the following addition:

New business item 2A, approval of Effingham Heroes event at Freedom Park.

Motion to approve: Councilmember Blackwell

Second: Councilmember Kirkland

Vote by Council: Unanimous

Approval of the September 13, 2021 minutes with following:

Correction of grammatical errors.

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

Old Business:

1. Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 719 C West Seventh Street and to pay all assessed fees. (Tabled at the May 24, 2021 meeting)

Remove from the table: Councilmember Long
Second: Councilmember Blackwell
Vote by Council: Unanimous

David Mattos, was present. Mr. Mattos informed Council that Mr. Johnson was not here. He has complied with the clean up the only thing left is the fees that are due. The total fees are \$865.85. Mayor Lee asked was Mr. Johnson aware of the fees. Mr. Mattos said yes, he gave him the fee sheet the last time he came before Council. He talked him last week so he is aware. Councilmember Kirkland asked if he comes back and says he can't pay all at once can he pay in installments; yes arrangements can be made with Mr. Klimm. Mayor Lee asked was a ten day notice necessary. Attorney Dickey said no if he is in compliance.

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

New Business:

1. First Baptist Church of Rincon requests Special Events Permits for a Pumpkin Patch event to be held October 15 - 31 and a North Pole drive thru event to be held December 10 - 11.

Lori Sowers with First Baptist was present. Ms. Sowers said this is the same thing they have done for the past three years for the Pumpkin Patch and last year's drive thru North Pole event was extremely successful so they would like to do that again. One thing that they would like to do for the Pumpkin Patch, because of how they have reorganized and how the truck with the pumpkins will have to park in the church parking lot, is close that section of 6th Street on Friday October 15 from 3:00pm to 6:00pm to make sure the volunteers are safe.

Motion to approve: Councilmember Browher
Second: Councilmember Taylor

Mayor Lee asked would Council like to waive the Special Events Permit fee for the events. Both motions were amended to also waive the \$100 special events permit fee.

Vote by Council: Unanimous

2. Construction Development Investors request approval to appear before Council to discuss the Blandford Villas project.

Jeffrey Waldhour with Construction Development Investors was present. This is a 16 unit townhouse project on Blandford Road. When this was approved last year there were concerns about 16 trash bins lined up along the road and being scattered so a requirement was made for a trash compactor. They are in the process of wrapping up development and constructing the garbage disposal pad and he spoke with Waste Pro about electrical requirements. Waste Pro brought to his attentions concerns that come with a compactor that might not make this suitable for such a small development. What they are proposing in place of the compactor is a traditional over the top dumpster. There will be a dumpster enclosure that will be eight feet tall, wood fence and wood gate. The compactor brings about so many substantial costs that would have to be passed on to the end user.

David Kelly with Waste Pro was present. Mr. Kelly said when they do compactors it is usually 100 unit apartment complexes or bigger. The average household only generates 35 pounds of trash a week, when they pull a compactor it is 7 to 8 tons of trash. This being said you have 16 units and with it completely full you are only generating 540 pounds of trash a week, you are not pulling a compactor. A compactor has a pressure valve on them sends them a sensor that says it needs to be pulled at 6 to 8 tons. If you are only generating 540 pounds a week that is only one ton a month it will not get pulled and then you will have buzzards. This is too small of a place to have this. The one piece of equipment is \$30,000, it is a lot of cost for service. They can do a front load dumpster, dump it once a week and it would be a lot cheaper. If they haul it at \$300 you have to pay disposal \$50 a ton that will be, if you have 6 tons you add another \$300, that is \$600 passed on to the residents. Mayor Lee said if he remembers correctly Mr. Scott had some concerns about this and that is how we got to a compactor. As we talked through this Construction Development Investors did not have any knowledge about how much it was going to cost. Mr. Kelly said most apartment complexes have a full time maintenance person to check the compactor to make sure that the door is closed and it is working so the trash does not pile up. Mayor Lee asked Jason Stewart his point of view. Mr. Stewart said he was not here when this was originally discussed, but from a Planning prospective a dumpster seems like it would meet the goal with keeping cans off of the streets. Mr. Waldhour said it is a 20x20 enclosure. Mayor Lee made it clear what was being approved, Council is approving to not requiring the compactor but instead an open dumpster for the complex. Councilmember Taylor asked would the dumpster have the lid that fold down, yes. Mr. Waldhour said they can also add a man door.

Motion to approve: Councilmember Taylor

Second: Councilmember Long

Vote by Council: Unanimous

2A. Approval of Effingham Heroes Event at Freedom Park.

Lieutenant Thompson gave history on Effingham Heroes. They anticipate having a concert at Freedom Park the date of the event will be October 23. Some of the proceeds will go towards the Teal House in Effingham County. Susie Davis, Effingham Heroes, said she

would like for the City to handle alcohol sales for the event. Mayor Lee said we can approve the date but there are other issues that need to be discussed as far as waiving and determining fee and alcohol sales, we will need to do that at another meeting.

Motion to approve: Councilmember Long

Second: Councilmember Blackwell

Vote by Council: Unanimous

3. Administrative Reports:

City Manager – Mr. Klimm provided Council with an update on the TSPLOST projects, he stressed to EMC that these have to be done this calendar year; He will be out of the office the rest of this week in training; the last item deals with our budget, Council has set a very high priority of transparency in the budget process. We have submitted our budget to the Government Finance Officers Association for three years, and this year we have met the national standards and there will be a presentation. Mr. Klimm said since we are talking about the 2020 budget he wanted to recognize Derrick Cowart who was the finance director and staff.

Mayor Lee asked was there any update on the Department of Labor issue. Mr. Klimm said we have had amazing response after not hearing from anyone. As you know we have had claims and we have not had the right to appeal. The State has been overwhelmed so the Mayor reached out to someone at state level and we are schedule to have hearings next week. Councilmember Kirkland asked about Stormwater Management fee and when it will start; it will be on the bills that go out in November bill. Councilmember Long asked about grass clipping being blown in the road, is there something in the Ordinance that would take care of that. Mr. Klimm said we can ask the Public Works to have door hangers to their vehicles to issue.

Building/Zoning Dept. – Councilmember Browher asked about Tractor Trailer Ordinance. Mr. Klimm said we reached out to the Effingham County IDA and asked would they consider designating a parcel to create a parking lot for these trucks. Brant Herndon asked that we give him to time to report to his board. He also heard from someone in the private sector interesting in creating a parking lot in a commercial area, he is waiting to hear back and then we will have the community meeting. Councilmember Kirkland asked about Mr. Bubba, with the produce stand. Mr. Klimm said we will have something next week for Council to look at.

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

No executive session.

Adjourn:

Motion: Councilmember Kirkland

Second: Councilmember Browher

Vote by Council: Unanimous