



CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, OCTOBER 14, 2019
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM

Councilmembers Present:

Reese Browher
Paul Wendelken
James Dasher
Ann Daniel

Councilmembers Absent:

Levi Scott, Jr.
Kevin Exley

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
James Jefferson, Finance Director

The meeting was called to order at 7:04 PM. The Invocation was given by Councilmember Daniel and Pledge to the Flag was recited.

Approval of the agenda:

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

Approval of the August 20, 2019 minutes with the following correction:

The motion to return to the meeting was made by Councilmember Scott, the second by Councilmember Dasher. The motion to adjourn into workshop was made by Councilmember Dasher and the second by Councilmember Scott.

Motion to approve: Councilmember Dasher
Second: Councilmember Wendelken
Vote by Council: Daniel abstained

Approval of the September 23, 2019 minutes:

Motion to approve: Councilmember Browher
Second: Councilmember Dasher
Vote by Council: Daniel abstained

Presentation of Promotion Certificates by the Rincon Police Department.

Interim Chief Murrell promoted Officers Mitchell Adderton and Zach Brown to Corporal and presented them with certificates.

New Business:

1. Request approval to surplus (6) six patrol vehicles.

Sergeant Thompson said they have six cars in different stages of despair; there is no value for these vehicles. Also they have four seized vehicles. He spoke to Liberty Auction and they charge a 20% flat commission. They will set a reserve on some of them and put that money back into vehicle maintenance. Attorney Dickey asked was this a buyer's premium, Sergeant Thompson said yes the 20% in the price.

Motion to approve: Councilmember Dasher
Second: Councilmember Daniel

Councilmember Browher said he appreciates the Police Department for doing this. Councilmember Wendelken mentioned that they also need to coordinate with the City Clerk.

Vote by Council: Unanimous

2. Request approval to surplus (4) four seized vehicles.

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

3. Request approval to purchase a 2019 John Deere Gator from Blanchard Equipment Co. Inc, in the amount of \$9,221.76. LI# 320.6100.542540

Mr. Klimm said Mr. Osborne asked that this item be removed from the agenda. He is doing some additional research to see if he can get a better price. No action taken.

4. First Reading of a petition to annex a 1-acre parcel located at 1654 Fort Howard Road; the property is owned by Johnnie M. and Mary V. Bryant. (Map #04630028)

Mrs. Kelly said Council has already voted to initiate the annexation process for this property.

Motion to approve: Councilmember Browher

Second: Councilmember Dasher

Vote by Council:

5. BRW Construction Group, LLC requests approval of Pay Request #9 (Final) in the amount of \$108,060.02 for the WWTP Headworks project. LI# 506.4335.542504

Jordan Vandemere with PC Simonton was present. Mr. Vandemere said this is the final pay request, everything has been completed. On Wednesday or Thursday GEFA will come out to do a walk through.

Motion to approve: Councilmember Daniel

Second: Councilmember Wendelken

Vote by Council: Unanimous

6. BRW Construction Group, LLC requests approval to begin one-year maintenance period for the WWTP Headworks project.

Motion to approve: Councilmember Dasher

Second: Councilmember Browher

Vote by Council: Unanimous

7. Y-Delta requests approval of Pay Request #2 in the amount of \$210,381.90 for the 7th Street Utility Improvements project. LI# 320.4325.541204 and 505.4440.541201

Mr. Bowles said they are trying to move along with the project but the fiber optic cable relocate has them held up on the sewer part, but they have been working on the water mains.

Motion to approve: Councilmember Daniel

Second: Councilmember Wendelken

Vote by Council: Unanimous

8. Resolution to adopt the 2020-2040 Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan.

Mrs. Kelly said we have been working on this for the past year with a community steering committee. A copy was sent out to Council to review. This is the official submission that has been sent to DCA.

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

9. Request approval to purchase meter registers from Delta Municipal Supply in the amount of \$27,000.00. LI# 505.4440.541437

Mr. Bowles said this is another request for replacement registers. When they started building Towne Parks Common he got wiped out. This will purchase 122. They need to change out at least 200 meters by the end of the year. Mr. Bowles said if we start to get low he will calibrate some of the older meters to make sure we are in compliance.

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

10. Request to approve Budget Amendment 2019 - 10 to amend the FY 2019 Budget for emergency work on 9th Street Lift Station Rehabilitation (emergency work).

Mr. Bowles said the lift station is in bad disrepair. He has to do a budget amendment in order to cover the cost of repairs. Right now they have one pump and it is barely hanging on. There have not been any major repairs to that pump since he has been here. This will include putting in new check valves, piping down in the wet well, new hangers, the purchase of new pumps and revamping the SCADA panel. Councilmember Browher asked would this correct the problem, Mr. Bowles said it will bring it up to par depending on the growth. Councilmember Browher asked if we have new growth will this handle it, Mr. Bowles said worse case you would have to build a new lift station. Councilmember Wendelken said should we use this money for a new station, Mr. Bowles the current one will not last that long.

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

11. EMC Engineering, Inc. recommends awarding the 9th Street Lift Station Rehabilitation project contract to Y-Delta, Inc, in the amount of \$153,464.92.

Mr. Bowles said this is the contractor that will be doing the work.

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

12. Request to approve the purchase of (2) 34.5 HP Homa pumps in the amount of \$26,832, for the 9th Street Lift Station Rehabilitation project.

Mr. Bowles said he contacted Flight Pumps, which we normally use and Homa came in at a better price. Flight Pumps were 30 HP and these were 34 HP. They come ready to sit on the hangers.

Motion to approve: Councilmember Dasher

Second: Councilmember Wendelken

Vote by Council: Unanimous

13. First Reading of 2019 Water and Sewer Development Impact Fee update.

Mrs. Kelly went over the fees so Council could determine how they want to move forward. She went over the three options the first option was our original costs option 2 was what was presented at the workshop, you asked us to go back and bring it in a little more so we could be in line with the county if not less, she was asked to shoot for a 10% difference and this was option 3. Councilmember Wendelken said his understanding is we don't have anybody right now, so this is money that we don't have. Mrs. Kelly said that when we did the impact fee analysis we were not bringing in enough revenue now to pay for the inventory. Mayor Lee asked how do you take a 300,000 square foot building and make it work. Mrs. Kelly said we would have to come up with a tier and once we hit a certain square footage we would need to increase the cost per square foot to make up that difference. Mrs. Kelly said Council needs to decide between two or three, based on what you decide that leads into what we would do with the commercial fees and impact fees. Mayor said he is looking for clearly defined information on the tiers. Attorney Dickey the theory that it is a warehouse and won't affect is not correct when you look at impact fees, because what you have in your inventory are what you already paid for with your capacity or what you put in the inventory for future use, so this is using your capacity. Councilmember Dasher said he doesn't just want to compete against Effingham County, Attorney Dickey said then you need to compete against Savannah. Attorney Dickey said when Dennis Baxter was the City manager of Pooler they made a conscious decision to reduce their impact fees, but they have a property tax so they moved some of that over to put on the citizens. Damon Rahn IDA, asked when you look at a warehouse how are you defining it, storage or industrial. Mrs. Kelly said right now we are defining it as warehouse. He said maybe industrial needs to be tiered as far as mixed use. Councilmember Wendelken if property taxes are not an option we need to consider other factors is it in our best interest. Part of that is we need to make sure we have this right on the front end. Councilmember Dasher said we should make our money on the pilot fees if Rincon is at the table and Rincon should be at the table if the property is in the City. A motion was made to approve option three.

Motion to approve: Councilmember Daniel

Second: Councilmember Dasher

Vote by Council: Unanimous

14. Request to approve the 2019 Master Rate Sheets for Planning and Development Services.

Mrs. Kelly said this would include the land development fee rate, the commercial fee and new industrial fee rate that would support option three.

Motion to approve: Councilmember Daniel

Second: Councilmember Dasher

Vote by Council: Unanimous

15. Request to reschedule the November 11, 2019 regular scheduled City Council Meeting due Veteran's Day.

A motion was made to cancel the November 11, 2019 meeting.

Motion to approve: Councilmember Daniel

Second: Councilmember Wendelken

Vote by Council: Unanimous

16. Administrative Reports:

City Manager – Mr. Klimm reminded Council of the tremendous amount of work that has been done on three city buildings, the clubhouse, the police station, and city hall; he would like a budget meeting on next week, Monday. We need to discuss TSPLOST, talk about revenues and frozen positions, the message is we have to live within our means; Council should have received information on an informal soft opening at the golf course on Wednesday.

Chief of Police – Interim Chief Murrell said he has passed chief training in Atlanta.

Fire Department – Asst. Chief Smith said their new hire is still in Forsyth training and he has been put in a leadership position.

Building/Zoning Dept. – Mrs. Kelly said she wanted to follow up with the incident on 10th Street, the invoice was sent to property owner they were given 30 days to pay; the bushes at 4th street and Lexington have been trimmed and cut back; she sent a communication about Blandford Crossing Apartments, all citation has been sent and only two people have not been cited. The property owner refused and he sent a letter saying he was not putting in a dumpster; Councilmember Dasher thanked Mrs. Kelly for work on the fee structure.

Mayor and Council – Councilmember Wendelken mentioned Don Causey and a petition from the residents on Lexington Avenue about speeding and how they would like speed bumps on Lexington Avenue. Mayor Lee said he spoke with Mr. Causey several months ago, and he also had conversation with our previous chief, Mr. Causey was happy with the response from the department and since then has said the problem has gotten worse. He has spoken to Chief Murrell and Sergeant Thompson. Sergeant Thompson said he spoke with Mr. Causey and explained to him that speed bumps were not a good option, drivers will damage peoples yard going around the bumps, and plus the speed bumps will tear up cars and the City would be responsible. The answer is for us to be more enforcement in that area, which we do we don't stop in front of his house but we set up further down the

road. He has set up some operations for the patrol guys at different intersections. He hopes we have put him at ease. Mrs. Kelly said you all have talked about speed bumps before, she has reached about to DOT and they have recommendations for other traffic calming measures that they would come to present to us. Councilmember Browher said he would rather see us hire another officer to do straight patrol in those problem areas, also the speed limit sign turning off of 4th Street going south on Lexington needs to be move closer to 4th Street. Councilmember Browher said we need to have a workshop about Picket Fences access.

Councilmember Browher thanked Mr. Klimm and Mr. Bowles for getting a tree cut over at 9th street.

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

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

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

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

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

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

No action taken.

Adjourn:

Motion to adjourn: Councilmember Dasher
Second: Councilmember Daniel
Vote by Council: Unanimous