



**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, OCTOBER 26, 2020  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmember Present:**

Reese Browher  
Ann Daniel  
Patrick Kirkland  
W. Frederick Long

**Councilmember Absent:**

Levi Scott, Jr.

**Present:**

Ken Lee, Mayor  
John Klimm, City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
Jonathan Murrell, Police Chief  
Pete Smith, Asst. Fire Chief  
Jason Stewart, City Planner  
Tim Bowles, Public Works Director  
Derrick Cowart, Finance Director

The meeting was called to order at 7:02 PM. The Invocation was given by Councilmember Daniel and Pledge to the Flag was recited.

**Approval of the agenda:**

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

**Approval of the October 12, 2020 minutes:**

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

**Old Business:**

**1. Vote on the first reading on petition filed by Simcoe Investment Group, LLC requesting a Zoning Map Amendment for a 19.05 acre parcel located on 1678 Fort Howard Road to amend the zoning from R4 (Single Family Residential) to R8 (Residential Multi-unit Attached) (townhouse or row house); the property is owned by Rheta Braddy. (Map and Parcel # 04630029) (Tabled at the 10/12/2020 meeting)**

Remove from the table: Councilmember Daniel  
Second: Councilmember Kirkland  
Vote by Council: Unanimous

Travis Bazemore, with EMC and Clay Price from Simcoe Investment Group were present. Mr. Bazemore said last time we met there was discussion about parking and traffic. Mayor Lee said Council voiced some concerns at the last meeting and asked Mr. Bazemore was there any reply to the concerns. Mr. Bazemore said they looked at the concerns, one was parking and the code requires two parking spaces per dwelling and they do have that. They could lose some units and put in a overflow parking lot. With traffic, the City could have a traffic study done then you would know what is needed. The other issue was the two entrances, the ordinance says if you have more than 75 lots you have to have two entrances. They went and looked at the spacing requirements and they can get two entrances but they will lose a few lots. Everything Council had concerns with they can address during the site plan. It will be a R8 zoning but they looked at the density because there is a good part of the property in the back that is wetlands so the actual density will be 5.67 units per acre there will be 108 units. Water and sewer will be City, the property does fall back so there will need to be a pump station to pump back to the road. Councilmember Daniel said one question she had is the parking on the street, does this allow enough width for a fire truck and a turn around for a fire truck, Mr. Bazemore said he does think they can get it to work with about 15 feet and the at the end there will be a cul de sac. Mayor Lee said that is a narrow piece of property and asked are they going to have to clear cut from line to line in order to accomplish this, Mr. Bazemore said it will be pretty tight. Mayor Lee said then neighboring properties will have to leave some buffer because you cleaned your land, he has some concerns with that. Mr. Bazemore said there is potential room to leave a strip, it is tight but achievable. Mayor Lee said this is a little bit of a challenge for us, this is not in line with what is already out there, R4. There is some concern with keeping the aesthetics of what is already there. Mr. Bazemore said the closest R8 zoning is the Abbey townhomes down the road, the duplexes down from the Abbey is R11 and the Cove is R6 zoning. Councilmember Long said we are working on some of our ordinances now and we will need some questions answered before we move ahead with R8, as of right now he would not vote for it. Councilmember Browher said right now, right there he is not comfortable with that density. A motion was made to deny.

Motion to deny: Councilmember Browher  
Second: Councilmember Long

Attorney Dickey said the applicant needs to be aware they can't come back for anything for a six month period, if they decide to request something less than an R8 and more than R4. Both motions were withdrawn and Mr. Bazemore withdrew the request for the rezoning.

**New Business:**

**1. Request approval pay MR Systems to replace and startup two turbidimeters and two effluent flow meters in the amount of \$16,910.00. LI #506.4335.531125**

Tommy Kee was not present due to a family issue. No action taken.

Motion to approve:

Second:

Vote by Council:

**2. Y-Delta requests approval of Pay Request #9 in the amount of \$217,885.62 for the 7<sup>th</sup> Street Utility Improvements project. LI# 320.4325.541204 and #506.4325.541201**

Ben Lockhart with EMC was present. Mr. Lockhart said the construction work has been completed they are in the process of working with the contractor to get the final punch list items done. Mr. Bowles said he has not heard back from Councilmember Scott on a remedy for the sewer laterals on that one lot on Howard Avenue, EMC submitted a resolution that he agrees with. It works better than what they have and beats going down that lane. Y-Delta will have to submit one more pay request. Mr. Lockhart said as of right now when we do the summary change order there should be a deduct for the overall contract.

Motion to approve: Councilmember Daniel

Second: Councilmember Browher

Vote by Council: Unanimous

**3. Request approval to purchase Exercise Timers for the Bypass Pumps from United Rentals in the amount of \$12,824.40. LI #506.4325.541401**

Mr. Bowles said this was originally quoted as an item from Thompson Pumps, United brought them out. The exercise timers are for the bypass pump because the system is killing us in buying batteries. Once a week the timers will automatically start the motor and keep the battery built up.

Motion to approve: Councilmember Daniel

Second: Councilmember Kirkland

Councilmember Browher asked Mr. Bowles if a pump goes down did he have enough time to get it up and running, Mr. Bowles said he has backup pump sitting on Thompson's yard now.

Vote by Council: Unanimous

**4. Request approval to purchase 30 Grinder Pumps from Grainger in the amount of \$25,058.40. LI #507.4325.522259**

Mr. Bowles said this is his usual request for grinder pumps.

Motion to approve: Councilmember Daniel

Second: Councilmember Long

Vote by Council: Unanimous

**5. Request approval of Budget Amendment 2020-07 to fund lighting for the Fort Howard Roundabout.**

Mr. Klimm said at the request of Public Works Department and support from the Police Department. Council has already approved the lighting of the roundabout, it is a safety issue. Mr. Bowles is concerned if we wait a year and half we may regret it. Mr. Cowart said this is to set up a project in the SPLOST Fund. Councilmember Long asked how are we going to pay for this, Mr. Bowles said up front. Councilmember Daniel asked how long will this take, Mr. Bowles said about six weeks.

Motion to approve: Councilmember Long

Second: Councilmember Browher

Vote by Council: Unanimous

Mr. Bowles asked Council if they could proceed with the project, Council gave approval to proceed with the project.

**6. Second Reading of an Ordinance for a Zoning Map Amendment to rezone a 1-acre parcel located at 1654 Fort Howard Road, to amend the zoning from AR-1 (Agricultural Residential) to R-4 (Single Family Residential); the property is owned by Johnnie M. and Mary V. Bryant (Map #04630028)**

Motion to approve: Councilmember Daniel

Second: Councilmember Browher

Vote by Council: Unanimous

**7. Discussion of a Rincon Police Department Detective work schedule and K-9 unit Policy.**

Mr. Klimm first recognized Chief Murrell and his staff, and noted that Council did not need to vote, this is just a concept. Chief Murrell said he included in Council packet the K9 Operating Procedure as well as the CID Policy as it covers compensation included in the K9 procedure is the compensation pertaining to on call. It covers how they are currently paid and how they will be compensated. K9 is not covered at all for on call, he is requesting a \$25 stipend per day which will apply the same to CID. With CID he is also requesting in the proposal to move them from an 86 hour to 80 hour schedule. He also drafted an on call payment adjustment form to track all of these hours to turn into payroll. Chief Murrell said

these guys do an outstanding job for us and we want them to be compensated fairly. Councilmember Long asked if the K9 units get called out. Chief Murrell said at times but they are few and far between typically our call outs for K9 are from the County and they have to pay us. Attorney Dickey said there is more policy consideration than this the Chief is asking is for Council to start looking at this. Council is looking at the Standard Operating Procedure for the Police Department and whatever changes are made would translate into some issues with our overall Personnel Policy. Mayor Lee asked about the kenneling service, Chief said they have an agreement with Effingham Animal Hospital.

#### **8. Discussion of a False Alarm Policy.**

Chief Murrell said he emailed Council an alarm policy that mirrors Effingham County's. Council will review the policy. The policy should pertain to false fire alarms also.

#### **9. Request Final Site Plan approval for Patel Convenience Store, located at 500 Blue Jay Rd. The property is owned by Vipul Kumar Patel. The property is zoned GC (General Commercial). (Map and Parcel # R2730001E00)**

Doug Morgan with EMC was present. Mr. Morgan said he update the plans with decel lanes.

Motion to approve: Councilmember Browher

Second: Councilmember Daniel

Vote by Council: Unanimous

Wayne Whitley came before Council to discuss a grinder pump issue and repairs to a rental home that he owns. His tenant was frustrated so he had to get involved. This has caused damage to bathroom flooring, the floor is soft and damaged and it has been going on for months. He is requesting that the City pays for the sub floor and toilet and two nights of motel stay for his tenant. Mr. Klimm's recommendation is to do the right thing and pay for the damages. Staff will handle this and call Mr. Whitley.

#### **10. Administrative Reports:**

**City Manager** – Mr. Klimm said he has talked to Damon Rahn and he is willing to come before Council to give an update on the IDA; Mr. Klimm recognized Susie Davis and the Back the Badge event that was held on Sunday; we are in the midst of the fire department audit, the auditor was here this weekend.

**City Engineer** – Doug Morgan said beginning Wednesday morning a portion of Lexington Avenue will be closed for about a month.

**Fire Department** – Pete Smith said he met with the auditor today.

**Building/Zoning Dept.** – Mayor Lee thanked Mr. Stewart for his workshop presentation and a fresh look in things.

**Mayor and Council** – Councilmember Browher asked about the sand on the road by the Gate Gas Station, Mr. Bowles said there was an oil spill caused by Tractor Supply. We will have to bill for putting down the sand and picking it up; Councilmember Kirkland thanked Mr. Bowles and recognized Mr. Osborne for the Haunted House and Trunk or Treat; Mayor Lee mentioned at last meeting we had a lot of reports that did not have good information staff needs to make sure the reports are good reports.

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

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

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

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

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

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

No action taken.

**Adjourn:**

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