

**Official Minutes
RINCON CITY COUNCILMEETING
MONDAY, JANUARY 12, 2015
COUNCILCHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Paul Wendelken
Scott Morgan
Christi Ricker
Levi Scott Jr.
James Dasher

Councilmembers Absent:

Reese Browher

Present:

Ken Lee, Mayor
Raymond Dickey, City Attorney
Wanda Hendrix, City Clerk - Minutes

The meeting was called to order at 7:05 PM by Mayor Lee.
Mayor Lee gave the invocation and the pledge to the flag was recited.

Approval of the agenda:

Mayor Lee requested adding an item to the agenda as item number 9A.

Motion to approve with the addition of New Business # 9A: Approval of engineering work orders by EMC Engineering:
Councilmember Scott
Second: Councilmember Dasher
Vote: Unanimous

Approval of the minutes of December 15, 2014:

Motion to approve with the changes on New Business# 2A : Councilmember Wendelken
Second: Councilmember Dasher
Vote: Unanimous

Approval of the minutes of January 5, 2015:

Motion to approve with the changes : Councilmember Scott
Second: Councilmember Wendelken
Vote: Unanimous

Introduction of new Recreation Department employee:

Mike Osborne introduced new employee Alex Pitts. He noted that Alex is a graduate of Effingham County High School and Georgia Southern, and previously worked up in Oconee, Georgia.

Public Hearings:

The meeting was turned over to public hearing officer, Raymond Dickey:

Public hearing # 1:

A petition has been filed to amend Article 6 Zoning Districts of the City of Rincon Zoning Ordinance to allow storage of automobiles as a conditional use in a General Agriculture or R—4 (Single Family) Zoning Districts. Request has been made by Rickay Graham.

Opened public hearing: 7:15 PM

Public input: Mr. Rickay Graham said he wanted to start a small towing company and said he would put up a fence on the property. Mrs. Kelly said the planning board recommended approval to use this as a conditional use. Councilman Wendelken asked about the requirements for towing yards in the code. Mrs. Kelly said this request was only to amend the ordinance, and that he would have to come back to council before using it as a conditional use. Councilman Wendelken asked how many acres were under General Agriculture. Mrs. Kelly said that portion would be over 5 acres.

Closed public hearing: 7:20 PM

Vote on the request filed by Rickay Graham to amend Article 6 Zoning Districts of the City of Rincon Zoning Ordinance to allow storage of automobiles as a conditional use in a General Agriculture or R—4 (Single Family) Zoning Districts.

Motion to approve the request on the General Agricultural portion of the land: Councilmember Wendelken

Second: Councilmember Scott

Vote: Unanimous

Public hearing # 2:

A petition has been filed by Kroger requesting a sign variance to the City of Rincon Sign Ordinance to: (1) increase allowable square footage of fascia signage from 100 sq. ft. to 429.41 sq. ft.; (2) to increase allowable height of fascia signage from 20 ft. to 40.6 ft.; (3) to increase allowable square footage of freestanding sign from 100 sq. ft to 208.58 sq. ft.; and (4) to increase allowable height of freestanding sign from 20 ft. to 29.8 ft. on property located on 19.11 acres of South Columbia Avenue. Property is zoned GC (General Commercial). (Map # R212-17)

Opened public hearing: 7:22 PM

Public input: Mr. John Rohe with Hilton Displays representing Kroger was available to present this request. (1) He said the original 100 sq. ft. sign would be for a smaller store, and that this size would match the store size. (2) to increase allowable height of fascia signage from 20 ft. to 40.6 ft.; (3) to increase allowable square footage of freestanding sign from 100 sq. ft to 208.58 sq. ft.; and (4) to increase allowable height of freestanding sign from 20 ft. to 29.8 ft. and he described the sign in question. Mrs. Kelly referred to the discussion held during the planning commission meeting. (See attached copies and planning commission minutes for reference)

Closed public hearing: 7:30 PM

Vote on the requested filed by Kroger requesting a sign variance to the City of Rincon Sign Ordinance to: (1) increase allowable square footage of fascia signage from 100 sq. ft. to 429.41 sq. ft.; (2) to increase allowable height of fascia signage from 20 ft. to 40.6 ft.; (3) to increase allowable square footage of freestanding sign from 100 sq. ft to 208.58 sq. ft.; and (4) to increase allowable height of freestanding sign from 20 ft. to 29.8 ft. on property located on 19.11 acres of South Columbia Avenue. Property is zoned GC (General Commercial). (Map # R212-17)

Motion to approve as presented: Councilmember Ricker

Second: Councilmember Morgan

Vote: Unanimous

The meeting was turned back over to Mayor Lee.

New Business:

1. Request to amend the 2015 budget to include \$16,000.00 for a Pole Barn, line item 50-7280-4410.

Discussion: Elise Eason said this item was included in the 2014 budget, but the project was not completed. She said it was a roll forward project and expenditure from last year.

Motion to approve: Councilmember Scott

Second: Councilmember Ricker

Vote: Unanimous

2. Request to award bid in the amount of \$4,613.75 to Georgia Barn and Metalworks for a steel shed at the Wastewater Treatment Plant. To be paid from line item # 507280.4410.

Discussion: Trace Gunter said this was a small steel structure to go over the Digester (SVR System) at the WWTP.

Motion to approve: Councilmember Dasher

Second: Councilmember Scott

Vote: Unanimous

3. Request to award bid in the amount of \$11,030.38 to Georgia Barn and Metalworks for a pole barn at the Wastewater Treatment Plant. To be paid from line item # 50.7280.4410.

Discussion: Trace Gunter said this was a pole barn for the treatment facility. Councilmember Scott asked if this would be on a slab. Trace said it would not be on a slab.

Motion to approve: Councilmember Dasher

Second: Councilmember Morgan

Vote: Unanimous

4. Pay request #5 from Associates in Local Government Assistance, Inc. (ALGA) in the amount of \$5,000.00 for FY2013 CDBG project. To be paid from line item #

Discussion: LaMeisha Kelly addressed this request. She said this was the grant administrator asking for a \$5,000.00 payment, and there would be a \$5,000.00 balance.

Motion to approve: Councilmember Wendelken
Second: Councilmember Ricker
Vote: Unanimous

5. Acceptance of .56 acres donated by the family of William and Mary Turner; the property is located on Carolina Ave. Map#R208.44.

Discussion: LaMeisha Kelly addressed this request. She said this is the property the city was approached about regarding the father who wanted to donate the property to the city. She said the paperwork was completed by the city attorney.

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

6. Acceptance of .46 acres donated by the family of William and Mary Turner; the property is located on Carolina Ave. Map#R208.43B.

Motion to approve: Councilmember Scott
Second: Councilmember Wendelken
Vote: Unanimous

7. Appointment of the Mayor Pro Tem for 2015.

Council appointed Councilmember Scott Morgan.

Motion to approve: Councilmember Dasher
Second: Councilmember Ricker
Vote: Unanimous

8. Approval to reschedule the January 26, 2015 council meeting to Monday, February 2, 2015 due to the Effingham Day at the Capitol schedule for the 4th Monday of January.

Discussion: LaMeisha said she had spoken with Wesley and they would like this date changed it to Wednesday, January 28, 2015.

Motion to approve the meeting date change to Wednesday, January 28, 2015: Councilmember Scott
Second: Councilmember Dasher
Vote: Unanimous

9. Request to award bid to Marchese Construction in the amount of \$44,647.63 for the upgrades to the bathrooms at Macomber Park.

Discussion: Councilmember Wendelken said that he did not understand why the bids for this work were so costly. LaMeisha Kelly said the city has kept bidding it out, but they receive very few bids.

Councilman Wendelken said he would like for the city to act as the General Contractor and get the work done. Raymond said since there were bids they needed to accept or reject the bids.

Councilman Scott said he couldn't see the amount being so high for this size building.

Councilman Morgan said this seemed like a large cost to him as well.

LaMeisha suggested that Mike Osborne speak because some things had been added to the bid. Mike said the following changes had been made: addition of new lighting fixtures; the breaker box was being moved to another room; additions to the other room and the partitions. He noted that this also included the vinyl siding they had previously discussed. Councilman Wendelken said the floor was supposed to be concrete and not tile. LaMeisha asked Mike how long it would take to complete the job. Mike said they said they could complete it by the time ball season started. Councilman Scott said VCT tile had tremendous upkeep. LaMeisha asked council would they consider tabling until the 28th and with Raymond's guidance allow staff to go back to the contractor with deducts. She said if the city acted as the general contractor with the time frame that she wasn't sure how that would work.

Motion to table until January 28th: Councilmember Morgan

Second: Councilmember Ricker

Vote: Unanimous

9A. Approval of EMC work orders:

EMC Workorder # 1: \$19,300.00 - 9th St. Water and Sewer Project

EMC Workorder # 2: \$11,900.00 - 9th St. Watermain Extension Project

EMC Workorder # 3: \$ 6,500.00 - Concession stand building

EMC Workorder # 4: \$ 5,500.00 - Upgrade to the restrooms

LaMeisha and Tim Bowles explained the reasoning for each work order.

Motion to approve: Councilmember Morgan

Second: Councilmember Scott

Vote: Unanimous

10. Administrative Reports:

(a) City Manager

(b) City Engineer

(c) Chief of Police

(d) Fire Department

(e) Building / Zoning Dept.

(f) Recreation Dept.

(g) Water / Sewer / Public Works

(h) Wastewater

(i) Finance

(j) Lost Plantation

(k) Mayor and Council

Discussion:

City Manager - LaMeisha Kelly noted that the Mayor and Council have appointments with both EPD 1:00 PM and DOT 11:00 AM on Monday, while in Atlanta.

EMC Engineering- No report provided.

Police Dept - No written report. Chief Scholl noted that they are having a rash of entering auto's and asked anyone seeing suspicious activity to report it.

Fire Dept- Corey passed out yearend reports. He said this year they had ran 1727 calls. He said he talked to Skip Starling on ISO, he was told that "no news was good news". He said they were hoping to have the information back soon.

Building/Zoning - LaMeisha reminded everyone of the MLK parade on Monday. She said there would be Fire and Police vehicles in the parade, and a city vehicle would be ready for councilmembers. She noted that in following the existing Code Enforcement Section on January 28th, if they do not complete the work, that there will be an item to address this on the agenda.

Recreation - No report provided. Mike noted that there was another new hire (D.J. Wilson) who would be starting on Wednesday, January 14, 2015.

Public Works - No report provided. LaMeisha said Tim had two additional cameras given to his department to help with documenting problems for the future.

Mayor and Council:

Councilman Scott said West Carolina needed to be looked into because of drainage issues. Mr. Dickey said the last he remembered was Mr. Corbitt was going to get with the City Engineer to work out the best alternative. LaMeisha said there would be a report back to council on the 28th with a plan of action.

Councilman Morgan said he had spoken to LaMeisha about the no left hand turn on 10th Street. Councilman Wendelken said he thought it was so traffic would not come back into the residential neighborhood, due to traffic congestion. Councilman Morgan said he had been asked by several people and he said he would bring it up at council.

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

Motion to approve: Councilmember Dasher

Second: Councilmember Scott

Vote: Unanimous

Motion to return to meeting: Councilmember Morgan

Second: Councilmember Dasher

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 Scott
Second: Councilmember Wendelken
Vote by Council: Unanimous

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

No action.

Adjourn:

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

The meeting adjourned.

Ken Lee, Mayor

Wanda Hendrix, City Clerk