

**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, APRIL 11, 2016  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmembers Present:**

Paul Wendelken – Arrived at 7:09 PM  
Levi Scott, Jr.  
Christi Ricker  
Reese Browher  
James Dasher  
Ann Daniel

**Present:**

Ken Lee, Mayor  
Wanda Simmons, Interim City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
Phillip Scholl, Police Chief  
LaMeisha Kelly, City Planner  
Tim Bowles, Public Works Director  
Mike Osborne, Recreation Director  
Seth Zeigler, Lost Plantation Golf Course Director – Arrived at 8:02 PM  
Pete Smith – Assistant Fire Chief

The meeting was called to order at 7:06 PM. Attorney Dickey informed Council that Councilmember Wendelken was running late.

The Invocation was given by Councilmember Daniel and the Pledge to the Flag was recited.

**Approval of the agenda with the following additions:** Presentation by Advantage Development; item 3A. Solution to alleviate standing water at the drainage canal at Stokes Ave and Scott Ave; and item 3B. Addendum to the probation service contract with language indicting cost per unit for drug testing.

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

**Approval of the March 28, 2016 minutes with following changes:** Approval of the March 28, 2016 Agenda, second motion should be Councilmember Daniel not Councilmember Scott.

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

***Presentation by Vantage Development:***

Jordan Whiteside, spoke about a proposal in the City Limits. She gave history of the Vantage Development. They own their development, construction, and management companies. They are proposing single family home rental units, they will be rent and income restricted for families. They will issue a tax application to the state of Georgia, which is due June 9th; it is a very competitive point system. There will be 62 single family homes, one bedroom, three bedrooms and four bedrooms. They self manage with a 24hr management staff and full time maintenance. They are requesting support on application that will be submitted. The property is 17 acres located on Sherwood Court.

LaMeisha Kelly informed Council that this was just a presentation and we have seen one presentation already but the city can only submit one letter of support.

**New Business:**

**1. Request to accept Quit Claim Deed from WHLR-Ft Howard Square, LLC for 2,054 sqft (Tract B) needed for new intersection at Hwy 21 and Brentwood Drive.**

The deed is for Tract B one of the pieces needed to complete the intersection improvement for Brentwood Drive and Hwy 21. The other piece was designed as a DOT maintenance easements and the City owns it but because they will have equipment on the property that they will maintain it will not need to be officially deeded to DOT.

Motion to approve: Councilmember Scott

Second: Councilmember Ricker

Vote by Council: Unanimous

**2. Approval of the proposed Rincon Recreation Youth Sports sponsorship package agreement.**

Mike Osborne researched prices from different recreation departments and wanted to get approval from Council to seek sponsorships.

Motion to approve: Councilmember Ricker

Second: Councilmember Daniel

Vote by Council: Unanimous

**3. Approval of a mobile app for the City of Rincon to be hosted by New Wave Designs.**

Wanda Simmons we would like to table this item. Councilmember Daniel said her one concern is that this app directs everything to our site and the City Website is not user friendly. She would like to see the City website be more useful.

No action taken on this item.

**3A. Solution to alleviate standing water at the drainage canal at Stokes Ave and Scott Ave.**

Councilmember Scott told Council this was west of 7<sup>th</sup> Street and is one of the original drainage routes. The water is standing in a canal less than 70 feet from some homes. He informed Council a culvert was needed and it has been like that for years, it always had standing water. Tim Bowles said this was the length of Stokes Avenue, down Scott Avenue. We need to get easement to clean it out, it has never had maintenance. Mr. Bowles identified the areas that need easements and Mrs. Kelly will try to have easements by the next Council meeting.

No action taken. Council directed staff to proceed with process.

### **3B. Addendum to the probation service contract with language indicting cost per unit for drug testing.**

Attorney Dickey informed Council that the City had annual probation review and passed with flying colors, but there needs to be an addendum added to let the probationers know how much they will be charged for a drug kit.

Motion to approve: Councilmember Ricker

Second: Councilmember Scott

Vote by Council: Unanimous

### **4. Administrative Reports:**

**City Manager** – Written report attached. Mrs. Simmons informed Council they have a SPLOST meeting Thursday and a workshop tomorrow.

**Chief of Police** – No written report. Chief Scholl noticed congestion on Hwy 21 and he will have police officer monitor the traffic, the officer will provide suggestion to RB Baker and adjust cones depending on the flow of traffic. Mr. Bowles said DOT asked them to take down the digital signs informing drivers of construction.

**Fire Department** – No written report.

**Building/Zoning Dept.** – No written report.

**Recreation Dept.** – No written report.

**Water/Sewer/Public Works** – No written report. Attorney Dickey informed Council they will be getting a street sweeper. The contract will be for \$26,800 per year for five years and a series of one year contracts, the APR is 2 or 3%. Councilmember Ricker asked if the house was finished. Mr. Bowles said he just finished the door frame, it had to be custom made, and he needs to clean the carpets.

**Lost Plantation** – No written report.

**Mayor and Council** – No written report. Councilmember Scott congratulated Mayor Lee for being recommended for GMA 2016 District 12 third Vice President. Councilmember Browher wanted to know where we are on hiring for open positions at the police department. Chief Scholl is going through the process of looking at candidates. Fire will be down a total of two positions by the end of the month. Mayor Lee mentioned that Kroger will be painting a mural on a wall in store

asked if there was anything the City would like to include. He asked Council to give if any thoughts they would like Kroger to consider. Also, Reverend Lewis from First Baptist they are planning a community service day on May 1st and they are asking is there anything they can do in the community, such as beautification at parks. Mrs. Simmons mentioned Giles Park needed to be updated, the checker board design needed to be removed and possibly add hop scotch or four squares. Councilmember Scott will meet next week with Preservation Board about the post office.

Mr. Payton Moxley, a resident of Lost Plantation, spoke to Council about the golf course. He said this is the worst he has seen the golf course greens and they are losing people. The greens look bad, if you have good greens the public will come. He needs to know what he can go back and tell the people. Is it the lack of money? He has heard that the City does not want to own a golf course, if golf course goes down his property value goes down.

Councilmember Browher wanted to know what was going on. As far as the funding if there is not funding they need to know about it. Seth Zeigler told Council the greens Mr. Moxley is referring to get no sunlight, when the greens were re-grassed they put new grass on top of the problem areas, there are few greens that need to be replaced, there is a couple of greens that won't drain. It has been very usually wet. He is doing everything he can. They have put down fertilizer, last two weeks in a row, but it is not taking yet and probably will not until the ground temperature goes up. Budget is not an object. He has had a chemical consultant out there and they cannot explain why the greens are like that. The problem greens are 1, 2, 10, 11 and 12. The sun does not come over the trees until the afternoon. Councilmember Daniel asked how much it would cost to replace the greens. Mr. Zeigler said probably about \$25,000. Councilmember Scott asked if we can get some numbers, Councilmember Ricker asked how long will the greens be down to fix them, Mr. Zeigler said it depends on what type of fix, it could be 1 ½ months and it can't be down in the winter because the greens need to grow in. Mr. Zeigler said weeds, a terrible winter, trees and Mother Nature are the problems. Mayor Lee stated the greens have poa annua mixed with Bermuda and those conditions make it difficult. Trimming trees is an option but not a fix. M. Zeigler sprayed for poa annua three times. Councilmember Wendelken stated funding was not an issue. The golf course loses \$50,000 to \$100,000 each year. They brought the golf course initially to irrigate the reuse water.

Mr. Oxley said you have to put the money in the golf course in order for people to come. Councilmember Wendelken said we are at the seven year mark and according to people the greens are better than they were with the previous owners.

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

Motion: Councilmember Ricker  
Second: Councilmember Scott  
Vote by Council: Unanimous

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

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

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

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

No action taken.

**Adjourn:**

Motion to adjourn: Councilmember Daniel

Second: Councilmember Browher

Vote by Council: Unanimous