



**CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, APRIL 23, 2018
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Paul Wendelken
Reese Browher
James Dasher
Kevin Exley

Councilmember Absent:

Levi Scott, Jr.
Ann Daniel

Present:

Ken Lee, Mayor
LaMeisha Hunter Kelly, Interim City Manager/City Planner
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Pete Smith, Asst. Fire Chief
Tim Bowles, Public Works Director
Tommy Kee, WWTP Director
Josh Williams, Lost Plantation Golf Course Manager

The meeting was called to order at 7:02 PM. Mayor Lee recognized Boy Scout Troop 665 who was in attendance. The Invocation was given by Councilmember Dasher and Troop 665 led the Pledge to the Flag.

Approval of the agenda with the following additions:

New business items 2A, presentation by Integrated Science and 10A approval of emergency repair on well number 5 in the amount of 39,570.00.

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

Approval of the April 9, 2018 minutes with the following corrections:

New business item 17 motion to approve was made by Councilmember Daniel and the motion to adjourn was made by Councilmember Daniel.

Motion to approve: Councilmember Wendelken

Second: Councilmember Dasher

Vote by Council: Unanimous

New Business:

1. Rincon Elementary requests the closure of Richland Ave (between East Fourth and Fifth Streets) on Friday, May 4th at 3 pm until Saturday, May 5th at 4 pm, for the Rincon Elementary School Homecoming Celebration.

Courtney Barnwell, PTA President was present. Ms. Barnwell said she requesting to close the bus lanes for a homecoming event on May 4. They would like to this for the safety of the guest. Mrs. Kelly said staff recommends approval and the Chief Scholl did not have any concerns.

Motion to approve: Councilmember Wendelken

Second: Councilmember Browher

Mrs. Kelly said her department will notify people in the immediate area and make sure Emergency Management is notified.

Vote by Council: Unanimous

2. Request for a Resolution declaring April “Autism Awareness Month” in the City of Rincon, Georgia.

Pauline Shaw, founder and President of Effingham County Navigator Team was present. Ms. Shaw said this is a 501C3 nonprofit support group, many of the participates have been diagnosed with Autism. She said April is Autism Awareness Month and this is a great time to become aware and educate yourselves about Autism. Mayor Lee read the resolution.

Motion to approve: Councilmember Exley

Second: Councilmember Dasher

Vote by Council: Unanimous

2A. Presentation by Integrated Science & Engineering.

Wade Burchem gave an update on the Water Shed Protection Plan. He said they are delivering the annual report. Part of having a Waste Water Treatment Plant the City has to do a best practice management plan, they have to treat the water and have education events. Everything is going good; there are four places in Rincon that are tested throughout the year. During the testing they provide education to the public. They are talking with the Boy Scouts about doing some storm drain markings for the City. They test

for several strains and did exceed e coli strains in several samples, but that is common in this area. In the coming years there will be harder requirements, practices coming up will be more costly and next census cycle we may be a phase two community. But staff has identified some cost saving methods, Water First, and a grant that they are writing for the City.

3. Request that the City repair the sewer line at 715 West 9th Street, Unit 15B.

Wesley Corbitt said at the back of property there staging area for heavy equipment when the sewer main was being replaced. The lot in question has been vacant since 2015 and he didn't know the sewer was damaged. He has spent \$5,000 to get the lot fixed up to rent and since then there has been problems with the sewage. Mr. Bowles put a camera in the pipe and there were a couple of bows and a break in the line. Mr. Corbitt said he is fairly certain this was done when the sewer was being replaced in 2015. He is asking the City to fix that line.

Mr. Bowles said it has been over two years since the sewer main was put down. Mr. Corbitt said he did not know the line was busted since the lot was not used in so long. Councilmember Browher asked was the equipment on his property; Mr. Corbitt said yes he let them use the property for staging. Mr. Bowles said repairs could be around \$500 to \$1000. Mayor Lee asked if Public Works could do this job, Councilmember Browher asked about the budget. Mr. Bowles said they could do it and it would come out of infrastructure replacement. Motion was made to approve repairs up to \$500.

Motion to approve: Councilmember Browher

Second: Councilmember Exley

Vote by Council: 3 yes votes, Councilmember Wendelken abstained

4. Mosley Real Estate Advisors request Final Site Plan approval for the proposed Rincon Retail Development on property located at 429 South Columbia Avenue. Property is zoned GC-General Commercial and consists of .79 acres; property is owned by Enmark Stations, Inc. (Map #R2120014)

Brad Taylor with Hussey Gay Bell said the owners, Mosley Real Estate Advisors is proposing to tear down the old gas station and construct a new building. Mrs. Kelly said all the comments have been addressed, per DOT requirements they will have to shift the entrance they share with McDonald's a little deeper, and they have received the easement from Kroger so there will be a rear access. Staff recommends final approval.

Motion to approve: Councilmember Wendelken

Second: Councilmember Dasher

Vote by Council:

5. Thomas and Hutton requests approval of subdivision and recombination of four (4) lots located at Patriot Drive. Property is zoned GC-General Commercial, and consists of 20.205 acres; property is owned by Young Men's Christian Association. (Map #R2180012, R2180013, R21800012PUO and R2170011PUO)

Matt Henry with Georgia Power/Southern Electric Corporation and Mark Keaton with Thomas Hutton were present. There is a current access road that is used by Railroad and Georgia Power that is deteriorating. This road was built over an underground gas line and they were notified by AGL that the safe clearance was being reduced. There is a common access road off Patriot Drive and the property is owned by the YMCA and they would need additional land rights. So in discussion the Joel Smoker with the YMCA it was decided that Southern Electric Corporation would swap property with YMCA to build a new access so it does not affect the gas line. There four property numbers affected. Attorney Dickey said we will need to identify this as a subdivision and then a recombination.

Motion to approve: Councilmember Dasher

Second: Councilmember Browher

Vote by Council: Unanimous

6. Request for one year agreement with WastePro for three dumpsters at WWTP at a rate of \$225 per month, with two, one-year renewals.

Councilmember Exley recused himself from discussion and vote.

Tommy Kee said he has been using poly carts for the rags and grit. The Headworks is working so well that the poly carts are not keeping up and something more substantial is needed.

Motion to approve: Councilmember Wendelken

Second: Councilmember Dasher

Vote by Council: Unanimous

7. P. C. Simonton requests approval of Pay Request #26 in the amount of \$850.00, for engineering services associated with the WWTP Headworks replacement. LI# 50.7280.4411

Marcus Sack introduced P.C. Simonton new employee Jordan Wandermeir in support of operations. Mr. Sack said this request is in support of operations and Council will see a few more of these.

Motion to approve: Councilmember Browher

Second: Councilmember Dasher

Vote by Council: Unanimous

8. BRW Construction Group, LLC requests approval of Pay Request #7 in the amount of \$191,266.10, for the WWTP Headworks project. LI# 50.7280.4411

Mr. Sack said this is their last pay request in the form of the original contract. There will likely be a change order once we get into the reuse water system and there will be more pay request. This will reduce their retainage.

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

9. Approval of a Resolution to update the signature cards for the City of Rincon BB&T accounts.

Mrs. Kelly said the paperwork has been signed; this is to officially to approve the change.

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

10. Request to award contract for Lost Plantation Golf Course RFQ for three mowers and one bunker rake. LI #80.8300.4005

Councilmember Wendelken asked about the terms of the lease, Mrs. Kelly said they did offer 36 months at \$1,236.20. Mr. Williams said he had budgeted \$14,000.00 for equipment. With this term he will be under budget. Bid awarded to Abel Turf and Tractor for \$40,200.00 with a 36 month lease purchase option. A budget amendment will need to be done.

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

10A. Approval of emergency well repair on well #5 by Rowe Drilling in the amount of \$39,570.00.

Mr. Bowles said this week has been idle since it was drilled in 2006, after they got the new pump in and tested, it was pumping a lot of limestone. He recommends Rowe Drilling going in and cleaning everything out. They will put in a primer pump and run it until it runs clean, that is the only way we can get it into service.

Councilmember Dasher asked if there was any guarantee if this happens this again, Mr. Bowles said there is no guarantee.

Mrs. Kelly said Rowe Drilling has worked on this well and they are the only ones in this area that will drill that deep.

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

11. Administrative Reports:

City Manager/Building and Zoning – Mrs. Kelly said she has received a \$3,745.00 check from Comcast where the audit was; we gone live with Tyler for Utility Department; Dulcia King and Laurie Loomis are assisting Fran in Finance to keep it going; also she has called around to accounting firms a lot of them are busy, TJS Deemer Daner LLP was recommended because they have a government section. Whoever comes in will have to prepare us for our June 30th audit. Mrs. Kelly said she will have a quote for Council any day now; She is still in talks with Chick fil A, they are moving full speed ahead they sent the deed for the land transfer. Councilmember Browher asked how quickly they will build, Mrs. Kelly said no; Councilmember Exley asked about the finance position, Mrs. Kelly said she has seen one applicant.

Fire Department – Pete Smith said they have rope class all this week; the signs they put up for volunteers needed are working they have six new volunteers; Councilmember Dasher asked about the boot drive, Chief Smith said they got a little over \$8000 in two days.

Water/Sewer/Public Works – Mr. Bowles said the East Towne Park lift station bracket that holds the pump has broken, worst case scenario it will be \$8000 to repair; they will have to pump the grease out to fix it. This is an emergency repair because this lift station serves about 1/3 of the City.

Lost Plantation – Mr. Williams said rounds have picked up on Tuesday and Thursday; Vixen, the goose dog is back at the Golf Course, Christy Holt has been taking care of her at night when she is not at the club; Wendell Petersen has turned in his two week notice.

Mrs. Kelly said at workshop Council had given direction on what to do with the dog, they went out to look at what Council wanted them to do and after speaking with Ms. Holt she is willing to keep the dog at her apartment and willing to sign an agreement prepared by the attorney. She also brings to dog to the golf course when she is not working. Mrs. Kelly said she thought Council should hear this before we started to process. Councilmember Dasher asked does Vixen have free roam at the golf course, Mr. Williams said she has a long lease with clean water, bedding and they take care of her really well, also she runs the geese very well. Mr. Williams also said that she goes from the clubhouse, to the cart barn, to the maintenance building and is not left alone for very long times. Due to the weekends with the storms coming she does not like loud noises so he made the decision to allow Ms. Holt takes her home. Councilmember Exley asked at what point staff knew that Council's plan was not going to be carried out. Councilmember Exley said that we have workshops and state expectations and that is the time when we should bring these things up. When Council gives suggestions at workshops that should be what staff proceeds with. He doesn't want the same things that happened before. Mayor Lee said he thinks after staff went out there and talked to Ms. Holt they realized that she would be able to house the dog.

Mrs. Kelly said we did not make a plan not to carry out Council's direction; staff just wanted Council to see there were other options.

Councilmember Exley asked about the little pink set up inside the 18th hole, the residents don't think the hot pink goes with the homes, Mr. Williams said that would come down. Councilmember Exley also asked about Alibis and if Mrs. Kelly heard anything from the Health Department. Mrs. Kelly said she knows they are remodeling, he wanted to know if there was a date they would be finished. She said she does know they haven't finished the work yet.

Mr. Williams asked if he could continue as is with the dog. Mrs. Kelly said Council will probably want to discuss it more. Mayor Lee said he appreciated Ms. Holt being willing to look after the dog.

Mayor and Council – Councilmember Browher said he talked to Mike Osborne about the Spring Fair, Mr. Osborne said they will charge \$3.00 at the gate and have several vendors and he is trying to get other events scheduled. He asked Mr. Osborne about the rocket ship and he is trying to get in touch with the guy that is working on it. Councilmember Browher asked about Plantation Way, Mrs. Kelly said the surveyors started on that last week. He asked Mr. Bowles about city limits signs, Mr. Bowles said he got an email and they will let him know as soon as they get their workers lined up. Mayor Lee asked about the current signs and if we could use those in other places, Mr. Bowles said they are too dilapidated. Attorney Dickey said the helicopter rides at the fair have been finalized; it will cost \$20 per person. Councilmember Dasher asked about the water cooler at the park, Mrs. Kelly said she spoke with MR. Osborne and he asked if Council can give him another week to get to it since he is working on the Spring Fair. Mayor Lee asked staff about placing a MIA flag at the park.

Patrick Kirkland asked about the food truck ordinance; Mrs. Kelly said they had a meeting with the health department, county entities and two food vendors to look at a draft ordinance and Erin with Springfield is heading this up. She is expecting a redline copy back soon.

Bernard Martin asked if the City could donate \$1000 to the Effingham County Navigator Team and Operation Life Saver.

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

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

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

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

Motion to approve: Councilmember Browher

Second: Councilmember Wendelken

Vote by Council: Unanimous

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

No action needed.

Adjourn:

Motion to adjourn: Councilmember Dasher

Second: Councilmember Browher

Vote by Council: Unanimous