

**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
TUESDAY, JANUARY 12, 2016
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Paul Wendelken
Christi Ricker
Reese Browher
James Dasher

Present:

Ken Lee, Mayor
Wesley Corbitt, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
LaMeisha Kelly, City Planner
Paul Johnson, Golf Professional

Absent:

Councilmember Levi Scott Jr.

The meeting was called to order at 7:04 PM by Mayor Lee. The Inauguration ceremony began and the Oath of Office was given by Mayor Lee to Councilmembers Browher; Dasher; and Wendelken followed by refreshments.

After refreshments the role was called, Mayor Lee gave the Invocation and the Pledge was recited.

**Approval of the agenda with the addition of new business item #12A:
Appointment of Mayor Pro Tem for the year 2016.**

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

Approval of the December 21, 2015 minutes with the following changes:

LaMeisha Kelly was standing in for the City Manager; Councilmember Wendelken noted the second motion on Public Hearing #1 should read 'motion died from lack of a second' and Councilmember Browher noted that 'notified' was spelled incorrectly.

Motion to approve with corrections: Councilmember Ricker
Second: Councilmember Wendelken
Vote: Three yes votes, Councilmember Dasher abstained.

Old Business:

1. Second reading of an Ordinance to amend the City of Rincon Zoning and Growth Management Ordinance. Article III. - General Provisions. Section 12. - Accessory Structures.

LaMeisha Kelly spoke, the changes recommended by Council at the first reading were made, and other provisions were added per Attorney Dickey. Commercial zoning will need to go through site approval process.

Motion to approve: Councilmember Browher

Second: Councilmember Dasher

Vote by Council: Unanimous

New Business:

1. Resolution to authorize submission of a FY 2016 Community Development Block Grant application to the Georgia Department of Community Affairs for 7th Street Water and Sewer upgrades.

Mrs. Kelly submitted the CDBG grant application and we were not funded. This resolution is to resubmit the grant.

Motion to approve: Councilmember Wendelken

Second: Councilmember Ricker

Vote by Council: Unanimous

2. Appointment of a voting delegate for Georgia Municipal Association's special membership meeting to be held Sunday January 24, 2016.

Councilmember Browher recommended Mayor Lee.

Motion to approve Mayor Lee as a voting delegate for GMA special membership meeting: Councilmember Browher

Second: Councilmember Dasher

Vote by Council: Unanimous

3. Request review and approval of the Lost Plantation Golf Course 2016 rates.

Paul Johnson was present, he would like to increase the rates, and include Friday as a weekend. Currently Fridays are included in the weekday rate structure. This will boost revenues without loss of play. The rate will increase \$5.00 more on weekdays and \$6.00 more weekends.

Motion to approve: Councilmember Browher

Second: Councilmember Dasher

Vote by Council: Unanimous

4. Approval to reappropriation SPLOST funding to meet the City's growth needs.

Wesley Corbitt stated this is a reallocation of the funds. We have major projects that were completed and the money can be allocated to fire, police and roads. Attorney Dickey said the monies could cover the short fall in other areas. SPLOST will end shortly, and this is all current resolution money.

Motion to approve: Councilmember Wendelken

Second: Councilmember Dasher

Vote by Council: Unanimous

5. Approval of contract language changes proposed by contracting engineers, HHNT, Inc., and P.C. Simonton & Associates, Inc., for the design and oversight of the Lower Floridan well and the WWTF headworks projects.

There were changes made by P.C. Simonton on their contract and Attorney Dickey explained the modifications. The original contract said when they provide coverage there will be no exclusions and they took that out and said only standard exclusions. What does standard exclusion means? The language said no limiting coverage, they change it and put standard exclusive. Mr. Corbitt said he will ask them to put that wording back in the contract. Council can approve the P.C. Simonton contract with the exception of the two items Raymond noticed were changed.

Mr. Corbitt noted that if the contracts were not approved we will have to change the calendars.

HHNT, Inc.'s contracts did not change.

Motion to approve: Councilmember Wendelken approved the language of the original contract, leaving items 6.2.1 and 6.3.1.2 in the contract.

Second: Councilmember Ricker

Vote by Council: Unanimous

6. Motion to set the special election date to fill the vacated seat of Councilmember Scott Morgan for March 1, 2016.

Motion to approve: Councilmember Ricker

Second: Councilmember Dasher

Vote by Council: Unanimous

7. Motion to set the qualifying period for the special election to fill the vacated seat of Councilmember Scott Morgan for a period of 2 ½ days. Said dates shall be January 25, 2016, from 8:30 AM until 4:30 PM, January 26, 2016, from 8:30 AM until 4:30 PM, and January 27, 2016, from 8:30 AM until 2:00 PM.

Motion to approve: Councilmember Dasher

Second: Councilmember Wendelken

Vote by Council: Unanimous

8. Motion to set qualifying fee at \$90.00 for each candidate for the March 1, 2016 Special Election.

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

9. Approval to appoint Dulcia King as Elections Superintendent, Sarah Jarvis as Chief Elections Manager and Fran Harbin, Sarah Jarvis and Lauren Moore as Absentee Ballot Clerks for the March 1, 2016 special election.

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

10. Approval to appoint Billy Meyers as Custodian of the city voting machine for the March 1, 2016 special election.

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

11. Approval to reschedule the January 25, 2016 council meeting to Wednesday, January 27, 2016 due to the Effingham Day at the Capitol in Atlanta.

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

12. Review and approval of design and oversight contract with South Atlantic Engineering, Inc. (Tommy Blewett, P.E.) for Lost Plantation club house renovations and expansion.

Mr. Corbitt explained Mr. Blewett was not able to be here. Mr. Blewett will design the completed expansion and the redesign the systems and oversee construction. The City will keep the master plans. The total fee will be \$21,500 to be paid in phases. If City does not move forward with construction, we don't to pay the remaining balance for that portion. Attorney Dickey said this is more so a proposal, he would recommend changing the timeline. Councilmember Browher wanted to makes sure we know what we are getting, and it is in the best interest of the City of Rincon.

Council had questions about the breakdown of cost. Mr. Corbitt recommended tabling the item; he is going to ask Mr. Blewett to give a cost breakdown of each phase.

Motion to table item: Councilmember Wendelken
Second: Councilmember Ricker
Vote by Council: Unanimous

12A. Appointment of Mayor Pro Tem for the year 2016

Councilmember Dasher recommended Councilmember Christie Ricker.

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

13. Administrative Reports:

City Manager – No written report.

City Engineer – No written report. Councilmember Wendelken asked Alec Metzger about ditching project on Lexington Avenue, he wanted to know if they will add another culvert. Yes.

Lost Plantation – Councilmember Wendelken requested a report from Paul Johnson. Mr. Johnson stated he will get an end of year report to him.

Building/Zoning Dept. – LaMeisha Kelly spoke, she will have an update from Retail Strategies. And she is waiting on the deeds for the lift station in Town Park East.

Councilmember Wendelken asked about the T&C Towing public hearing. He wanted to know if it can be added back to agenda, because the motion died; will people be notified if it goes back on agenda? Mrs. Kelly stated a vote can be reconsidered and we can notify interested parties. Councilmember Wendelken stated he understood during the last meeting that residents were not against the project and after talking to certain people he was told they were not happy about the project. He also mentioned there was a wrecker at the location off loading a vehicle. Attorney Dickey stated only certain ordinance changes require public hearing; he will look into it to see the process. Councilmember Wendelken said the public hearing notice for Badcock was sent to the corporate office, which owns the property. Councilmember Wendelken wants to add another layer to the public hearing notification by sending notices to renters also. Councilmember Browher also wants to add the layer to make sure all parties knows about the hearings. Councilmember Browher asked does a tow business require a storage yard to operate in the City, Mrs. Kelly said no.

Mrs. Kelly invited Mayor and Council to participate in the MLK Jr. celebration on Monday, where she will be Grand Marshall.

Mayor and Council – Councilmember Dasher asked for a strong presence in the MLK Jr. Parade from fire and police. Councilmember Browher asked about the street light at Smithfield Drive, he wants to know if GA power is fixing it. Wesley

Corbitt stated the light has not been on for year and he emailed the resident to let him know if it is not back on within a week to let him know.

Councilmember Ricker noticed the fencing was taken down on the back of Macomber Park and she wants the fence back up, because of children dumping in the area. The fence cannot be put back up because it was on a public road. If residents notice activity in the area there is a non emergency number to call to report incidents. Councilmember Browher said he will give police a list of areas that need to be patrolled.

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

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

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

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

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

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

No action taken.

Adjourn:

Motion to adjourn: Councilmember Ricker
Second: Councilmember Browher
Vote by Council: Unanimous