

**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, MARCH 14, 2016  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmembers Present:**

Paul Wendelken – Arrived at 7:53 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. The oath of office was given by Mayor Lee to Councilmember Ann Daniel. Refreshments were available.

The meeting continued, Mayor Lee gave the Invocation and the Pledge to the Flag was recited.

**Approval of the agenda:**

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

**Approval of the February 1, 2016 minutes:**

Motion to approve: Councilmember Scott  
Second: Councilmember Browher  
Vote: 5 to 1 Councilmember Dasher abstained

**Approval of the February 22, 2016 minutes:**

Motion to approve: Councilmember Scott

Second: Councilmember Ricker  
Vote: Unanimous

**New Business:**

**1. Request to surplus tabletops (only) and chairs from Lost Plantation Grille.**

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

**2. Present plaque of appreciation to Brian Scott Morgan.**

Mayor Lee presented a plaque to Brian Scott Morgan for ten years of dedicated service as a City of Rincon Councilmember. Mr. Morgan has moved out of the city limits and resigned his post on December 31, 2015.

**3. Presentation from Affordable Equity Partners, Inc. about a potential project for the Department of Community Affairs Tax Credit program.**

Mandy Young was present; she gave history of AEP, Inc. They will build 72 two story walk up units on property located next to Effingham Parc; 18 one bedroom, 36 two bedroom, 18 three bedroom apartments. AEP, Inc owns Fairway Management and Fairway Construction. Two story brick walk up. There will be amenities on site. This project will create jobs for the community and use local builders. The estimated cost will be 9 to 10 million dollars. They rent for a one bedroom will be \$420.00 a month, two bedrooms will be \$500.00 and the three bedrooms will be from \$600.00 – \$650.00. This will be family living, not senior complex.

**4. Effingham YMCA requests approval for the 4<sup>th</sup> Annual “Dive into the Mission 5k” on May 7, 2016.**

LaMeisha Kelly informed Council that the YMCA was notified about the meeting. She said they have hosted this event for a number of years and coordinated with the police to handle traffic. This has to come before council because they are using city streets. The YMCA has already submitted a special events permit application, and Council has waived fees in past.

Motion to approve and waive all associated fees: Councilmember Ricker  
Second: Councilmember Daniel  
Vote by Council: Unanimous

**5. Tim Edenfield request to appear before Council.**

Mr. Edenfield wants to get a building permit but there is not city water or sewer to his property located on Bunyun Kessler Rd. He feels the process is being held up. He is willing to pay the tap fees, but the City is not sure if they can provide water. Mrs. Kelly stated this would be part of the water sewer extension on Fort Howard Road. She cannot sign off on

permit because there is no water or sewer and she is not sure if we would have utilities to him in three months. Mr. Edenfield stated he needs to get started on the project so he does not have to sign another lease. Alec Metzger said they can separate it into a small project and take the water/sewer lines from Dasher Landings and run it to Mr. Edenfield's property across the street. He would know more after this week, the timeline would be before he finishes his house. Mr. Metzger stated another option would be for Mr. Edenfield to do it himself. Tim Bowles said it would be less than putting in a well and septic tank.

The motion was made to allow staff to move forward with the approval process for Mr. Edenfield's building permit.

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

**6. Request for Council's consent to submit GEFA loan applications for Lower Floridan Well and WWTP Headworks projects.**

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

**7. HHNT Consulting Engineers requests approval of Contract Amendment #1 in the amount of \$5,850.00, for a total adjusted contract amount of \$109,765.00, for engineering services associated with the Lower Floridan Well project. LI# 40.6260.4416**

Tim Baumgartner, with HHNT was present; he informed Council the contract amendment was for a confirmatory pumping test. Mayor Lee asked was this something that was included in the project. This was something the city could have taken care of but thought it would be better for HHNT to complete.

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

**8. Request to contract with Layne Christensen to test the existing Lower Floridan Well in an amount not to exceed \$21,000, for the Lower Floridan Well project. LI# 40.6260.4416**

Tim Baumgartner coordinated with Tim Bowles and stated the contract includes equipment, labor and a one day pumping test.

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

**9. HHNT Consulting Engineers requests approval of pay request #2 in the amount of \$3,895.12, for engineering services associated with the Lower Floridan Well project. LI# 40.6260.4416**

Tim Baumgartner said they are on schedule.

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

**10. Coastal Roofing Co. requests payment for roof replacement at Macomber Recreation Building in the amount of \$38,643.00. LI# 10.4650.2235**

Mike Osborne informed Council all work has been completed. It had rained and there were no leaks. Mayor Lee asked about the warranty, Mrs. Kelly stated the warranty documents had been submitted.

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

**11. P. C. Simonton requests approval of Pay Request #2 in the amount of \$5,220, for engineering services associated with the WWTP Headworks replacement. LI# 50.7280.4411**

Marcus Sack was present, he met with City staff and they looked over the RFP. They are making good progress.

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

**12. Middle Georgia Outdoor Lighting, Inc. requests approval of Pay Request #1 in the amount of \$172,610.00, for the Macomber Park Field Lighting project. LI# 20.4650.4413**

Alec Metzger informed Council all of the equipment has been delivered. The concrete basins for the poles have been installed. Middle Georgia will complete everything during spring break.

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

**13. Griffin Contracting requests approval of Pay Request #3 in the amount of \$205,019.32, for the 9<sup>th</sup> Street Paving and LMIG project. LI#10.4430.4421**

Alex Metzger informed Council that he has been out and looked at the work, the striping is completed and they are pretty close to being done. Wednesday he will be going over last punch items. The one year warranty period will start after the final.

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

**14. EMC Engineering Services requests approval of Work Order for the LMIG 2016 paving project, in the amount of \$16,000. LI# 10.4430.4421**

The paving project will include four different streets; Magnolia Drive, Myrtle Street, Pineland Avenue and Byrd Street. They are in bad shape and will be overlaid with new pavement. The pre-bid meeting will be this Thursday.

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

**15. EMC Engineering Services requests approval of Work Order for the SR 21 Sidewalk Extension Project, in the amount of \$29,700.00. LI# 10.4430.4413**

The sidewalk extension will be 3,800 feet starting at Wal-Mart and ending at the new St Joseph Candler facility. The sidewalk design at the Post Office has been complete. Mayor Lee wanted to know if anyone contacted EPD about the wetlands. Mr. Metzger said that is the first thing they will do, but he would look at other options before disturbing the wetlands.

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

**16. EMC Engineering Services requests approval of Work Order for the construction administration services related to the SR 21 Improvement Project, in the amount of \$60,800.00. LI#10.4430.4412**

This project coincides with RB Baker road project. It will include construction observation, coordinating meetings between the City and the contractor, review of shop drawings, and coordinating with DOT. The time frame will be 20 hours per week for 18 months; it may take less than that. Mrs. Kelly said Kroger has already given us the funds for the project and it was feasible for us to use EMC not Kroger's engineer.

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

**17. Request to award bid for a Backhoe Loader to JCB of GA in the amount of \$95,950.00. LI# 20.4430.4421, 20.7270.4415 and 20.6260.4415**

Tim Bowles informed Council that this was a budgeted item split between three departments. The City could surplus old Massey Ferguson mower to offset the cost and auction the old John Deere tractor.

Motion to approve the purchase of a Backhoe Loader from JCB, surplus the Massey Ferguson and trade in the John Deere: Councilmember Scott

Second: Councilmember Ricker

Vote by Council: Unanimous

**18. Recommendation to award bid for Recreation Department Bunker/Infield Rake. LI# 20.4650.4414**

Mike Osborne informed Council this item was budgeted; There were three bids; a new for \$16,000.00, refurbished for \$8,750.00, and the lowest for \$7,500.00, which is also refurbished. They will run the equipment every day except Sunday, for 3 to 4 hours. Council budgeted \$14,000 for the rake. There was discussion on the hours on the refurbished equipment and the warranties.

Council approved the refurbished Bunker/Infield Rake for \$8,750.00.

Motion to approve: Councilmember Browher

Second: Councilmember Dasher

Vote by Council: Unanimous

**19. Recommendation to award bid for Recreation Department Outdoor Pitching Mounds. LI#20.4650.4412**

Mike stated there were two bids, one from BSN for \$10,437.44 and one from Allstar Mound for \$7,643.00. He purchased two mounds last year from Allstar Mound that has lasted all season.

Motion to approve purchase from Allstar Mound: Councilmember Scott

Second: Councilmember Dasher

Vote by Council: Unanimous

**20. Consider nomination of Ronnie Brooks as the representative for the City of Rincon on the Effingham County Hospital Authority.**

Mayor Lee Spoke to Mrs. Kelly and she said Ronnie Brooks is agreeable with staying on the board. Mrs. Kelly told Council Mr. Brooks is the chair of Facilities Committee and he is passionate about chemo and infusions treatments and in the future they will both be available at the hospital.

Motion to approve: Councilmember Wendelken

Second: Councilmember Scott

Vote by Council: Unanimous

**21. Request to pay MR Systems, Inc. for parts and labor on the Influent Flow Measuring Equipment from November 2015, in the amount of \$28,690.00. LI# 50.7280.3311.**

Wanda Simmons informed Council this bill was received in February 2016 and given to Tommy Kee. Tommy checked and all items on the invoice have been installed and is in working order. Tim Bowles said this was for removing his system off of the WWTP's system. Attorney Dickey recommended tabling the item until a budget amendment was done

Motion to table: Council Dasher  
Second: Councilmember Daniel  
Vote by Council: Unanimous

**22. Amend 2016 budget to reflect revenues and expenditures associated with the widening of Hwy 21.**

Mrs. Kelly informed Council that we have funds from Kroger and will receive funds from the EIP grant, this needs to reflect on the revenue and expenditure line items.

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

**23. Amend 2015 budget to include a Special Revenue Fund for recording of Hotel Motel Tax Revenues.**

Mrs. Simmons informed Council that a letter was received from the Department of Audits, and these funds need to be in a separate account and not in general fund account.

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

**24. Amend 2016 budget to include a Special Revenue Fund for recording of Hotel Motel Tax Revenues.**

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

**25. Administrative Reports:**

**City Manager** – Wanda Simmons, passed written reports. She informed Council that she received an adjustment from Rhonda Allen, totaling \$1,268.67 for water only and wanted to bring that to their attention. She also passed out paint samples for Council. There will be a workshop held on Wednesday March 23<sup>rd</sup>. Councilmember Wendelken spoke about the

old post office and how he thinks it needs to be in Springfield at the Historic Site to get the justice it deserves.

**City Engineer** – Alec Metzger informed Council Richland Avenue just about complete. Due to the rain yards are staying saturated; he has concerns with one yard, Mr. Repasy's. He recommends putting down sod and underground pipe. And adding a fire hydrant riser. He wanted to know how Council would like to finish the project. Tim Bowles recommends EMC does a change order. Mr. Metzger will submit a change order. .

**Chief of Police** – Chief Scholl stated the Citizens Police Academy is under way; coffee with a cop was ok; and on March 31<sup>st</sup>, there is a state review for probation.

**Fire Department**- Assistant Chief Smith said there was no written report. The Fire Department did help Effingham County with a tanker fire and a report of a missing person.

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

**Recreation Dept.** – Mike Osborne informed Council that they have started pre-season tournament today, and is using back parking lot; Triple Crown Sports will host a tournament in April; The World Series of America Baseball will use the facility for a national tournament; and he should receive flyers for the Circus sometime this week.

**Water/Sewer/Public Works** – Tim Bowles submitted written report in the packet. Councilmember Ricker asked if the house on Williams Street was finished. Mr. Bowles said they were 99 % finished; he needs to replace the door frames.

**Lost Plantation** – Seth Zeigler stated he was asked by 4H if we could let them use one of the parks, for a steel bridge archery tournament. Steel Bridge Archery has been active for three years and has about 65 kids' participating from Bulloch, Tattnall and Effingham counties. The date will be April 9<sup>th</sup>. Mayor Lee said they will need to come before Council so they can approve and waive the fees. Mrs. Simmons mentioned that we hosted Leadership Effingham at the Macomber Building and the Department heads gave excellent presentation, she wanted to thank everyone that participated.

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

Motion: Councilmember Browner

Second: Councilmember Ricker

Vote by Council: Unanimous

Motion to return to meeting: Councilmember Ricker

Second: Councilmember Scott

Vote by Council: Unanimous

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



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

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

No action taken.

**Adjourn:**

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