



**CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, MARCH 26, 2018
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmembers Present:

Paul Wendelken
Reese Browher
James Dasher
Levi Scott, Jr.
Ann Daniel
Kevin Exley

Present:

Ken Lee, Mayor
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Corey Rahn, Fire Chief
Pete Smith, Asst. Fire Chief
LaMeisha Hunter Kelly, City Planner
Mike Osborne, Recreation Director
Tim Bowles, Public Works Director
Linda Rahn, Finance Officer

The meeting was called to order 7:04 PM. The Invocation was given by Councilmember Exley and the Pledge to the Flag was recited.

Approval of the agenda with the following additions:

5A, Approval of pay request #1 to Potter Construction for the Lost Plantation Golf Course out fall ditch in the amount of \$63,830.16 and 5B, Approval of food vendor waiver to Effingham County Health Department for the Lewis and Clark Circus on March 23 and 24, 2018.

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

Approval of the March 12, 2018 minutes with the following correction:

On the last page, in the last paragraph the word “consensus” was spelled incorrectly.

Motion to approve: Councilmember Scott
Second: Councilmember Wendelken
Vote by Council: 5 yes votes, Councilmember Daniel abstained

Old Business:

1. Approval of a Mutual Aid Agreement between the City of Rincon and the City of Savannah. (Tabled at the 3/12/2018 meeting)

Motion to remove from table: Councilmember Scott
Second: Councilmember Daniel
Vote by Council: Unanimous

Attorney Dickey recommended approval but wanted to make Council aware of some items. He said the agreement allows for reciprocal municipal aid except in the following areas, swat team, bomb unit and hostage negotiation. If the City wants those services from the City of Savannah, they want a separate agreement and will charge their listed rates. The services are offered from other entities, State Patrol and GBI, strictly on mutual aid and they will not charge. The verbiage says they will be handled under a separate and distinct agreement. This mutual agreement is just for officers, if they have something going on our officers might help.

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

New Business:

1. Moseley Real Estate Advisors/MPV II LLC requests approval of Preliminary Site Plans for retail development on property located at 429 Hwy 21 S. Property is zoned GC-General Commercial, and consists of .79 acres; property is owned by Enmarket Stations, Inc. (Map# R2120014)

Bill Mosley was present. Mr. Mosley said this will be a multi-tenant building and is fully leased by Starbucks and Aspen Dental. Mayor Lee asked would this have an entrance from the back side and Highway 21. Mrs. Kelly said they have an agreement with Kroger. Mr. Mosley said they will have three access points, one shared with McDonalds, one off Highway 21 and an easement with Kroger for an approved access point at the rear of the

parcel. Mrs. Kelly informed Council there are no major issues with the site. The only reason it is for preliminary approval is that they were still waiting for the final soil and erosion, for a DOT approval letter and a third note. Mrs. Kelly said she plans to have a called Planning and Zoning meeting to get some projects moving along.

Motion to approve: Councilmember Daniel

Second: Councilmember Scott

Vote by Council: Unanimous

2. Update on the Humana Health Insurance Go365 Program.

Melissa Stille with Dewitt Insurance Agency was present. She updated Council on the program and the savings. Mrs. Stille told Council there were 38 participants at the Humana Go365 meeting. Since the meeting participation in the program has increased, there is a 7% discount on premium when a member hits silver status and a 15% at gold status. The savings for the City so far is right at \$1,000.00. To keep momentum going, there has been drawings for prizes at no cost to the City. She did propose a drawing for a gift card for people who have reached silver status and would like Council's input on that. Mrs. Stille said she would follow up about every 6 weeks with an update on the program.

Mrs. Stille also discussed the MetLife Basic Life and AD&D Insurance renewal. There has been no change in the premiums and she just needs confirmation on the renewal.

3. PINCO requests approval of Pay Request #11 in the amount of \$156,426.61, for Lower Floridan Wellhouse and Main project. LI #40.6260.4418

Brant Lane said this request is primarily for electrical work, the generator, and the SCADA equipment. SCADA is not completely installed but the equipment is on site. It should be going in next week or the week after that. They have finally been able to get Caldwell's electrician to come back in, the panel is now up, and this allowed PINCO to get their part done. The piping is in, and there are a few odds and ends around the wellhouse that need to be finished. They expect to be done with everything by the end next week. Once that is done they will have the water needed to do the disinfection on the tank, then punch list and certifying everything to EPD. Substantial completion is April 20th, that is going to be hitting that real close. Mr. Lane said PINCO has run over a little bit due to Caldwell.

Motion to approve: Councilmember Scott

Second: Councilmember Daniel

Vote by Council: Unanimous

4. Appointment of Patrick Kirkland to the Rincon Planning and Zoning Board.

This was the seat was vacated by Jerome Erwin.

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

5. Discussion on Plantation Drive.

Mrs. Kelly said she spoke with a surveyor, Butch Lewis. Mr. Lewis' quote was a minimum of \$4,500 but it could be as high as \$6,000. Attorney Dickey said part of the problem is, this was a large tract of land with a lot of different things surveyed, this price is not normal for a survey. He said if Council's goal is to take over the streets, they could have a surveyor draw a plat and not do the research. They could do a plat off the concrete monuments along the road, go to Mr. Macomber and get a quick claim deed, file it for record and get a pin number. That would save a lot of money.

Councilmember Dasher asked about Plantation Way. He said the entrance is one piece of the problem; we need to look at Plantation Way also. Councilmember Dasher said we need to find out who owns it and make them fix it. Attorney Dickey said there are deeds on those roads. He also said the subdivisions have plats, the road that was leading into the subdivisions was not part of any subdivision and it was property left over from the larger plat. Councilmember Dasher said we need to fix the entirety, Plantation Drive and Plantation Way. Councilmember Scott said we need to get a list of all these streets and then discuss funding. Attorney Dickey said he thinks Plantation Way is owned by the homeowners. Councilmember Wendelken said we need to figure out how to stop these private developers from having private streets, Mrs. Kelly said your development requirements no longer allows that to happen. Mrs. Kelly asked Council could we have the engineer go look at the streets so we can get an idea about the cost. Councilmember Browher said they need to keep in mind that we don't have to go in immediately and mill the roads, we could fix the craters. We could take them over and keep them somewhat repaired. Mayor Lee asked do we want to allow a survey on Plantation Dr and we can discuss Plantation Way and other streets later. Councilmember Browher said he would like to see us move forward on this. We need to put Plantation Way on the priority list. Mrs. Kelly confirmed that Council wants her to identify the owners of Plantation Way, Mayor Lee said yes. Mrs. Kelly said they will try to identify other streets and work on them at the same time.

5A. Approval of pay request #1 to Potter Construction for the Lost Plantation Golf Course out fall ditch in the amount of \$63,830.16

Mr. Bowles said everything is installed. They didn't have to relocate the force main so there was a deduction of \$10,000. Also, they will have to go back and repave to make it look better.

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

5B. Approval of food vendor waiver for the Effingham County Health Department for Lewis and Clark Circus on March 23 and 24, 2018.

Motion to approve: Councilmember Dasher

Second: Councilmember Scott

Vote by Council: Unanimous

6. Administrative Reports:

Fire Department – Chief Rahn said they would like to do the Boot Drive on April 14th with a rain date the following week on April 21st; they hired one person and still needs one more. Councilmember Daniel asked about the location of the Boot Drive, most likely Highway 21 at Fort Howard Road or at the Wal-Mart light.

Building/Zoning Dept. – Mrs. Kelly said they had a good service delivery meeting and DCA was there; at the next meeting she will have three code violators on the agenda.

Councilmember Wendelken asked when do we start service delivery negotiations, Mrs. Kelly said the County has budget meetings and it might be another month.

Recreation Dept. – Mr. Osborne said he has been talking with Magic Midway to possibly have a fair at Freedom Park from May 3rd - 6th. This company is based out of Florida; they go around to a lot of high schools and have done something at the Mall of Georgia. Maybe by the next Council meeting we can get something together that is agreeable. Mr. Osborne said he would like to bring in more crowds by doing a car show or arts and crafts show, we can provide concessions, but not a restaurant. Councilmember Dasher asked do they require a health department permit for food, Attorney Dickey said they will have to do that. Councilmember Wendelken said you can do an email blast; Councilmember Browher mentioned a gate fee. He said we need to move forward with this. Mayor Lee confirmed Council would like to pursue this.

Councilmember Browher asked about the playground equipment, Mr. Osborne said he will check up on it. Councilmember Dasher asked about the Circus, Mr. Osborne said they had one little hiccup with the port a potty's. The circus was supposed to provide them. We made around \$900.00.

Mr. Osborne said they have started preseason tournaments. There were 33 teams the first week and 37 teams this week. He gave championship rings instead of trophies.

Water/Sewer/Public Works – Mr. Bowles said he is still looking for a water operator and he has one public works position; he mentioned this is grass cutting season and he will be off on Friday; Mayor Lee said he appreciated Mr. Bowles cleaning up 9th Street he said they have to finish cutting ditches on 9th street. Councilmember Browher said he would like to ride over to Ridgewood with Mr. Bowles.

Finance – Mrs. Rahn said the financial reports that were provided in her absence, did not include all of the numbers. On February 22nd she had stopped working in Emgov, since February she has been doing spreadsheets to put in to Tyler. There has been no truing up and there is a lot of missing revenue and expenses. She said hopefully next month she will be able to get it squared away. Except, that they have accounts payable running and payroll going now and she has not had any training. While they were here all they worked on was configuration. She is not sure how she will get trained because no one will be here to train on financials, but she has gone through software conversions on a much smaller scale. Councilmember Exley asked has she thought about a backup, Mrs. Rahn said she hasn't thought about much but the three jobs she is taking care of right now. He said that cannot get lost in the mix, she said she has to learn it first; they will cross that bridge in another month. Councilmember Browher said the number might as well go in the trash, Mrs. Rahn said yes. Councilmember Browher said we need a backup.

Mayor and Council – Mrs. Kelly informed Council that her department will start training on Tuesday, Wednesday, and Thursday in the conference, from 9 – 4 PM. Councilmember Exley asked if they have a formal schedule for training; Mrs. Kelly said yes one was sent to her. Councilmember Browher asked Mayor Lee about a plaque for former Councilmember Christi Ricker, and also if we could do a resolution passed by Council to send to Chick fil A and Mr. Cathy to let them know we are ready for Chick Fil A.

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

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

Motion to return to meeting: Councilmember Daniel
Second: Councilmember Browher
Vote by Council: Unanimous

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

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

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

Appoint LaMeisha Kelly interim City Manager with an increase in pay of \$1000 per month while acting as City Manager.

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

Adjourn:

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