



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, JULY 11, 2022
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

Reese Browher
Levi Scott, Jr.
Patrick Kirkland – Arrived at 7:08 PM
Michelle Taylor
Jesse Blackwell
Damon Rahn

Present:

Ken Lee, Mayor
Jason Stewart, Interim City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathon Murrell, Police Chief
Lou Reed, Interim Fire Chief
Mike Osborne, Recreation Director
Tm Bowles, Public Works Director

The meeting was called to order at 7:01 PM. The Invocation was given by Mayor Lee and the Pledge to the Flag was recited.

Approval of the agenda with the following:

Remove the public hearing and the vote on the public hearing based on a written request by petitioner.

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

Approval of the June 27, 2022 minutes:

Motion to approve: Councilmember Rahn

Second: Councilmember Blackwell

Vote by Council: Unanimous

Old Business:

1. Vote on the first reading of a petition filed by Jacob Lang to rezone .74 acre parcel located at 107 W. 15th Street, to amend the zoning from OC (Office Commercial) to GC (General Commercial); the property is owned by QC Commercial Real Estate LLC. (Parcel # R2090027) (Tabled at 6/13/2022 meeting)

Motion to remove from the table: Councilmember Scott

Second: Councilmember Rahn

Vote by Council: Unanimous

Mr. Stewart said this was tabled last month to ask Mr. Lang if he was willing to participate in the Community Improvement District (CID). Attorney Dickey wanted it on the records that the Public Hearing was held June 13, 2022. Mr. Lang spoke on his opposition of the CID. His concern is the unwinding of the CID when they don't work. They are normally run by a few business people who are volunteers. Attorney Dickey said our CID is a little different the Mayor and Council are the board and will operate the CID. We are capping ours at 4 mils and Council does not have the authority to appoint a board, it will have to go back to the State Legislature. Mr. Lang said he is not opposed to an upfront cost to the developer; he thinks a basic overlay will be the same. Attorney Dickey said the CID can pay for not only capital improvements but it can pay for the services. All the other tax districts pay for capital improves but the maintenance becomes the issue. Mr. Lang said he would like to see the CID. Mr. Lang thanked Council for hearing the zoning and said the property will house a local HVAC company on one building and a daycare in one. They have two separate water lines and one sewer line. Mr. Bowles said this property will need separate sewer tap. Mr. Lang said he does not understand the concern for a separate sewer can we make that a condition if we subdivide, right now if there is a sewer problem they (the owners) will fix it. Councilmember Scott said he does not understand why we shouldn't leave it like it is. Councilmember Rahn asked did he want to review the CID, he thinks anything the City does for improvement is good. Interim Chief Reed asked is the daycare business going to be brought up to the life safety codes, Mr. Lang said the State Fire Marshall is supposed to come out and look at this property. Mayor Lee said it sounds like Mr. Lang is open to the CID if you can review it. Attorney Dickey said it takes two reading to approve this, you can make it a condition about separate sewer lateral and we can send the CID to Mr. Lang. A motion was made to approve upon the condition if the property is subdivided the owner will install a separate sewer line.

Motion to approve with a condition: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

New Business:

1. Request approval of annexation petition from Coleman Company, Inc. for a tract of land known as FORMER WELL SITE for Hickory Knob Phase 13. The property is located at the intersection of Frederick Street and Cottonwood Drive.

Mr. Stewart this is in regards to the well site at Hickory Knob. Neil McKenzie, with Coleman Company, said this tract is .238, it is a remnant of what was carved out for Mr. Macomber's well site. They have since placed the well at an adjacent lot that is in the City limits. They will do a recombination to carve out a new well site with both pieces.

Motion to approve: Councilmember Kirkland

Second: Councilmember Taylor

Vote by Council: Unanimous

2. Request approval to amend the Personnel Policy 065 Attendance and Leave Section 65.20 Annual Leave.

Kim Hesling was present. Mrs. Hesling presented Council with the changes to the Personnel Policy, eliminating vacation and sick and having PTO instead and accruing time per pay period. Mrs. Hesling said she did go over what the accrual would change with Monica Woods and she said it would be an end of year entry. Mayor Lee asked Council, when do we want to make this effective, if we make it this year it will affect our budget and we will need to know the impact. Councilmember Kirkland asked about the budget. Mrs. Hesling said it will increase the budget every year. Attorney Dickey said the 6th bullet point goes more to fire and police, if someone calls in, they will need to make contact one hour before their shift. Councilmember Rahn asked do we need to make contact more specific, Mrs. Hesling will add verbal contact with their supervisor no less than one hour prior to shift.

Councilmember Rahn said he would like to know the numbers based upon this presentation, he thinks there needs to be a workshop to hammer this out. Councilmember Kirkland asked can we do department heads because they have to manage this policy. Councilmember Browher said he appreciates staff getting this together it is a huge policy change that he hates to rush into, he would rather get as close to a slam dunk as possible. A motion was made to table to have a workshop.

Motion to table: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

A workshop will be held Monday July 18th at 6:00pm at City Hall.

3. Request approval to purchase meters and backflows from Delta Municipal Supply in the amount of \$11,458.00. LI #505.4440.522255

Mr. Bowles said this is for 6 two inch meters for the Omni Trax project.

Motion to approve: Councilmember Kirkland

Second: Councilmember Blackwell

Vote by Council: Unanimous

4. Request approval to contract with MR Systems to fix repairs at Ridgewood and Reese Pines Lift Stations in the amount of \$8,497.00. LI #506.4325.541401

Mr. Bowles said there was lightning damage to both. They are operating but don't have the ability to communicate. If something happens he will not get a notice.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

5. Request approval to host the International Professional Rodeo in the amount of \$27,000.00.

Mike Osborne said he is trying to find new revenue streams. This is the same rodeo that Bloomingdale hosts every year. It will be held August 26th and 27th. He will reach out to businesses for sponsorship and have vendors to cover some of the cost. This is not a budgeted event. All ticket sales will go to us and we will pay them \$24,000. Attorney Dickey said it is a huge success in Bloomingdale. There was discussion on weather insurance if it rains that insurance will cover the cost of the Rodeo; Mr. Osborne said he is not sure how much the weather insurance cost. A motion was made to approve with the cost not to exceed \$30,000 with weather insurance included.

Motion to approve: Councilmember Kirkland

Second: Councilmember Taylor

Vote by Council: Unanimous

6. Request approval to surplus three 2010 Dodge Chargers to be sold at auction.

Chief Murrell said all of them are Dodge Chargers and have over 110,000 miles.

Motion to approve: Councilmember Blackwell

Second: Councilmember Taylor

Vote by Council: Unanimous

7. Request approval to purchase three 2023 Chevrolet Tahoe's from Hardy Chevrolet in the amount of \$111,816. LI #320-3200-542216

Chief Murrell said these will be replacing spares that they issued out. Initially the plan was to purchase one canine Tahoe for 2023, since the parade incident we will be buying two canine vehicles. He did not submit the outfitting cost. Mayor Lee said looking at the request, there is no money for these vehicles. Chief Murrell said we budgeted in our five year plan for the SPLOST money. He does not know why it is not showing, he talked to Monica Woods about it and she said the funds were divided up as the five year plan read. He does not know why it is not in there. Attorney Dickey said SPLOST funds have to be kept completely separate. The City Clerk, Ms. King, said the SPLOST funds for 2022 were used to purchase cars in April 2022. Attorney Dickey said the request should be to order three Tahoe's, the agenda says to purchase but we are saying the money is not in SPLOST, that is the problem. Attorney Dickey said do we have those funds in house or are we waiting on SPLOST checks to come in, Chief Murrell said he does not know. Mayor Lee said there is a projected receipt over five years but you spread it out over five years whatever that big number is we can't use it all right now it is over a five year period. Mayor Lee said he is not comfortable order these until we figure out the finance piece. We do a lot of capital expenditure planning but it does not mean anything until it is in a budget. Chief Murrell said his concern is they only get a certain number of vehicles.

Motion to table until the next meeting: Councilmember Rahn

Second: Councilmember Blackwell

Vote by Council: Unanimous

8. Request approval of the Fire Department SOP.

Interim Chief Reed said this was discussed at a workshop. Everyone that was not there but he had the SOP's hand delivered. Attorney Dickey said he and Chief Reed went through every word.

Motion to approve: Councilmember Kirkland

Second: Councilmember Rahn

Vote by Council: Unanimous

9. Administrative Reports:

City Manager – Mr. Stewart said he is pleased to report the new finance director will start on July 25th; he is moving forward with tractor ordinance and getting the advertisement out for the first reading in August.

Chief of Police – Chief Murrell informed Council that Officer Gallagher is doing well; he sent out a text about the Wal-Mart incident; the property room clerk position has been filled, she started about three weeks ago.

Fire Department – Councilmember Blackwell asked Chief Reed has he had any response on the indeed posting, he has not.

Recreation Dept. – Mike Osborne said the bids for the playground equipment will be opened Friday; he spoke to Yancey Ford he reached out on maybe us partnering with them on helping out with the football field that they want to build and allowing us to use the fields; also he wanted to make Council aware of usage of their building during work hours for voting. It has gone from one time to four times a year. It is getting to point the Election staff wants to come in the day before, they can't keep cameras on and they don't want people in the building. It has become hard to operate like he needs to. He informed the Board of Elections that after this year they need to look for another place, it has become too much for them.

Mayor and Council – Councilmember Browher said he has concerns about 6th Street and Highway 21 there is not a lot of line of sight. Mr. Bowles said he will reach out to GDOT, but they will not cut the brush, we might have to cut them.

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

Motion: Councilmember Kirkland
Second: Councilmember Blackwell
Vote by Council: Unanimous

Motion to return to meeting: Councilmember Blackwell
Second: Councilmember Scott
Vote by Council: Unanimous

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

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

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

No action taken.

Adjourn:

Motion: Councilmember Scott

Second: Councilmember Blackwell

Vote by Council: Unanimous