



**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, OCTOBER 25, 2021  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmember Present:**

Jesse Blackwell, Jr.  
Reese Browher  
Patrick Kirkland  
Levi Scott, Jr. – Arrived 7:10 PM  
Michelle Taylor

**Councilmember Absent:**

W. Frederick Long

**Present:**

Ken Lee, Mayor  
John Klimm, City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
Jonathan Murrell, Police Chief  
Pete Smith, Asst. Fire Chief  
Tim Bowles, Public Works Director

The meeting was called to order at 7:09 PM. The Invocation was given by Councilmember Blackwell and the Pledge to the Flag was recited.

**Approval of the agenda with the following additions:**

New business item 5A request acceptance of annexation petition for properties located on Fort Howard Road, property is 4.46 acres and new business item 5B request acceptance of annexation petition for properties located on Fort Howard Road, property is 69.27 acres.

Motion to approve: Councilmember Blackwell

Second: Councilmember Taylor

Vote by Council: Unanimous

## **Approval of the October 11, 2021 minutes:**

With noted grammatical errors given to City Clerk, Dulcia King.

Motion to approve: Councilmember Scott

Second: Councilmember Blackwell

Vote by Council: 4 yes votes, Councilmember Browher abstained

## **New Business:**

**1. A petition has been filed by Toss Allen of Allen Engineering requesting a final plat and bond acceptance for the Blandford Villas Townhomes, located on Blandford Road. The property is owned by Construction Development Investors LLC; the property is zoned R8 (Residential Multi-unit Attached) (townhouse or row house). (Map and Parcel # R2130009A00)**

Jeffery Waldhour and Jake Patrick with Construction Development Investors were present. Councilmember Scott said it looks like there are clean out caps there. Mr. Waldhour said they are temporary and will be replaced with brass and flush with the concrete. Attorney Dickey said Jason Stewart could not be here but he is ok with plat and bond. The bond is with the Bank of Newington.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

**2. Sikes Brothers, Inc. request approval of pay request #2 in the amount of \$22,281.26 for the 2021 Rincon LMIG – Lockner Drive. LI #320.4100.549100**

Doug Morgan with EMC Engineering was present. Mr. Morgan said this is the last pay request before retainage pay request. Mayor Lee asked about an issue further down from the project, something about a pothole. Mr. Morgan said he just heard about this, it is not a pothole it is a seam, it is rough but it is not a pothole. It is a seam joint where water is getting in, right now it is patched. It is 47 feet from the project not 10 feet; it was outside the limits of the project. Mayor Lee asked Tim Bowles could we correct this, Mr. Bowles said we can cut it out and fix it. Councilmember Browher said he would like to see it fixed. It has been brought to our attention so we need to fix it. Councilmember Scott said he thinks staff can fix this since it is an easy fix.

Motion to approve: Councilmember Taylor

Second: Councilmember Blackwell

Vote by Council: unanimous

### **3. Request approval to purchase a replacement plate tamp from Southern Rental Systems in the amount of \$12,013.90. LI #100.4100.542528**

Mr. Bowles said this is to replace a worn out plate tamper. He is recommending the diesel and there is a one year warranty.

Motion to approve: Councilmember Scott

Second: Councilmember Browher

Vote by Council: Unanimous

### **4. Discussion of proposed Farmer's Market.**

Mr. Klimm said we have had some preliminary discussion about the utilization of the property at 10<sup>th</sup> Street and Highway 21, they came up with the possibility of a farmers market. Alec Metzger with EMC Engineering has come up with basic plan. The question is, is there any support. Councilmember Scott said he thinks the project is going to be like a feel and go, he would like to see some crafts and is highly supportive of this. Mayor Lee said he would like to see us test it first. Councilmember Kirkland asked how much clean up is required for us to get this started. Mr. Klimm said if we are not going to get a grant, then he would collaborate with Tim Bowles. Mayor Lee asked Attorney Dickey about the legal issues, he said we have to look at some issues. Mr. Klimm said he will present a draft to Council. Councilmember Browher said he would love to see this property use, but let's keep in mind we have Freedom Park too, it is an open area. He has thought about a community yard sale but he loves this concept and thinks it would be a good community event. Councilmember Kirkland said if we start this we need to be consistent.

### **5. Discussion of banner signs.**

Mr. Klimm said this goes back to several workshops, beautification of the City. Councilmember Taylor has done some research as well. He needs to discuss if this is something we need to move forward on. There was discussion on where we would put the signs, how they will look and how we would fund it. This might be something where we want to form a short term working committee to work out the details. Councilmember Kirkland asked about sidewalks. He said if this is going to take away from the sidewalks he would rather have sidewalks and not banners.

### **5A. Request to accept annexation petition from Kenneth Rule for property located on Fort Howard Road for a total of 4.46 acres.**

Attorney Dickey said Mr. Rule wants to annexation the property into the City and develop it. Councilmember Scott asked what would the zoning be, it is zoned County R1 now. The owner wants to zone it General Commercial. Attorney Dickey showed Council the two parcels and said the 69.27 acres will have two entrances. Councilmember Blackwell asked did the City have services out there already, yes. Councilmember Browher asked how much have we put in to the water and sewer lines there, Attorney Dickey said around a

million dollars but that is in the impact fees. Councilmember Browher said this development will tremendously offset the cost.

Motion to approve: Councilmember Scott

Second: Councilmember Kirkland

Vote by Council: Unanimous

**5B. Request to accept an annexation petition from Kenneth Rule for property located on Fort Howard Road; property is 69.27 acres.**

Motion to approve: Councilmember Browher

Second: Councilmember Blackwell

Vote by Council: Unanimous

**6. Administrative Reports:**

**City Manager** –Mr. Klimm wanted to let Council know we have completed our unemployment hearings and we are not going to have to pay the State \$15,000-\$20,000; parties have come forward interested in running the Bistro. Councilmember Browher asked are we currently serving meals, yes but it is very infrequent; Councilmember Kirkland said as you pass the gas station on Highway 21 going south the trees on the left are on the power lines. Mr. Bowles said those are telephone lines and they have been told about that many times. Attorney Dickey said it is a DOT right away with Windstream having the right to use that, it has nothing to do with the City. We don't have an ordinance about overhanging trees but we can come at it from a safety concern. Councilmember Kirkland said it does not look good. Attorney Dickey said we could look into an ordinance saying any trees causing a roadway hazard the property owners have to trim. Richard Kessler owns the property. Mayor Lee said would we want to send a letter to Mr. Kessler.

**City Engineer** – Mr. Morgan said that Georgia and Savannah Avenues are finished and the punch list has been completed; they have put out the Rincon TSPLOST signs; on 4<sup>th</sup> Street they need to do a walk through; on Weisenbaker Road they should finish paving today. The paving needs to cure before stripping; Middleground Road was shut down today. The water main construction is over 75%, they have received a change order for the connection to the existing; They have two months and seven days to finish the last two streets before the end of the year; Councilmember Browher asked about the 4<sup>th</sup> Street debris on the side of the road, Mr. Morgan said they have talked to the contractor and that is on the punchlist. Councilmember Blackwell asked after they do the cleanup of the excess will they backfill it with some type of dirt, Mr. Morgan said yes they will backfill.

**Chief of Police** – Chief Murrell said the suspect of the Wal-Mart fire was taken into custody.

**Water/Sewer/Public Works** – Mayor Lee thanked Mr. Bowles for the road signage indicators, Mr. Bowles said he has done everything on the west side.

**Mayor and Council** – Mr. Klimm said spent day with Monica Woods and has the first draft of budget, with budget meeting to come; Councilmember Browner asked about signage for the election. Ms. King said the proper signage is posted outside and inside the office; Councilmember Scott wanted to let Mr. Osborne know that he and staff had done a good job on the Trunk or Treat, on everything. Councilmember Scott also said he needs to get staff in place, they need to get staff up, they have a lot of things that they are working on; Councilmember Kirkland asked about Blueline Solution, Attorney Dickey said we can be where you want us to be. Councilmember Kirkland said he would like to see it on the agenda.

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

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

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

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

No action taken.

**Adjourn:**

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