



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, MARCH 28, 2022
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

Reese Browher
Levi Scott, Jr.
Patrick Kirkland
Michelle Taylor
Jesse Blackwell, Jr.
Damon Rahn

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathan Murrell, Police Chief
Lou Reed, Interim Fire Chief
Jason Stewart, City Planner
Tm Bowles, Public Works Director

The meeting was called to order at 7:02 PM. The Invocation was given by Councilmember Rahn and Pledge to the Flag was recited.

Approval of the agenda:

Motion to approve: Councilmember Kirkland
Second: Councilmember Taylor
Vote by Council: Unanimous

Approval of the March 14, 2022 minutes with the following:

Correction of Jody Jones' name.

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

Introduction of New Employees

Chief Murrell introduced new officers Zach Brooks, Justin Hynko, Jessica Rahn, and John Etzle.

Presentation on 2022 Capital Projects

Mr. Klimm said recently Council asked for an update, so Mr. Metzger is here tonight. Alec Metzger with EMC Engineering was present. Mr. Metzger said they have looked at projects that were talked about previously and provided a tentative schedule. On the schedule was East Towne Park pump station SCADA, they have to make a few upgrades to the SCADA systems that was recently rehabilitated; the Giles Park football field survey was completed and the site plan was reviewed by Mr. Osborne and Council, so they will be getting ready to start some design work and put it out to bid; on Middleground Road they are making a little bit of progress, they are still bringing in material, but with the 100 day extension it should be completed by May 14, 2022; they are getting started with Chimney Road to Fort Howard Road waterline extension project coordinating the environmental work and surveying; they are working on the Hardy Road improvements planning and cost estimate; Public Works yard and paving is on the schedule for survey and design; they are just getting started with the Wadley Circle and Keller Road lift stations; the 2022 LMIG project is out to bid; on the McDonald sidewalk project they have started coordinating utility locates and surveying; they will be doing the Fort Howard Road sidewalk design; the ones that are mostly designed are the 9th Street sidewalks. They have found all of the old plats and he believes that that we might have to acquire some easements. They are updating plans and quantities and will put this out to bid; with the GDOT sidewalks they are working on the plans, they have had preliminary permitting conversations with DOT; 7th Street Utilities Phase III is being permitted, the plans are ready to go out; 17th Street well house is ready for bid.

Mayor Lee asked if he could come back and give an update at the first meeting in July to see how much progress has been made.

New Business:

1. Request approval of Preliminary/ Final Site plan for Hickory Knob Phase 13. The property is owned by Lamar Crowell of Keystone Homes, Inc. The property is zoned R-5 (Residential – One unit detached conventional house). (Map and Parcel # R2630002A01)

Jason Stewart said this is the latest phase of Hickory Knob. This plan was recommended for approval by the Planning Board last May. They have been waiting for the EPD approval form and received it earlier this month. Neal Mckenzie with Coleman Company was

present. Mr. McKenzie said this project was approved with the condition of getting a well approved. They finally got the well permit in February. This is Phase 13 and will bring Hickory Knob to build out and complete the subdivision. The road will be public, storm drains will be privately maintained, sewer will be Rincon and the water will be private. On the east end this will be connecting to Rosehill Road. Once the project is constructed the roads will be turned over to Rincon. Mr. Kirkland asked why don't they want to connect to City services. Mr. McKenzie said that is wanted. It would be a benefit to connect to Rincon, but with this project the capacity was not there. He does not believe Rincon has water there that is available. Mr. Bowles said we have water that runs down Plantation Drive, we have no way to meter any water that flows there. There was discussion about the well location and fire hydrant locations. Councilmember Scott said he has other concerns given the capacity out there; this is a private water system would HB459 effect us or hinder us. Attorney Dickey said it is in the Rincon service district, private entities do not play a part in that the only time they play a part is if we allow them. This area is surrounded by Macomber's system. Councilmember Scott said if that private company abandons that system we will have to take over and fix it. We need to look at this to see what the cost is for us to do this. There was an explanation on Macomber Water system and wells. Attorney Dickey said there has already been a phase put in between this one. Mayor Lee said we are asking a lot of questions that brought something to our attention that we need to follow up on but he doesn't think we need to hold this project up, however we need to have some discussion long range on what might need to be done. Councilmember Kirkland said he would like to see this tabled for at least one meeting. Mr. Stewart said they will need to come back to Council for the final plat approval. Mr. McKenzie said the construction for this will probably take 150 days and then they will come back. Mayor Lee said the well will need to be done regardless; we have a bigger thing than just this one well. Councilmember Kirkland said he feels like we need to get more information about the well.

Councilmember Kirkland made a motion to table for at least one meeting.

Mr. McKenzie asked what additional information he would like to be provided; they have an EPD approved well that is currently permitted. It is going to be an approved viable system that will operate any in regards. Councilmember Kirkland said he thinks they are talking about the system as a whole, the sewer is coming do we have the lines to run the well. Councilmember Scott said for us to get to where we need to be on the build out we probably will not make that. We need to look at other options not eliminate the well. Councilmember Browher asked did Macomber get more additional well water capacity with this well, yes.

Councilmember Kirkland removed his motion.

Motion to approve with the condition that the infrastructure future needs are addressed:

Councilmember Scott

Second: Councilmember Blackwell

Vote by Council: Unanimous

2. Griffin Contracting request approval of pay request #4 in the amount of \$122,436.66 for 2021 TSPLOST Rincon-Middleground Road. LI #335.4100.549104

Mr. Metzger said the quantities have been verified. They are probably around 60% done with milling, the waterlines are in and most of the other work has been complete. They still need to finish milling, GAB, and asphalt surfaces.

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

3. Request approval to accept donations for the Rincon Police Department K-9 unit.

Chief Murrell said they have been doing some foot work. He has received a total of 5 checks from various businesses around the City for the assistance with the purchase of and equipment for a K-9. He would also like to request approval to accept the donations without coming before Council in the future. The total donations are \$5,000.00, Jonathan Cross with Cross Resurrection; Dr. Odum; Dr. Palmer; CHGC Holdings LLC, which is Brad and Lisa Cowan; and Dr. Paletta with the Georgia Institute of Plastic Surgery. Councilmember Scott asked Attorney Dickey was there a problem accepting donations from the public, Attorney Dickey said no. Councilmember Scott said as long as you run this by Mr. Klimm it should be fine to collect the donations. Councilmember Kirkland said maybe you can put it on your monthly report so Council can see what is being donated.

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

4. Request approval of amendment #1 to the Disposal Services Agreement with Waste Pro of South Carolina, Inc.

Mr. Klimm said this memorializes what has already taken place with recycling. We are going from the 2nd and 4th week to every other week for recycling. There was discussion on missed pickups and handling of carts.

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

5. Administrative Reports:

City Manager – Mr. Klimm gave an update on working group tractor trailer meeting. He acknowledged the working group. And said Attorney Dickey along with Jason Stewart came up with a system of permitting and it will be before the Council in the future. The permitting process gives the City the opportunity to take enforcement action. There is a

happy ending here. Councilmember Kirkland asked was there any concerns that this will overwhelm the city. Mr. Klimm said everyone will have to come in once a year and get a permit. Mr. Klimm also said that no one was opposed to reasonable inspection; he will be attending regional LOST workshop in Savannah; he has had conversation and visits from various Councilmembers that have brought up issues and he wanted to plant seed, we have half a dozen projects we need to put more attention too. There will be a workshop on May 2nd to discuss this.

Fire Department – Chief Reed informed Council that there was a house fire on the south of the County and they were able donate items to the family through the donation container; and they are cleaning out station #2.

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

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

Motion to return to meeting: Councilmember Taylor
Second: Councilmember Kirkland
Vote by Council: Unanimous

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

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

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

No action taken.

Adjourn:

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