



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, OCTOBER 24, 2022
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

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

Councilmember Absent:

Michelle Taylor

Present:

Ken Lee, Mayor
Jonathan Lynn, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Daniel Thompson, Police Lieutenant
Mike Osborne, Recreation Director
Tm Bowles, Public Works Director
Elizabeth Cartwright, Finance Director

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

Approval of the agenda with the following:

Additions of new business items 4A and 8A.

Motion to approve: Councilmember Rahn

Second: Councilmember Scott

Vote by Council: Unanimous

Approval of the October 10, 2022 minutes with the following:

Grammatical errors decel was spelled incorrectly.

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

Public Comments - Comments shall pertain to the agenda items only.
Should you wish to appear before Council forms can be found at Rincon City Hall.

Old Business:

1. D.R. Horton/Jared O’Sako request approval of Preliminary/Final Site Plans for Windsong Phase II. The property is owned by ALC RLC Family LP, Hunter, Maclean, Exley & Dunn PC, and Edgar M. Smith. The property is zoned R-5 (Residential-One unit detached (conventional house)). (Parcel #: R2590001C00)

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

Drew Walker with Thomas and Hutton and Jim Stone with D.R. Horton Homes were present. Mayor Lee said at the last meeting there were questions about the deceleration lane and green space. Mr. Walker said they have added a right turn lane and reserved an 50 x 50 area for green space.

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

New Business:

1. Effingham County Victim Witness Assistance Program request approval of a proclamation observing October as Domestic Violence Awareness Month.

Mayor Lee said they reached out to us to request a proclamation observing October as Domestic Violence Month.

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

2. David Smith, representative for Kimley Horn, request approval of Final Site Plans for a Parker’s Kitchen at 107 North Columbia Avenue; the property is owned by Paul V. Wendelken. The property is zoned GC (General Commercial). (Parcel # R2070057)

David Smith with Kimley Horn was present. Mr. Smith said they have looked back at the site plan and addressed some concerns that Council had. They were able to incorporate

some of the items, there will add a six inch raised concrete median at the right in right out off of Highway 21 and addition to that they proposed a additional connection to the lane in the back.

Motion to approve: Councilmember Browher
Second: Councilmember Scott

Councilmember Kirkland asked when will this be complete, Mr. Smith said early next year.

J. Patel owns the gas station at that corner of Highway 21 and 9th Street. Mr. Patel said this section is not safe and if you add another gas station there you will have more accidents.

Heather a resident that lives of 9th Street said the area is way too congested. There are already accidents there without another big business being at that location. It is unsafe.

Shar Patel said there is a railroad tracks behind the gas station there and when the train comes that backs up traffic, this is not proper space for Parker's.

Monica Baddy, a friend of Mr. Patel said she is worried about the location. There is a 200 year old oak tree in that location and it is really hard getting off of that road.

Richard Davis, 138 Ridgewood Circle said this is a real busy intersection. With the Dollar General and the gas station that is going to get real congested.

Mr. Smith said as far as 9th Street they will be improving 9th Street from Highway 21 to the railroad tracks. As far as the trees within the site they will not be able to maintain them, but the y do have a landscaping plan. Councilmember Kirkland asked about lighting and hours.

Paul Wendelken, owner of the property spoke on the item. Mr. Wendelken said this is one of the top busiest intersections. He has been there 25 years the accidents are not because of the businesses at that intersection it is the timing of the light. Most accidents are because someone ran the light.

Councilmember Scott said we value all businesses whether small or large. We have discussed this and we addressed the comments. Mayor Lee said we want to consider all factors and try to make the best decision for all considered. We are a fast growing community it is going to be difficult whenever we try to do anything on Highway 21.

Mr. Patel suggested limiting the number of gas stations in the City.

Vote by Council: Unanimous

3. Vote on a second reading of an ordinance to annex a 66.92 acre parcel located at 0 Highway 21; the property is owned by Jag of Effingham County.

Brett Bennett with Greenland Development was present.

Motion to approve: Councilmember Scott
Second: Councilmember Blackwell

Councilmember Browher thanked them for the detailed workshop.

Vote by Council: Unanimous

4. Vote on a second reading of a petition filed by Stotan Industrial for a Zoning Map Amendment, for a 66.92 acre tract located at 0 Highway 21, to amend the zoning from AR-1 (Agricultural) to LN (Light Industrial); the property is owned by Jag of Effingham County. (Parcel #: 04470018)

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

4A. Request approval of a Development Agreement with Stotan Industrial.

Mr. Lynn said this agreement came down right before the meeting. The City Attorney and Mr. Lynn worked it out and they have committed \$250,000 towards the purchase of a ladder truck.

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

5. Request approval to purchase Football and Soccer uniforms from Go Sports USA, Inc. in the amount of \$16,595.00. LI #100.6100.531116

Mike Osborne said this was approved by Jason Stewart before he left but Mr. Lynn was not here, so he thought this should go before Council. Councilmember Kirkland asked about the timeframe. Mr. Osborne said they have already been purchased. Mr. Lynn said anything over \$5,000.00 needs to go through the bidding process and we will work on that going forward.

Motion to approve: Councilmember Scott
Second: Councilmember Kirkland

Councilmember Kirkland asked Mr. Osborne is this the only item he has left that he does not have a bid, he understands that he does his due diligent and gets quotes but because of the time sensitivity this is the only one that you don't go out to bid on. Mr. Lynn said by our

policy we should be bidding them out, he would like Council to review that policy. Mrs. Cartwright said from her experience you can get the contracts in January so that we would have that in place when he needs uniforms.

Vote by Council: Unanimous

6. Request approval to purchase a replacement pneumatic punch from Ditch Witch in the amount of \$6,775.32. LI #506.4325.542528

Mr. Bowles said this is the tool used to get water and grinder pump lines under the pavement without having to cut the pavement. The one he has now is broke.

Motion to approve: Councilmember Kirkland

Second: Councilmember Blackwell

Vote by Council: Unanimous

7. Pinholster Construction LLC request approval of pay request #1 in the amount \$40,365.00 for the 17th Street Well House piping. LI #320.4440.541428

Ben Lockhart with EMC Engineering was present. Mr. Lockhart said this is the first pay request for this project. There will be one more for the retainage and a small change order. Mr. Bowles said they did an excellent job.

Motion to approve: Councilmember Scott

Second: Councilmember Blackwell

Vote by Council: Unanimous

8. Approval of an agreement between the City of Rincon and the Georgia Department of Human Services, Division of Family and Children Services for the Low Income Household Water Assistance Program (LIHWAP).

Mr. Lynn said with is program we don't have ownership and no financial implication. This allows us to be able to accept the money.

Motion to approve: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

8A. Approval of Rincon Noon Lion's Club's request of a special events permit to host the 42nd annual Christmas Parade.

Lieutenant Thompson said logistically there is problem with the previous route, using Highway 21 to the back streets to reroute traffic is not possible right now. The tractor trailer traffic has increased so much that it would be hard routing them down Middleground Road. He would like to see it stay on Fort Howard Road. Councilmember Rahn asked could he coordinate with the Sheriff's office to have someone detour the south

bound traffic at Ebenezer. He would like to see it at the old route. Lieutenant Thompson said that he thinks we can get the support there but it would cost. He said you are not going to eliminate totally truck traffic coming through and snaking those trucks down Middleground Road, Seventh Street and Ninth Street is tough. It is almost impossible to get the trucks through they need four officers to do so. There was discussion on the parade route. Mr. Bowles said Fort Howard Road is a better route for that parade. You have more visibility and less hassle on Highway 21 because you would close Highway 21 for a short period of time. Councilmember Kirkland said his concern is cutting off the residents, he would prefer using the Lexington Avenue route. Lieutenant Thompson said he has plans for all the routes, the route on Highway 21 will be tough, blocking in residents will happen whatever route we take because we are shutting people down. A motion was made to approve subject to all approvals by local and state authorities.

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

9. Administrative Reports:

City Manager – Mr. Lynn reminded Council that registration for Cities United Summit to be held on January 20-23 will start on November 14; January 29-30 will be Effingham Day at the Capitol; the Haunted House will be up one more weekends; Trick or treat will be on Monday, October 31; he and Mrs. Cartwright worked on the budget calendar, they will have workshops on November 14 and 21. Councilmember Scott asked about IT, Mr. Lynn said that he has been in contact with a company called Inter Dev, they specialize in government.

City Engineer – Councilmember Kirkland asked for update on sidewalks. Mr. Lockhart said there are some easements needed. Councilmember Scott said get him a list of names for the easements on 9th Street. Mr. Lockhart said if you can get the easements quickly he can start the bidding process. There was discussion on a second access to Picket Fences.

Recreation – They are ending fall sports; Basketball registration ends this week; KorKat will start installing the playground equipment in February; and they will be going to their annual conference the second week in November.

Water/Sewer/Public Works – Councilmember Browher thanked Mr. Bowles for the work on 4th Street.

Mayor and Council – Councilmember Kirkland said he and Councilmember Blackwell will be going to accept the award for Best Golf Course at the Best of Effingham event.

10. 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

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 Kirkland

Second: Councilmember Blackwell

Vote by Council: Unanimous