



**OFFICIAL MINUTES
RINCON CITY COUNCIL WORKSHOP
FOLLOWED BY
COUNCIL MEETING
MONDAY, NOVEMBER 14, 2022
COUNCIL CHAMBERS
107 W. 17TH STREET
5:30 PM**

Councilmember Present:

Patrick Kirkland
Michelle Taylor
Jesse Blackwell, Jr.
Damon Rahn
Levi Scott, Jr. – Arrived 5:43 PM

Councilmember Absent:

Reese Browner

Present:

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

The meeting was called to order at 5:37 PM. The Invocation was given by Councilmember Taylor and the Pledge to the Flag was recited.

Workshop:

Discussion of the proposed FY 2023 City of Rincon Budget.

Mr. Lynn thanked Council for showing him and Mrs. Cartwright patience since they are both new to the process that Rincon has. This is a fiscal year budget from January 1 to December 31. There are three things you have to have to maintain a qualified local government that has to happen, a comprehensive plan, service delivery strategy and an audit. The 2023 recommended budget maintains and enhances the service levels that we already established. It is a sustainable transparent budget.

The overall budget amount, with the exception of SPLOST, is \$13,158,084, which is a fully balanced budget. We are expecting dollar for dollar. General Fund is \$5,708,875; Fire Fund is \$1,640,658; and the Water/Sewer Fund, which will be our biggest expense, is \$4,378,658. Sanitation is \$711,000, Golf \$700,603 and Storm/Water \$18,290.

Adjourn into the regular scheduled meeting:

The Invocation was given by Councilmember Taylor and Pledge to the Flag was recited.

Approval of the agenda:

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

Approval of the October 24, 2022 minutes:

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

Old Business:

1. Vote on the first reading of an ordinance to annex a 388.21 acre parcel located at 923 South Old Augusta Road; property is owned by Mill Creek Hunting Preserve, Inc. (Parcel # 04750058) (Tabled at 9/25/2022 meeting)

Motion to remove from the table: Councilmember Kirkland
Second: Councilmember Taylor
Vote by Council: Unanimous

Lexi Shockley representative for the owners said they are asking for this annexation contingent upon items 2 and 3 getting approved.

Stanley McDonald, 942 Old Augusta Road, said he is against this. There are a lot of issues going on and people are turning their backs to it. If there was a spill it would be no way they can contain it. When there is major flooding the area is full of water. Flood waters cannot be contained.

Jennifer Hilburn, from 1000 Miles, a nonprofit organization said she is here to speak on the environment. This property is very close to the Savannah water intake and pouring more concrete will put us more at risk. This area is a threat as it is going to be developed as a big piece of concrete, it will be a threat.

Ms. Shockley said this is the most lateral move in regards to zoning. They are not rezoning the whole property into light industrial; 213 acres will be zoned agriculture which will equate to 213 acre natural buffer between the industrial track and remaining wetlands

area. Councilmember Kirkland asked Ms. Shockley what are the advantages of staying in the County versus coming into the City. Ms. Shockley said it is a developer decision we believe it will be a benefit for the City economically and as far as resources.

Darlene Vincent, 1013 Old Augusta Road, said if something gets into Sweigoffer Creek you will have a time getting it out.

Deborah Ned and Barbara Blake, 917 and 915 Old Augusta Road South were present. Mrs. Ned said they are against this. Their main concern is this is a safety hazard and they do not know what is going in there it could cause health problems. The truck traffic is horrible she had to ask the post office to move her mailbox because she could not get her mail safely. Trucks are going to be coming day and night and will affect them and the community. Ms. Blake said when they first heard about this the owners told them they can sell or deal with it, not giving them a choice. They do not want to leave and they do not want to deal with a situation that is hazardous. This is unfair that they are being pushed out. Councilmember Kirkland asked what they would like to see there, they said definitely not warehouses. Warehouses will affect the whole community. Florida Hunt spoke on behalf of his sister in laws. He said these people sacrificed to stay here and fight and work for their land so that they could have an inheritance for their children, their grand children that's all they got. This is where they started Old Augusta Road; his mother in law lived here until she was 96 and left the land to her children who plan to leave it to their children. That Blake name will always be down on Old Augusta Road. So why do we want to leave history out, it has happened before in this country. At some point we have to take into consideration human beings. Do you know how hard it was for this family to own land 85 years ago.

Larry Vincent, 1013 Old Augusta Road was present. He feels like Old Augusta Road have had its fair share of warehouses. He doesn't see the benefits of Rincon to have this property.

Rita Elliot, Effingham Georgia Green was present. Ms. Elliot said the parcel they want to rezone is right on the bluff. The IDA property is at the high risk and something like this might put it over the risk. It is not a given that if Rincon doesn't approve this the County will.

Stanley McDonald when you are dealing with an area on wetlands, if you go in those woods right now there is water standing, there is a lot of little vessels running through those woods, when you try to stop that water it will go somewhere.

Ms. Shockley said no application has been made to Effingham County about his property. This is as close to the current zoning as possible and they do believe it will be a benefit to the City.

Brett Bennett with Greenland Development was present. Mr. Bennett said he will talk about the site plan, traffic and benefits to the City of Rincon. They did recognize the neighbors. They will have a 75 foot buffer, a 6 foot tall berm, with a 6 foot tall fence on top of it and plantings that will grow up really tall. The wetlands identified on this property have been confirmed by the Army Corp of Engineers. All of the runoff will go to the

stormwater ponds and there will be no impact on Sweigoffer or Mill Creeks. As another item of consideration is they will provide some deeded access to the property owners.

Old Augusta Road was paved, designed and constructed for industrial traffic. Old Augusta Road was designated as an industrial corridor. They have a memo from Kimley Horn with the projected traffic. Mr. Bennett compared the traffic for multifamily versus industrial. The trips per day would be 2,300 versus 921 for industrial.

He thinks this project will benefit the community and the City of Rincon. The financial implication will be to the community, the demand for services from residential development is three times more than the demand for commercial/industrial. If you get over burdened by residential development the tax burden will fall on the residents. The idea is to have a balanced commercial industry because the cost of services is about a 1/3 of what they are for residential. Councilmember Taylor asked can you tell the community what will be stored here, no not at this time. Councilmember Kirkland asked are there plans to manufacture or use them for storage, Mr. Bennett said there could be some minor assemblage. Attorney Dickey said as it is currently zoned all the County can do is put conditions on it, in the B3. If they came into Rincon it will be zoned Light Industrial which does not allow manufacturing, now assembly is a little bit different. Our zoning is more restricted than what the current zoning is.

Attorney Dickey said through a development agreement they cannot have fuel storage

Motion to approve: Councilmember Rahn
Second: No second

The motion failed due to lack of a second.

2. Vote on the First Reading of a petition filed by Lexye L. Shockley as attorney in fact for William Exley, CEO of Mill Creek Hunting Preserve, Inc. requesting a Zoning Map Amendment for a 175.024 acre parcel located at 923 South Old Augusta Road to amend the zoning from B-3 to LN (Light Industrial); the property is owned by Mill Creek Hunting Preserve, Inc. (Parcel # 04750058) (Tabled at the 9/26/2022 meeting)

No action taken.

3. Vote on the First Reading of a petition filed by Lexye L. Shockley as attorney in fact for William Exley, CEO of Mill Creek Hunting Preserve, Inc. requesting a Zoning Map Amendment for a 213.121 acre parcel located at 923 South Old Augusta Road to amend the zoning from B-3 to GA (General Agricultural); the property is owned by Mill Creek Hunting Preserve, Inc. (Parcel # 04750058) (Tabled at the 9/26/2022 meeting)

No action taken.

New Business:

1. Vote on a request filed by Dan Fischer with EMC for a Preliminary Site Plan approval for 3 Commercial Buildings. The property is located at 318 S Hwy 21; the property is owned by L & J Investment Group, LLC. The property is zoned GC (General Commercial). (Parcel # R2090023)

Dan Fisher with EMC Engineering was present. Mr. Fisher said this is a 3 ½ acre property. There will be two building up front and one in the rear. They did get approval from the Planning and Zoning Board. There will be a deceleration lane and a right in, right out. Councilmember Kirkland asked if they could be included in the CID, Attorney Dickey said they could do a Development Agreement.

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

2. Scott Martin request approval of a utility easement for Barnwell Place located between Barnwell Avenue and Smith Avenue.

Mr. Bowles said Mr. Martin did this easement on his recommendation rather than making all those cuts across the road. He recommended that Mr. Martin put the sewer main there, tie in one time and give the City the easement.

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

3. Request approval to pay M.E. Sack Engineering \$40,385.00 for engineering services associated with the WWTP Expansion for the months of September and October 2022. LI #320.4335.541453

Mr. Lynn said Mr. Sack provided Council with a quick update as to where they are.

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

4. Request approval to amend the Personnel Policy Attendance and Leave to remove sections 65.14 (Granting Sick Leave), 65.15 (Reporting Sick Leave), 65.16 (Physician's Certificate), 65.17 (Sick Leave on Termination of Employment) and 65.18 (Donating Sick Leave).

Mayor Lee said this is just completing our process. On October 10th we approved a new PTO Policy, that makes these unneeded so we are removing them from the Personnel Policy.

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

5. Request approval to purchase four (4) new Life Pack 1000 AED's from Stryker Medical in the amount of \$13,623.20. LI #216.3500.542513

Chief Reed said the twelve year old AED's that they have now are no longer supported. Stryker Medical is the sole source provider of the AED's.

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

6. Request approval to cancel the December 26, 2022 City Council meeting.

Mayor Lee said this has been a pretty common practice to cancel the second meeting in December.

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

Mayor Lee recognized Andy Cripps, Chamber of Commerce Director. Mr. Cripps extended an invitation to Council to two ribbons cuttings this week Elevated Hair Designs and Horton's General Store. Also State Representative John Burns was named speaker of the Georgia House. Lastly Effingham Day at the Capital will be January 29 – 31 at the Ritz Carlton.

7. Administrative Reports:

City Manager – Mr. Lynn said tomorrow we will be having the Thanksgiving lunch for staff at Macomber Park and it is mandatory for all; the Budget workshop will be Monday, November 21.

Chief of Police – Chief Murrell said Blue Line Solutions have resubmitted a list of roads to GDOT; they did get GDOT approval for the parade route; the graduation for Police Academy participates with by November 29; they have a cadet in the academy that comes highly recommended from a Captain in Richmond Hill and a Captain in Midway.

Fire Department – Chief Reed said he would like to talk about the Aerial it is coming due. The build time is 36 months and it went up 6%, \$112,000.00.

Recreation Dept. – Mr. Osborne said they are up with numbers in basketball, eight more teams than they had in the past; in soccer they were up 13 teams; Mr. Osborne said they are very short staffed. There was discussion on recreation staff.

Mayor and Council – There was discussion on the parking at Macomber Park during tournaments. Mr. Osborne he is looking at putting up signs saying there is additional parking and directing the cars to that area. Anyone who rents our facilities is told if they rent more than three fields that they have to use the parking in the back also.

8. 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 Kirkland
Second: Councilmember Taylor
Vote by Council: Unanimous

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

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

10. 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