



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, MARCH 13, 2023
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

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

Present:

Ken Lee, Mayor
Jonathan Lynn, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathon Murrell, Police Chief
Lou Reed, Interim Fire Chief
Terri Lewis, Planning and Development Director
Tm Bowles, Public Works Director

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

Approval of the agenda with the following:

Removal of new business item one, Request for Council to issue a 10 day notice according to the ordinance for nuisance on property located at 306 Madison Oaks Drive and to pay all assessed fees and the addition of new business item 7A.

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

Approval of the February 27, 2023 minutes with the following correction:

Under administrative reports Sewon was misspelled.

Motion to approve: Councilmember Blackwell

Second: Councilmember Taylor

Vote by Council: Unanimous

Chief Murrell introduced new officer David Gonzalez. Officer Gonzalez was one of the first candidates to do a condense certification training due to his military service.

New Business:

2. Vote on a request filed by Prosser on behalf of Gate Petroleum Company, requesting a Preliminary Site Plan approval to construct a brand-new prototypical C-Store without the car wash facility. The 1.11 acre property is located at 390 South Columbia Ave and is zoned GC (General Commercial); the parcel is owned by Gate Petroleum Company. (Parcel # R2120015)

Will Lyon with Prosser Inc was present. Mr. Lyon said Gate will level the existing store and rebuild. They have been in the City of Rincon for thirty years, the City is growing and they would like to grow too. They have received approval from Planning and Zoning and staff. There was question about the easement infringing on Mavis Tire's property. Rebecca Hamilton with Gate Petroleum said they will make improvements. There are trailers and a dumpster there now, also potholes, Gate will pave all of that for them. Attorney Dickey said we will need a letter stating Mavis Tires is ok with it. Mayor Lee said he knows this is something that has been looked at for about 4 years we had concerns about entrances and exits Gate kind of put it on hold. Typically people buy property and move forward thinking they are going to do all kinds and Gate was very professional they addressed our concerns. He congratulated Gate on how this was done. The Planning and Zoning Board approved they did have some concerns about the Fort Howard entrance. Ms. Lewis said she is happy the property in the rear is being acquired and add more area for the project.

Motion to approve: Councilmember Scott

Second: Councilmember Rahn

Councilmember Taylor asked about the size of the trees. Ms. Hamilton said sometimes when you get larger trees they are harder to keep alive.

Vote by Council: Unanimous

3. Vote on a request filed by SIMCOE Investment Group LLC, requesting a Preliminary/ Final Site Plan for an 84 lot Subdivision. The property is owned by SIMCOE Investment Group LLC. The 67.95 acre property is located at 1360 Fort Howard Road and is zoned R4 (Residential-One unit detached (Conventional House)). (Parcel # R2820001)

Keith Stevens, EMC Engineering 211 Merchants Way Statesboro, was present. Mr. Stevens said this is for final approval they have two access points and right turn deceleration lanes on both entrances. They will be quarter acre lots. Planning and Zoning Board approved in conjunction with staff and EOM approval. Councilmember Kirkland said we are planning to put sidewalks along Fort Howard Road can they put sidewalks along their Fort Howard entrance that we can tie into. Mr. Stevens said yes.

Motion to approve: Councilmember Rahn
Second: Councilmember Blackwell

Approval contingent upon sidewalks along the Fort Howard entrance.

Vote by Council: Unanimous

4. Request approval to surplus a 2006 Ford F-250 to be sold at auction.

Chief Reed said this is one of the oldest vehicles that they have.

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

5. Request approval to surplus Fire Department equipment to be sold at auction.

Chief Reed said this is equipment that they don't use anymore. They are two turbo drafts and the reserve is set at \$2,000 apiece.

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

6. Request approval to surplus a 2010 Ford F-150 to be sold at auction.

Mr. Bowles said this is old and it is about on its last leg. The reserve will be \$1,500.00.

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

7. Request approval to surplus a 2001 Dodge Ram to be sold at auction.

Mr. Bowles said we brought this from Bells Auto nine years ago. He will put a reserve of \$3,000.00 on this.

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

7A. Request approval to surplus a 8035 mini excavator at auction with a minimum bid of \$8,000.00.

Mr. Bowles said this is the oldest excavator that he has and if it doesn't get the reserve he will bring it back for a trade in. It is well worth the \$8,000.00.

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

8. Request approval to surplus a 2005 D2100 Sullivan Compressor.

Mr. Bowles said he has just replaced this and it has earned its money.

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

**9. Authorization to approve a pay request to Savannah River Utilities in the amount of \$9,895 to make necessary road repairs to a portion of 9th Street.
LI #100.4100.541252**

Mr. Bowles said the section of East 9th Street from Richland Avenue up towards Highway 21 is starting to flake off. They will take it out to the base and it can be finished in a day.

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

10. Request approval of roof replacement for City buildings.

David Mattos, building inspector said Mayor Lee came to him last April after a hail storm and asked for him to look into getting insurance money for hail damage. The end result is we have a pretty good chunk of money. The total we received is \$241,903.26. With all the checks together he asked the company to give him a quote to see if we could do every roof on the City buildings and we can pretty much do every roof. All of these roofs will be brand new roofs, 30 year roofs and this company will guarantee a 10 year warranty. Mr. Mattos

said this company has been really good. Councilmember Kirkland asked did he include the library roof. Mr. Mattos said no he thought the library took care of their own roof, but we might have some extra monies and could do that roof. Mr. Lynn said any gap money from this project would need to be earmarked for Parks and Recreation. Councilmember Scott said we could move forward with this and resubmit the library. Attorney Dickey asked was this done on an individual bases for each roof or was this done as an overall project. If it was done individually then you are alright getting quotes but if it was done as an overall project the amount of money will require this to bid out. Mr. Mattos said this company (KRG) has done all of the leg work. Attorney Dickey said we are dealing with government money. He said you can pay that company for services provided.

This project will go out to bid for 15 days.

11. Request approval to purchase (10) Sig Sauer M400 rifles and (10) ROMEO 5 optics from Gulf States Distributors in the amount of \$11,318.40. LI #320.3200.542528

Chief Murrell said this is on the state contract. It will come out of SPLOST money. All of patrol will have one. He will come back before Council to purchase more.

Motion to approve: Councilmember Scott

Second: Councilmember Browher

Vote by Council: Unanimous

12. Request approval to purchase (5) mobile XG25M radios from Loudoun Communications, Inc in the amount of \$14,713.13. LI #320.3200.542537

Chief Murrell said these are the mobile radios for the five Tahoes, they are on the state contract.

Motion to approve: Councilmember Blackwell

Second: Councilmember Taylor

Vote by Council: Unanimous

13. Request approval to surplus miscellaneous non serviceable Police Department equipment.

Chief Murrell said he has an addition to the list, two seized vehicles and a training vehicle that will go to auction, a 1999 GMC Sonoma, a 2007 Honda Accord, and a 2009 Crown Vic. Most is just old out of date uniforms and equipment.

Motion to approve: Councilmember Taylor

Second: Councilmember Scott

Vote by Council: Unanimous

14. Administrative Reports:

City Manager – Mr. Lynn said GMA’s Annual Convention registration opens March 30th; the State of the County Breakfast is April 25th at the Guyton Community Center; and the Rincon Spring Fair is coming up April 2nd – April 16th.

Chief of Police – Chief Murrell said the new canine will be here by the end of the month. Sergeant Hayes will spend two weeks in Alabama with the dog; K9 Razor has mass on shoulder and will need biopsy; over the weekend the concession stand at Macomber’s window was broken and food was stolen, they are working on that; Councilmember Browher mentioned a pothole in the police station parking lot; Councilmember Kirkland asked Chief Murrell to increase presence at the St Andrews Road stop sign and Lexington Avenue and 4th Street stop sign; Councilmember Browher asked about the Middleground Road speeding, Chief said it has slowed down but they will go back out in a couple of months; Councilmember Kirkland asked about the school cameras, Chief Murrell said GDOT received his letter and will send the letter to Blue Line to get started.

Building/Zoning Dept. – Councilmember Browher said he appreciates Mr. Mattos for working on the roofs, that is a huge deal replacing those roofs; Mayor Lee asked Council to consider an increase for the Planning and Zoning Board, they get \$25 per meeting now maybe we can go up to \$40 a meeting.

Water/Sewer/Public Works – Mr. Bowles said the contractor has been doing welding and bracing on old water tower, they will take the whole tank off at one time.

Mayor and Council – Councilmember Kirkland asked did we get a hold of someone at Parker’s about the benches. Mr. Lynn said they are willing to partner with us, their director of construction is supposed to get back with him sometime this week. To replace them it would be less than \$10,000; Councilmember Taylor asked about an ordinance for businesses with trashy parking lots. Councilmember Scott said we need a full time code enforcement officer. Mr. Lynn said that is something he wants to talk about with Council; Councilmember Browher asked about the old KFC and Taco Bell, Mr. Lynn said they are looking to tear it down and put in a car wash; Mayor Lee reminded Council that they need to recommend someone for the Hospital Board; Councilmember Kirkland asked Mr. Lynn to reach out to our IDA rep to get us an update.

15. 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

16. 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

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

No action taken.

Adjourn:

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