



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • JULY 10, 2017

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER AND WELCOME GUESTS

II. INVOCATION AND PLEDGE TO THE FLAG

1. Reverend D. Belcher, Senior Pastor, Crooked River Baptist Church -

III. ROLL CALL

Kenneth E Smith Sr
Charles Grayson Day Jr.
James Ham
Jim McClain
Richard A. Winters

Mayor
Mayor Pro Tem
City Councilman
City Councilman
City Councilman

IV. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
 1. City Council - Regular Meeting - Jun 12, 2017 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

V. RECOGNITION

1. Distinguished Budget Award -

For the 18th consecutive year the City of Kingsland's Finance Department has received the Distinguished Budget Presentation Award for its budget from the Government Finance Officers Association.

VI. PRESENTATION

1. Mr. Joel Hanner, Chamber of Commerce -

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. PLANNING AND ZONING

1. APPLICATION FOR ANNEXATION – Mark F. Mullis and John S. Rodgers -

Mark F. Mullis and John S. Rodgers, request annexation of 0.78 acres (tax parcel 108 002C) on Boone St. Zoning in the County is C-G. Zoning in the City will be C-2. Planning Commission recommends approval.

2. 1898 : Ordinance to Annex Map and Parcel 108 002C, 1528 Boone Street -

Planning Commission recommends approval.

3. Ordinance to Accept Deannexation of Woodgate Forest -

4. Acceptance of Quit Claim on Tractor Supply Subdivision Roads -

F&C Aiken, LLC, the developer of the Tractor Supply Subdivision desires to quit claim the roads and rights of way shown on their subdivision plat. Staff recommends approval.

X. NEW BUSINESS

1. Bid Award: Purchase and Replace AC Units -

Replace 5-ton unit at North Center, 2-ton unit at North Center, and 5-ton unit at Welcome Center. Staff recommends approval.

2. Bid Award: Audit Services for 5 Year Contract -

Staff recommends Mauldin & Jenkins based on total value received through combination of firm experience in governmental accounting, the number of hours provided during the audit and outside the audit, additional continuing education for finance staff, and overall cost.

3. Engagement Agreement: Stifel, Nicolaus & Company -

By and among the City of Kingsland, Georgia and Stifel, Nicolaus & Company for discussions relating to potential Municipal Securities Transactions. Staff recommends approval.

4. Revenue Bonds for Royal Point Apartments -

Allow the Mayor to sign approval of Southeast Georgia Consolidated Housing Authority Multifamily Housing Revenue Bond agreement for the issuance of up to \$10,000,000 for the purchase and renovation of Royal Point Apartments.

5. Approval Of: Pitney Bowes Postage Meter Renewal -

Monthly rates have dropped from \$144.00 to \$130.00. Staff recommends approval.

6. Approval Of: Resolution #2017-08 Establishing Qualifying Dates and Times for Certain City Offices in the City of Kingsland - City Clerk Linda M Oshaughnessy

7. Declaration of Surplus Items -

Staff recommends approval.

8. Mayor and City Council Appointment to the Downtown Development Authority (DDA) -

Mr. Paul Chamberlin to replace Ms. Paula Chamberlin, term will expire on 12/31/2018.

9. Mayor and City Council Appointments to the Kingsland Development Authority Board of Directors -

Mr. C. B. Yadav, term will expire on 01/31/2020

Mr. Steven Sainz, term will expire on 02/19/2019

Mr. Trevor W. Readdick, term will expire on 01/31/2018

10. Mayor and City Council Appointment to the CID Board -

Ms. Tonya Harvey to replace Mr. Darren Harper

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED

ORDINANCE NO. 2017- 06**AN ORDINANCE TO ANNEX MAP AND PARCEL 108 002C, 1528 BOONE STREET,
CONSISTING OF 0.78 ACRES TRACT BY THE CITY OF KINGSLAND**

WHEREAS, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

WHEREAS, Mark F. Mullis and John S. Rodgers own a tract on Boone Street otherwise described as map and parcel 108 002C addressed as 1528 Boone Street consisting of 0.78 acres currently developed commercially and operating as Southern Charmer; and

WHEREAS, the parcel adjoins the City of Kingsland on the north;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the stated property of Mark F. Mullis and John S. Rodgers and that it be zoned C-2.

Adopted and approved this 10th day of July, 2017.

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk

Attachment: Southern Charmer annexation ordinance (1898 : Ordinance to Annex Southern Charmer)

ORDINANCE NO. 2017-05

AN ORDINANCE TO DEANNEX WOODGATE FOREST TRACT BY THE CITY OF KINGSLAND

WHEREAS, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

WHEREAS, Walling Development Group owns land on Vacuna Road that was annexed to develop a subdivision; and

WHEREAS, the City of Kingsland has extended public water through the site but sewer is not available near this property; and

WHEREAS, the City of Kingsland is not willing to allow further development on septic tanks; and

WHEREAS, the cost of extending sewer service is not cost justifiable, and

WHEREAS, Walling Development Group still owns tax parcels 070 043, 070 043F, O70 055A, 070 55C and 070 55D consisting of 49.95 acres and has requested deannexation; and

WHEREAS, Angela Hill owns parcel 070 043B consisting of 0.50 acres purchased from Walling Development Group and has requested deannexation, and

WHEREAS, Gary Castella owns parcel 070 043C consisting of 0.50 acres purchased from Walling Development Group and has requested deannexation, and

WHEREAS, Mathew Follum owns parcel 070 043C consisting of 0.50 acres purchased from Walling Development Group and has requested deannexation, and

WHEREAS, Betty Nessmith owns parcel 070 043E consisting of 0.50 acres purchased from Walling Development Group and has requested deannexation, and

WHEREAS, the Camden County Board of Commissioners have agreed to accept the deannexations;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland deannex the properties described from the City of Kingsland;

Adopted and approved this 10th day of July, 2017.

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk

STATE OF GEORGIA
COUNTY OF CAMDEN

DEED OF DEDICATION
(Tractor Supply Subdivision)

THIS INDENTURE is made as of June 8, 2017, between F&C OF AIKEN, LLC, a South Carolina limited liability company (hereinafter referred to as “**Grantor**”), and THE CITY OF KINGSLAND, a political subdivision of the State of Georgia (hereinafter referred to as “**Grantee**”). (“Grantor” and “Grantee” to include their respective heirs, successors, executors, administrators, legal representatives and assigns, and the singular, plural, and neuter, where the context requires or permits).

W I T N E S S E T H

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and quitclaimed, and does hereby grant, bargain, sell, alien, convey and forever quitclaim unto Grantee, all the right, title, interest, claim, or demand which Grantor has or may have in and to that tract or parcel of land described on Exhibit “A” attached hereto and by reference made a part hereof.

TOGETHER WITH, all and singular, the rights, ways, easements, members, privileges and appurtenances to said property, being, belonging, or in any way appertaining, and the rents, reversions, issues and profits thereof, and of every part thereof.

TO HAVE AND TO HOLD said described premises unto the Grantee in fee simple, forever.

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

R. E Hanna, III
Unofficial Witness

Angela A. Martin
Notary Public

My Commission Expires: 8/26/2024

(Notarial Seal)



F&C OF AIKEN, LLC, a South Carolina limited liability company (Seal)

By: Farmer & Associates, LLC, a South Carolina limited liability company, as Member

By: Edwin B. Farmer
Edwin B. Farmer
As its Member

Attachment: tractor trailer deed (1900 : Acceptance of Quit Claim on Tractor Supply Subdivision Roads)

Exhibit A

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE 1606th G.M.D., CAMDEN COUNTY, GEORGIA, CONTAINING 1.55 ACRES, MORE OR LESS, AND BEING THE ROADWAYS SHOWN ON THAT FINAL SUBDIVISION PLAT OF KINGSLAND TRACTOR SUPPLY SUBDIVISION PREPARED BY ERNEST R. BENNETT, JR., GEORGIA REGISTERED SURVEYOR NO. 2893, DESIGNATED AS DRAWING NO. SD-2-72-09-15, DATED OCTOBER 5, 2015, AND RECORDED ON FEBRUARY 25, 2016, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, IN BOOK D27, PAGE 14. SAID ROADWAYS ARE NOT LABELED AS SUCH ON THE PLAT BUT CONSIST OF THE STRIPS OF LAND, GENERALLY 50' WIDE, LYING OUTSIDE OF THE PLATTED LOTS ON SAID PLAT (I.E., BETWEEN LOTS 4 AND 1, BETWEEN LOTS 1 AND 2, AND TO THE EAST OF LOTS 1 AND 2 BETWEEN AL GAY ROAD AND BOONE STREET).

TOGETHER WITH ALL STORMWATER DRAINAGE LINES, INLETS, GRATES AND RELATED APPARATUS LYING WITHIN SAID DESCRIBED LAND.

Attachment: tractor trailer deed (1900 : Acceptance of Quit Claim on Tractor Supply Subdivision Roads)

This Deed of Dedication has been accepted by Grantee this ____ day of _____, 2017.

Signed, sealed and delivered in
the presence of:

THE CITY OF KINGSLAND, a political
subdivision of the State of Georgia

Unofficial Witness

By: _____

Notary Public

Print Name: _____

My Commission
Expires: _____

Title: _____

(Notarial Seal)

Attest: _____

Print Name: _____

Title: _____

(Seal)

Attachment: tractor trailer deed (1900 : Acceptance of Quit Claim on Tractor Supply Subdivision Roads)

City of Kingsland
Bid Tabulation
Purchase and Replace AC Units
Thursday, June 22, 2017 at 1:30PM

Organization	Unit #2 5-Ton North Center	Unit #5 2-Ton North Center	Unit #6 5-Ton Welcome Center	Total Quote	Description	Warranty
Sam Pickren Air Conditioning	\$4,553.27	\$3,396.13	\$5,082.15	\$13,031.55	Carrier	1 yr. labor 1 yr. parts 5 yr. compressor
AC Service Center	\$5,795.00	\$3,495.00	\$5,795.00	\$15,085.00	Daikin Comm.	1 yr. labor 5 yr. manufacturer p warranty
*Chesser Heating & Air	\$3,800.00	\$5,669.00	\$5,669.00	\$15,138.00	York Brand	1 yr. labor 1 yr. thermostat 5 yr. parts & compressor
Turner Brothers	\$6,267.00	\$4,324.00	\$5,986.00	\$16,577.00	Bryant/Carrier	1 yr. parts 5 yr. compressor
Hendrix Air	\$6,255.00	\$3,790.00	\$6,672.00	\$16,717.00	Trane	1 yr. labor 1 yr. thermostat 5 yr. parts & compressor

*Chesser Heating & Air proposal received late.

Attachment: Bid Tabulation-Purchase and Replace AC Units (1903 : Bid Award: Purchase and Replace AC



BID TABULATION

RFP for Audit Services FY2017 - FY2021

RFP #COK 17-016

Tuesday, June 13, 2017 @ 2:00 P.M.

Audit Firm	Professional Services Hours w/o add'l Cost (Outside of Audit)	Audit Hours provided by Staff Level					Annual Cost					TOTAL	Additional Comment
	5 Year Total	Partners	Managers	Senior Staff	Staff	5 Year Total	FY2017	FY2018	FY2019	FY2020	FY2021	5 Year Cost	
Baird & Company	50	40	0	0	100	140x5=700	\$16,000	\$16,500	\$16,500	\$17,000	\$17,000	\$ 83,000	
Mauldin & Jenkins	150	40	80	0	80	200x5=1000	\$19,900	\$19,900	\$20,400	\$20,400	\$20,900	\$ 101,500	Free CPE provided quarterly to finance staff. Value \$3,000/employee/yr
Clifton, Lipford, Hardison & Parker	50	10	40	50	80	180x5=900	\$20,900	\$20,900	\$20,900	\$20,900	\$20,900	\$ 104,500	
KRT, CPA's	60	85	86	40	0	211x5=1055	\$22,625	\$22,922	\$23,133	\$23,258	\$23,338	\$ 115,276	
C. Allen Hansen, CPA, PC	120	n/a	n/a	n/a	n/a	302x5=1510	\$23,750	\$23,750	\$23,750	\$23,750	\$23,750	\$ 118,750	
Carl, Riggs & Ingram, CPA's	40	20	50	120	120	310x5=1550	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$ 125,000	
Bates Carter	50	20	66	0	120	206x5=1030	\$28,005	\$28,755	\$29,527	\$30,323	\$31,142	\$ 147,753	

Attachment: Bid Tabulation-Audit Services FY 2017-FY 2021 (1901 : Bid Award: Audit Services)

June 28, 2017

Filiz Morrow
Finance Director
City of Kingsland, Georgia
PO Box 250
Kingsland, GA 31548

Re: Underwriter/Placement Agent Engagement Relating to Potential Municipal Securities Transaction for the City of Kingsland, Georgia

Dear Filiz:

The City of Kingsland, Georgia (“Obligor”) and Stifel, Nicolaus & Company, Incorporated (“Stifel”) hereby confirm they are engaged in discussions related to a potential issue of (or series of issuances of) municipal securities related to approximately \$28,000,000 Georgia Gateway Community Improvement District Assessment Bonds (Epic Destinations, LLC Community Subprojects), Series 2017 or 2018 and approximately \$4,000,000 Kingsland Development Authority Revenue Bonds (Epic Destinations, LLC Community Subprojects), Series 2017 or 2018 (the “Issues”) and to formalize Stifel’s role as underwriter or placement agent with respect to the Issue.

Engagement as Underwriter/Placement Agent

Obligor is aware of the “Municipal Advisor Rule” of the Securities and Exchange Commission (“SEC”) and the underwriter exclusion from the definition of “municipal advisor” for a firm serving as an underwriter or placement agent for a particular issuance of municipal securities. Obligor hereby designates Stifel as an underwriter or placement agent for the Issues. Obligor expects that Stifel will provide advice to Obligor on the structure, timing, terms and other matters concerning the Issues.

Limitation of Engagement

It is Obligor’s intent that Stifel serve as an underwriter or placement agent for the Issues, subject to satisfying applicable procurement laws or policies, formal approval of the conduit issuers of the securities (“Issuers”), finalizing the structure of the Issues and executing a bond purchase agreement or placement agent agreement, as applicable. While Obligor presently engages Stifel as the underwriter or placement agent for the Issue, this engagement letter is preliminary, nonbinding and may be terminated at any time by Obligor, without penalty or liability for any costs incurred by Stifel. Furthermore, this engagement letter does not restrict Obligor from selecting an underwriter/placement agent for the Issue other than Stifel or selecting an underwriting syndicate that does not include Stifel.

Confidentiality

Under the SEC’s “Municipal Advisor Rule,” Obligor might be classified as an “Obligated Person” if bonds are issued through a municipal conduit issuer. It is very important that Obligor keep this information confidential until Obligor executes this Engagement Letter with Stifel and our role is confirmed with the Issuers.

Role Disclosure

The Obligor hereby confirms and acknowledges each of the following concerning the role that Stifel would have as an underwriter or placement agent:

- (1) Municipal Securities Rulemaking Board (“MSRB”) Rule G-17 requires underwriters and placement agents to deal fairly at all times with all parties, including municipal issuers, the Obligor, and investors;
- (2) the underwriter’s primary role is to purchase securities with a view to distribution in an arm’s-length commercial transaction with Issuer and Obligor and it has financial and other interests that differ from those of Issuer and Obligor;
- (3) the placement agent’s primary role is to place securities directly with an investor or investors on behalf of the Issuer and Obligor without first purchasing the securities;
- (4) the underwriter has a duty to purchase securities from Issuer at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable;
- (5) the underwriter will review the official statement for Issuer’s securities, in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction;
- (6) unlike a municipal advisor, the underwriter does not have a fiduciary duty to Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of Issuer without regard to its own financial or other interests; and
- (7) under the federal securities laws, neither a municipal advisor nor an underwriter has a fiduciary duty to Obligor.

Disclosures Concerning the Underwriter’s Compensation and Placement Agent Fee

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the Issues. The placement agent will be compensated by a fee agreed upon with the issuer in connection with the private placement of the Issue. Payment or receipt of the underwriting fee or discount or placement agent fee will be contingent on the closing of the transactions and the amount of the fee or discount or placement agent fee may be based, in whole or in part, on a percentage of the principal amount of the Issues. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter or placement agent may have an incentive to recommend to Obligor and Issuers a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest Disclosures

Stifel has not identified any additional potential or actual material conflicts that require disclosure.

Disclosures Relating to Complex Municipal Securities Financing

Since Stifel has not recommended a “complex municipal securities financing” to Obligor, additional disclosures regarding the financing structure for the Issue are not required under MSRB Rule G-17.

However, if Stifel recommends, or if the Issue is ultimately structured in a manner considered a “complex municipal securities financing” to the Obligor, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and are reasonably foreseeable at that time.

Sincerely,

Stifel, Nicolaus & Company, Incorporated

By: 

Name: Lewis L. Monroe III

Title: Managing Director

Attachment: Kingsland PEL2017 6 28 17 (1896 : Engagement Agreement: Stifel, Nicolaus & Company)

Obligor accepts and acknowledges the foregoing.

CITY OF KINGSLAND, GEORGIA

Accepted and Executed

By: _____

Name: _____

Title: _____

Date: _____

Attachment: Kingsland PEL2017 6 28 17 (1896 : Engagement Agreement: Stifel, Nicolaus & Company)

Issuer accepts and acknowledges the foregoing.

GEORGIA GATEWAY COMMUNITY IMPROVEMENT DISTRICT

Accepted and Executed

By: _____

Name: _____

Title: _____

Date: _____

Attachment: Kingsland PEL2017 6 28 17 (1896 : Engagement Agreement: Stifel, Nicolaus & Company)

Issuer accepts and acknowledges the foregoing.

KINGSLAND DEVELOPMENT AUTHORITY

Accepted and Executed

By: _____

Name: _____

Title: _____

Date: _____

Attachment: Kingsland PEL2017 6 28 17 (1896 : Engagement Agreement: Stifel, Nicolaus & Company)

**MINUTES OF THE TEFRA HEARING HELD BY
THE SOUTHEAST GEORGIA CONSOLIDATED HOUSING AUTHORITY
RELATING TO THE NOT-TO-EXCEED \$10,000,000
THE SOUTHEAST GEORGIA CONSOLIDATED HOUSING AUTHORITY
MULTIFAMILY HOUSING REVENUE BONDS
(ROYAL POINT APARTMENTS PROJECT)
SERIES 2017
JUNE 15, 2017**

Karen Heaton, Esq., the duly appointed hearing officer for the Southeast Georgia Consolidated Housing Authority (the “**Authority**”), held a public hearing on Thursday, June 15, 2017, beginning at 4:00 p.m., prevailing time, in the Authority’s offices located at 501 W. Church Street, St. Marys, Georgia 31558. The Authority held the above described public hearing for the purpose of conducting a TEFRA hearing as required by Section 147(f) of the Internal Revenue Code of 1986 with respect to the issuance by the Authority of its not-to-exceed \$10,000,000 principal amount of Multifamily Housing Revenue Bonds (Royal Point Apartments Project) Series 2017 for the principal purpose of financing a loan to Royal Point Preservation, LP, or a special purpose entity created by or on behalf of Royal Point Preservation, LP (the “**Borrower**”), to finance a portion of the cost of the acquisition, construction and equipping by the Borrower of a multifamily housing rental development consisting of approximately 144 apartment units to be located at 301 North Gross Road, Kingsland, Georgia 31548 (the “**Project**”). The foregoing description of the proposed revenue bonds and the Project were provided at the TEFRA hearing.

There were no persons other than those associated with the Authority in attendance at the TEFRA hearing.

The Authority had caused the publication of a notice at least fourteen (14) days prior to the hearing in the *Tribune & Georgian*, a newspaper having general circulation in the City of Kingsland, Georgia (the “**Notice**”). The affidavit of the publisher of said newspaper is attached hereto, made a part hereof and marked Exhibit A. A copy of the application provided by or on behalf of the Borrower concerning its request that the Authority issue its Multifamily Housing Revenue Bonds (Royal Point Project) Series 2017 in an aggregate principal amount not to exceed \$10,000,000 can be obtained, upon written request, at the offices of the Authority, 501 W. Church Street, St. Marys, Georgia 31558.

Following a brief discussion of the within subject matter, and the hearing officer hearing no comments, the hearing officer closed the TEFRA hearing at 4 : 04 p.m.

SOUTHEAST GEORGIA CONSOLIDATED HOUSING
AUTHORITY

By: Karen P. Heaton
Karen Heaton, acting in the capacity as Hearing
Officer & Executive Director

[SEAL]

Exhibit A - Publisher’s Affidavit re Publication of Notice of TEFRA Hearing

Tribune & Georgian
Post Office Box 6960
206 Osborne Street
St. Marys, Georgia 31558

AFFIDAVIT OF PUBLICATION

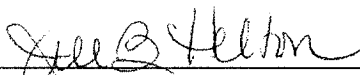
STATE OF GEORGIA
COUNTY OF CAMDEN

Personally appeared before the undersigned, Jill B. Helton, who having been duly sworn on oath that she is the Publisher of the Tribune & Georgian, and that the following Legal Advertisement published in the Tribune & Georgian on the following date(s):

NOPH/SE GA CONS HSG AUTH
6/15/2017

Dates Published:
05/25/2017

Ad # 345156


Jill Helton, Affiant

Sworn to and subscribed to before me this 25th day of May, 2017


Notary Public
My Commission Expires: 08/10/2019



gpn16

LEGAL NOTICE

NOTICE OF PUBLIC HEARING ON THE PROPOSED ISSUANCE BY THE SOUTHEAST GEORGIA CONSOLIDATED HOUSING AUTHORITY OF ITS TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS IN ONE OR MORE SERIES HAVING AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$10,000,000, TO FINANCE A MULTIFAMILY HOUSING RENTAL DEVELOPMENT TO BE OWNED BY ROYAL POINT PRESERVATION, LP, OR A SPECIAL PURPOSE ENTITY CREATED BY OR ON BEHALF OF ROYAL POINT PRESERVATION, LP.

YOU ARE HEREBY NOTIFIED, as required by Section 147(f) of the Internal Revenue Code of 1986 (the Code), that a public hearing will be held by or on behalf of the Southeast Georgia Consolidated Housing Authority (the Authority) at its offices located at 501 W. Church Street, St. Marys, Georgia 30558 on Thursday, June 15, 2017, at 4:00 o'clock, p.m., concerning a proposed issuance by the Authority of one or more series of its tax-exempt multifamily housing revenue bonds in an aggregate principal amount not to exceed \$10,000,000 (the Bonds). The proceeds of the sale of the Bonds, when and if issued, are to be used to finance a loan to Royal Point Preservation, LP, or a special purpose entity created by or on behalf of Royal Point Preservation, LP (the Borrower), to finance a portion of the cost of the acquisition, rehabilitation and equipping by the Borrower of a multifamily housing rental development consisting of approximately 144 apartment units to be located at 301 North Gross Road, Kingsland, Georgia 31548 (the Project). The Borrower will own and operate the Project.

The proposed Bonds will be limited obligations of the Authority and will not be obligations of the City of Kingsland, Camden County, Georgia or of the State of Georgia, or of any county, municipal corporation or political subdivision of the State of Georgia. The proposed Bonds will not be paid from taxes but will be payable by the Authority solely from amounts to be paid or provided by the Borrower and NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW SHALL BE CONDUCTED WITH RESPECT TO SUCH BOND ISSUE.

Any person wishing to express views on the proposed issuance of the Bonds or the location or nature of the Project or plan of financing may be heard at such public hearing at the above address, or by submitting written comments prior to the date scheduled for the hearing to: Karen Heaton, Southeast Georgia Consolidated Housing Authority, 501 W. Church Street, St. Marys, Georgia 31558.

All written comments will be made available for review by all parties attending the public hearing.
SOUTHEAST GEORGIA
CONSOLIDATED HOUSING
AUTHORITY
17 5/25/2017
#345156

Attachment: TEFRA Hearing Minutes (1902 : Revenue Bonds for Royal Point Apartments)

**APPROVAL BY THE MAYOR OF
THE CITY OF KINGSLAND, GEORGIA OF
THE SOUTHEAST GEORGIA CONSOLIDATED HOUSING AUTHORITY
MULTIFAMILY HOUSING REVENUE BONDS
(ROYAL POINT APARTMENTS PROJECT)
SERIES 2017**

WHEREAS, under Section 147(f) of the Internal Revenue Code of 1986 and under Treasury Regulation Section 5f.103-2(e), the City of Kingsland (the “**City**”) must approve the revenue bonds to be designated “Southeast Georgia Consolidated Housing Authority Multifamily Housing Revenue Bonds (Royal Point Apartments Project) Series 2017” (the “**Bonds**”) because it is the governmental unit on behalf of which the Bonds are to be issued by the Southeast Georgia Consolidated Housing Authority (the “**Authority**”) and because it is the governmental unit having jurisdiction over the area in which the facilities are to be located with respect to which financing is to be provided from the proceeds of the Bonds; and

WHEREAS, under Treasury Regulation Section 5f.103-2(d), the City will approve the Bonds only if its applicable elected representative approves the Bonds following a public hearing held in a location which, under the facts and circumstances, is convenient for residents of the City and for which there was reasonable public notice; and

WHEREAS, the Mayor of the City of Kingsland is the applicable elected representative of the City, within the meaning of Treasury Regulation Section 5f.103-2(e), because [she/he] is the City’s chief elected executive officer popularly elected at-large by the voters of the City; and

WHEREAS, on Thursday, June 15, 2017, at 4:00 p.m., at the offices of the Authority, 501 W. Church Street, St. Marys, Georgia 31558, the Authority, through its designated public hearing officer, conducted a public hearing on the Bonds and the location and nature of the facilities to be financed with the proceeds of the Bonds, notice of which was published in the *Tribune & Georgian* on Thursday, May 25, 2017;

NOW, THEREFORE, THE MAYOR OF THE CITY OF KINGSLAND ACTS AS FOLLOWS:

1. The Mayor of the City of Kingsland hereby approves the Bonds:
 - (a) the proceeds of which will finance a portion of the cost of the acquisition, construction and equipping of a multifamily housing rental development consisting of approximately 144 apartment units;
 - (b) the maximum aggregate face amount of which will be \$10,000,000;
 - (c) the initial owner of the facilities to be financed from the proceeds of which will be Royal Point Preservation, LP, or a special purpose entity created by or on behalf of Royal Point Preservation, LP; and

- (d) the location of the facilities to be financed from the proceeds of which will be 301 North Gross Road, Kingsland, Georgia 31548.

2. This approval is solely for the purpose of complying with, and is to be construed in accordance with, the provisions of Section 147(f) of the Internal Revenue Code of 1986 and shall not result in or impose any pecuniary liability upon or constitute a lien upon the property of or a claim against the City, the State of Georgia or any political subdivision thereof.

APPROVED this ____ day of _____, 2017.

MAYOR OF THE CITY OF KINGSLAND



RESOLUTION # 2017-08
A RESOLUTION ESTABLISHING THE 2017 QUALIFYING DATES
AND TIMES FOR CERTAIN CITY OFFICES IN THE CITY OF
KINGSLAND

Whereas, O.C.G.A. § 21-2-132; § 21-2-153 requires City Council to fix and publish qualifying dates and times in the upcoming General Election;

NOW, THEREFORE BE IT RESOLVED by the City Council, acting as the governing authority of the City of Kingsland, Georgia that the 2017 qualifying dates and times for certain city offices are established as follows:

Hours of 8:30 AM – 4:30 PM, Monday, August 21 – Friday, August 25, 2017. Qualifying fee for City Council Post #1 and #2 - \$180.75.

ADOPTED, this 10th day of July 2017. **CITY OF KINGSLAND, GEORGIA.**

 Kenneth E. Smith, Sr., Mayor

ATTEST:

 Linda M. O'Shaughnessy, City Clerk

SURPLUS AUCTION

AUCTION JULY 2017

INV. #1125 1999 Jeep Cherokee-VIN #1J4FT6851XL537263
INV. #1110 1989 Dodge Dakota-VIN #1B7GL26X8K5097011
INV. #2285 2007 Ford Crown Vic-VIN #2FAFP71W17X128556
INV. #2288 2008 Ford Crown Vic-VIN #2FAFP71V28X144208
INV. #2291 2008 Ford Crown Vic-VIN #2FAFP71V28X140336
INV. #2232 2003 Ford Crown Vic-VIN #2FAFP71W43X148584
INV. #2202 2003 Ford Crown Vic-VIN #2FAFP71W73X148577
INV. #2651 2003 Ford Crown Vic-VIN #2FAFP71W73X148594

1998 Peter Built Leach Garbage Truck-VIN #1NPZLACXXWD710776

Ambulance Box (We don't have a VIN # on this ambulance but could you check to see if you have any titles and send me a copy? Maybe we can check the inventory against the titles we have and hopefully be able to locate the correct title for this vehicle).

Attachment: surplus items (1908 : Declaration of Surplus Items)

Linda O'Shaughnessy

From: Tonya Harvey <tharvey@kingslandgeorgia.com>
Sent: Tuesday, June 20, 2017 2:43 PM
To: 'Linda O'Shaughnessy'
Cc: 'Paula Chamberlin'
Subject: Council Agenda Item: Kingsland Downtown Development Authority Board vacancy

Kingsland Downtown Development Authority Board of Directors: There is a vacancy on the board of the Kingsland Downtown Development Authority (KDDA). On June 15, 2017, the KDDA Board approved the nomination of PAUL CHAMBERLIN to serve for a term to expire on 12/31/2018. As per section 7 of the KDDA bylaws, this nomination is being submitted to the City of Kingsland Mayor and Council for their consideration as the official appointment to the Kingsland Downtown Development Authority Board of Directors.

Paul Chamberlin
 Term Exp: 12/31/2018
 Address: 103 E Lilly St. | Kingsland, GA 31548
 (p) 912-674-8470

Note: As per state law, the board vacancy is one of the required board seats that must have an economic interest in the redevelopment and revitalization of the downtown development area. Mr. Chamberlin meets this requirement by being a resident of the district.

TONYA HARVEY, Executive Director
 Kingsland Downtown Development Authority | City of Kingsland Downtown Program
 107 S Lee Street | Post Office Box 250 | Kingsland, GA 3148
 Office: (912) 729-5999 | www.KingslandDDA.com

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Attachment: dda board vacancy (1907 : Mayor and City Council Appointment to the Downtown Development Authority (DDA))