CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • AUGUST 28, 2017

Regular Meeting	**City Council Chamber**	**6:00 PM**

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

I. PUBLIC HEARING - STARTS AT 6:00PM

Mayor Smith called the Public Hearing to order at 6:00 PM.

1. Public Hearing: FY 2017-18 Budget -

Ms. Filiz Morrow, Finance Director, addressed the Mayor and City Council. Ms. Morrow stated that the tax digest had a 6% growth and she was able to fund an additional $50,000 to the contingency fund bringing the fund to $143,000 at roll back rate of 7.46. Ms. Morrow also reported that the budget added to the CID and TAD fund. Ms. Morrow stated that the 6% increase in the tax digest would allow the employees to receive a bonus without increasing the millage rate.

The City Council Members had a lengthy discussion regarding the millage rate, retention of employees, cost of retraining employees, especially police department; and how to pay for capital needs in the public safety departments.

Councilman Ham expressed concern for the retention of employees especially key employees.

Councilman Day stated that it is a good thing that we had the tax digest increase.

Councilman Winters stated that there are two (2) town hall meetings set up to advise the citizens and suggested they wait for the citizens input; all Council Members concurred.

Ms. Morrow was instructed by the Mayor and City Council Members to advertise a proposed millage rate increase of 8.50 and Council would wait on citizens input.

2. ZONING TEXT AMENDMENT – C-1 Uses -

The City proposes to add to the list of uses allowed in the C-1 zone "2f Brewpubs and beer/wine pubs" and "29 Breweries limited to the manufacture of 10,000 barrels of malt beverages per year.

No one came forward to speak or oppose the Zoning Text Amendment.

Mayor Smith closed the Public Hearing at 6:33 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Smith called the regular scheduled meeting to order at 6:33 PM.

III. INVOCATION AND PLEDGE TO THE FLAG

Councilman Ham gave the Invocation and led the audience in the Pledge to the Flag.

IV. ROLL CALL

Charles Grayson Day Jr.	Mayor Pro Tem
James Ham	City Councilman
Jim McClain	City Councilman
Richard A. Winters	City Councilman
Kenneth E Smith Sr	Mayor

V. CONSENT DOCKET

Mayor Smith stated that the Consent Docket would need to be amended. Under New Business, Item 2, Approval of purchase requisition for Catfish Festival entertainment. Under Executive Session, remove the legal part of the session.

RESULT:	**APPROVED AS AMENDED [UNANIMOUS]**
MOVER:	Charles Grayson Day Jr., Mayor Pro Tem
SECONDER:	Jim McClain, City Councilman
AYES:	Day Jr., Ham, McClain, Winters

A. Approve the Council Minutes of the last regular Council Meeting

1. City Council - Regular Meeting - Aug 14, 2017 6:00 PM -

B. Approve the Agenda as Presented

C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. PRESENTATION

1. First Baptist Church, Pastor Brian Parker -

Pastor Parker was unable to make the Council Meeting.

VII. GRANTING AUDIENCE TO THE PUBLIC

No one came forward to speak.

VIII. OLD BUSINESS

None

IX. PLANNING AND ZONING

1. ZONING TEXT AMENDMENT – C-1 Uses, A, Adoption Of: Ordinance #2017-08 - an Ordinance to Amend Section 61.1. of Ordinance #2002-08 Titled "The Kingsland Zoning and Land Development Ordinance". -

ZONING TEXT AMENDMENT - C-1 uses. The City proposes to add to the list of uses allowed in the C-1 zone "2f Brewpubs and beer/wine pubs" and "29 Breweries limited to the manufacture of 10,000 barrels of malt beverages per year". The Planning Commission recommends approval.

Councilman McClain asked for a discussion. Councilman McClain questioned Mr. Kessler, Planning and Zoning Director regarding the C-1 zone usage as it would apply to used car lots, etc. Mr. Kessler assured Councilman McClain that there were controls on this.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Ham, City Councilman
SECONDER:	Richard A. Winters, City Councilman
AYES:	Day Jr., Ham, McClain, Winters

X. NEW BUSINESS

1. Rental of the North Center Atrium -

Councilman McClain asked how the city would juggle this along with the Joint Development Authority (JDA) and Chamber of Commerce. Mr. Lee Spell, City Manager stated there would be a facility module calendar on the website. Mr. Spell also stated the rental would be for after hours and weekends. Mr. Spell stated the JDA has expressed concerns about security.

Councilman Day inquired about the rental money and if it went into general funds.

Mayor Smith stated that the taxpayers are currently paying about $30,000 dollars a year for repairs and upkeep of the building; he felt it was time the entities at the North Center started to pay rent.

Councilman McClain stated the original intent was to give these businesses a start, but not to continue long term with free rent. Councilman McClain asked if the funds for rent could be put into the Downtown Development Authority fund. (DDA).

Mr. Spell suggested this begin with their next budget year so they can plan for it and he suggested the rental revenue after expenses could flow into the DDA. This was agreed upon. Mr. Spell stated he would ask the JDA and the Chamber of Commerce to change the awnings.

A motion was made by Councilman Ham and seconded by Councilman Day to split the revenue 50/50 with the city general funds and the DDA. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Ham, City Councilman
SECONDER:	Charles Grayson Day Jr., Mayor Pro Tem
AYES:	Day Jr., Ham, McClain, Winters

2. Approval Of: Catfish Festival Contract for Entertainment -

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Charles Grayson Day Jr., Mayor Pro Tem
SECONDER:	James Ham, City Councilman
AYES:	Day Jr., Ham, McClain, Winters

XI. EXECUTIVE SESSION

1. Executive Session - Personnel & Legal -

Councilman Day made a motion to enter into Executive Session. Councilman Winters seconded the motion. The motion carried unanimously. The Mayor and Council entered into Executive Session at 6:58 PM.

Councilman Winters made a motion to reconvene the regular scheduled meeting. Councilman Day seconded the motion. The motion carried unanimously. The meeting was reconvened at 7:15 PM.

Mayor Smith stated no vote was taken and direction was given to the City Manager to further study and recommend.

XII. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Day read a letter from Georgia Municpal Association (GMA) congratulating Mayor Smith on his appointment to the Legislative Committee. He thanked the Mayor for his work with GMA and taking one for the "team".

Councilman Ham thanked everyone for the meeting and felt they were making progress.

XIII. ADJOURNED

Councilman Ham made a motion to adjourn. Councilman Winters seconded the motion. The motion carried.

The meeting was adjourned at 7:17 PM.

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Kenneth E. Smith, Sr., Mayor

ATTEST:

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Linda M. O'Shaughnessy, City Clerk