



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • JULY 23, 2018

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. 2269 : Public Hearing Zoning Text Amendment - Flood Damage Prevention -

The City of Kingsland Planning Commission has recommended the AMENDMENT of Flood Damage Prevention Sec. 9-50 Definitions. Notice is hereby given that a public hearing on the proposed amendment is scheduled for Monday, July 23, 2018 at 6:00 PM in the Council Chamber at City Hall, 107 South Lee Street. Anyone desiring to address Mayor and Council regarding this proposed change may do so at the public hearing.

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

No one came forward to speak.

Mayor Smith closed the Public Hearing at 6:01 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Smith called the regular scheduled meeting to order at 6:01 PM.

III. INVOCATION AND PLEDGE TO THE FLAG

1. Reverend Al Crumpton, Rector, King of Peace Episcopal Church -

Reverend Al Crumpton gave the Invocation and led the audience in the Pledge to the Flag.

IV. ROLL CALL

Kenneth E Smith Sr

James McClain

Charles Grayson Day Jr.

James W Galloway

Michael J McClain

Mayor

Mayor Pro Tem

Councilman

Councilman

Councilman

V. CONSENT DOCKET

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Grayson Day Jr., Councilman
SECONDER:	James W Galloway, Councilman
AYES:	McClain, Day Jr., Galloway, McClain

- A. Approve the Council Minutes of the last regular Council Meeting
 - 1. City Council - Regular Meeting - Jul 9, 2018 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

Mr. Bob Conlay, 258 Vickie Lane addressed the Mayor and City Council. Mr. Conlay was expressing concern about the old problems out at Al Gay Road. Mr. Conlay stated the city accepted the road about 8 to 10 years ago and it continues to flood and the conditions are deplorable. Mr. Conlay stated he has spoken to the Mayor and yet nothing is done and the only time anything gets done is when people complain.

Pastor Mack De'Von Knight addressed the Mayor and City Council. Pastor Knight stated that he was with a group of concerned citizens formed after the killing of Tony Greene. He was speaking on behalf of the committee and asked what the hiring process for the police department was and asked if there could be a non biased committee with citizens in the hiring practice. Pastor Knight also inquired about the body camera footage and what was being done to prevent future incidents. Pastor Knight stated the city was carrying on with business as usual and not answering any of the questions being asked; he stated the Mayor and Council should lie to the family and friends if they have no answers. Pastor Knight suggested to the Mayor and City Council it is not going to be long before something bad happens in the community.

Councilman Michael McClain stated to Pastor Knight that this was starting to sound really threatening.

Mayor Smith stated he was trying to run a peaceful meeting and asked the group to calm down.

Pastor Knight insisted he was trying to keep peace.

Mayor Smith stated he and the City Council were working to establish the same goal.

Mayor Smith stated that he has given the family his condolences and he and the Council are not trying to do any injustice to the Green family or the community. He stated that there needs to be some type of a healing process and become a solidified community.

Councilman Day asked Pastor Knight to give them a little more time. Councilman Day asked him to send him his questions and we will work through the process. He stated that he is speaking for himself but he is mortified by the situation, it's heartbreaking and we want to see justice occur but it needs to occur in the proper way.

Councilman Jim McClain stated that every Council Member has deep remorse for what happened, but they have to allow the process to be transparent. Councilman McClain stated that the Council has no control over the Georgia Bureau of Investigation so it would be unfair of him or anyone on the Council to inject into the process because it would be an unbiased process. He stated there is nothing he knows about this investigation which would bring any relief.

Councilman James Galloway stated that the scene was secured properly and the entire investigation was turned over to the Georgia Bureau of Investigation. Councilman Galloway stated that they have been advised not to get involved; he stated he knows there is a lot of heartache with the Police Department right now and a lot of bitterness and he feels that if things come out that things need to be changed, then they will address the changes.

Mr. Nelson Cummings, 233 Woodbridge Road addressed the Mayor and City Council. Mr. Cummings stated that this body legislates policies and procedures for the community; and as citizens of this community they want representation and be involved in the hiring practices. Mr. Cummings stated they will keep coming to insure that the elected officials who work for us have a biracial committee for hiring. Mr. Cummings stated that black people need to feel like a part of the community.

Mr. James Evans Mohammed, 343 Briarwood Circle addressed the Mayor and City Council. Mr. Mohammed stated that the issues brought forth were not just the loss of Tony Greene but the continued harassment of black citizens. He asked that he be seen as a man and not by his color. He stated that if we want to see a better tomorrow we need to change what we do today.

Mr. Daniel Norris, S. Arizona Street, Mr. Randy Brown 444 Martin Luther King Blvd., Ms. Viola Lewis, 343 Briarwood Circle and Mr. Deonte T. Smith, addressed the Mayor and City Council. They all expressed their concerns about the Police Department and how black men are targeted in Kingsland. Mr. Randy Brown asked if he had the right to protect himself. They all were questioning how many unlawful arrests have been made and how many lives have been lost. They asked the Mayor and Council to please do something.

Ms. Mary Anne Benefield addressed the Mayor and Council. Ms. Benefield stated that the group has requested but has not received the incident report and she has asked that the officer's body camera and dash camera footage be released. Ms. Benefield stated that if Tony had done something incriminating to himself that video would have been released. Mayor Smith asked Ms. Benefield to put those requests in writing and offered to meet

with her. Mayor Smith stated that only the Georgia Bureau of Investigation could release those records.

VII. OLD BUSINESS

None

VIII. PLANNING AND ZONING

1. Adoption of Ordinance #2018-05 - an Ordinance to Amend Ordinance #2018-02, Amend Section 9-50 Definitions -

Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure." *Planning Commission recommends approval.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Charles Grayson Day Jr., Councilman
SECONDER:	James McClain, Mayor Pro Tem
AYES:	McClain, Day Jr., Galloway, McClain

IX. NEW BUSINESS

1. Approval Of: Intergovernmental Agreement for Fire & Rescue Management Support Services -

An agreement to provide Camden County with fire & rescue management support services. The current agreement is for interim support, Camden County desires to make this a permanent agreement. *Staff recommends approval.*

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

2. Approval Of: Revocable License Agreement -

Revocable License Agreement between the State Properties Commission and the City of Kingsland for the purpose of construction, installation, and maintenance of a public right of way for the Coastal Pines Technical College access road and utilities. *Staff recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Charles Grayson Day Jr., Michael J McClain
AYES: McClain, Day Jr., Galloway, McClain

3. Approval Of: GEFA DW2016017 SRF Loan Modification and Resolution -

Approval of loan modification documents to modify the project completion date from April 20, 2018 to July 13, 2018. *Staff recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Michael J McClain, Councilman
SECONDER: Charles Grayson Day Jr., Councilman
AYES: McClain, Day Jr., Galloway, McClain

4. Approval Of: GEFA DW2017016 SRF Loan Modification and Resolution -

Approval of loan modification documents to modify the project completion date from August 1, 2018 to February 1, 2019. *Staff recommends approval.*

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

5. Approval Of: Memorandum of Understanding Establishing a Cooperative Partnership Between the Camden County Board of Commissioners and the City of Kingsland, Georgia for Providing Onsite Clinical Medical Services by Camden County to Employees of the City of Kingsland -

Staff recommends approval.

Councilman Jim McClain questioned the number of employees that were using the clinic and asked Ms. Filiz Morrow, Finance Director to explain. Ms. Morrow stated that the intent of the clinic was the employees would utilize the clinic and the number of insurance claims would go down. Mr. Lee Spell, City Manager stated that the city was told their premiums would go way down and they have not.

Mayor Smith asked Mr. Spell to poll the employees as to their usage and satisfaction.

RESULT: **TABLED [UNANIMOUS]** **Next: 8/13/2018 6:00 PM**
MOVER: James McClain, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: McClain, Day Jr., Galloway, McClain

6. Approval Of: Intergovernmental Agreement for Equipment Sharing -

An agreement between Kingsland and Camden County to provide for the sharing of equipment, tools, and operators from time to time, as needed and as available.
Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James W Galloway, Councilman
SECONDER:	Charles Grayson Day Jr., Councilman
AYES:	McClain, Day Jr., Galloway, McClain

7. Adoption Of: Ordinance #2018- 06: to Amend Water/Sewer Ordinance for Lodging Class -

To reinstate Hotel/Motel, RV Parks, and Bed & Breakfast Water, Sewer, Tap Fees, and Capital Recovery rates under a uniform Lodging Class and to allow for a certain number of gallons to be included in the minimum base rate.

Councilman Galloway made a motion for approval. Councilman Day seconded the motion. The Mayor opened up the item for discussion.

Ms. Filiz Morrow, Finance Director stated that this Ordinance was changed following the city's bond attorney and city engineer's recommendation. This will include an option for a certain number of gallons in the minimum rate structure for lodging class. Ms. Morrow recommended it should not exceed 1,000 gallons.

Councilman Day stated that this would bring the city back into compliance.

Mr. Jim McClain stated that back when this issue came up under a different administration Mr. Gay approached the city with the situation. Mr. Gay stated that his water rate went from \$106.00 to \$1196.00. It was agreed that a RV Park was not the same as a hotel/motel and after the agreement his water bill went back to \$106.00. Councilman McClain stated that there is a truck stop across the street which is using more water and not being charged those rates.

Councilman Galloway stated he does agree that the truck stop uses more water, but the bond attorney stated we must be in compliance and hopefully we can adjust the rate.

Councilman Mike McClain stated the truck stop is a big loss of revenue for Kingsland and felt the city must agree to the original agreement with Mr. Gay.

Councilman Day stated that the bond attorney gave his advise and stated that RV Parks must fall under the hotel/motel classification. A fix would be a rate change concession. The state tells us we can adjust rates but not classification.

Councilman McClain suggested the city implement a study. Councilman Day asked what is the directive? What are we doing? Mayor Smith asked Mr. Lee Spell, City Manager to contact other cities to see what they are doing. Mr. Spell stated the needs

must be specific to our community. Councilman Day and Councilman Galloway agreed to put it back in the correct classification and asked Council to figure out a fair rate.

Mayor Smith told Mr. Gay that the Board wants small businesses treated fairly but it must be done correctly.

Councilman Jim McClain made a motion to table until the next meeting. Councilman Mike McClain seconded the motion.

Councilman Day amended the motion and requested that the bond attorney be present either by phone or at meeting.

The motion carried unanimously.

RESULT:	TABLED [UNANIMOUS]
MOVER:	James McClain, Mayor Pro Tem
SECONDER:	Michael J McClain, Councilman
AYES:	McClain, Day Jr., Galloway, McClain

8. Telecommunications Audit Results -

Ms. Filiz Morrow addressed the Mayor and City Council. Ms. Morrow explained the results and stated the city was able to eliminate 15 lines and 2 billing corrections were made with a new rate structure. The city will save \$21,000 annually.

9. Approval of: Appointment to DDA Board - Ms. Jolene Andersen -

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Grayson Day Jr., Councilman
SECONDER:	James W Galloway, Councilman
AYES:	McClain, Day Jr., Galloway, McClain

10. Discussion: RFP for Roadside R-O-W Turf Maintenance Services - Councilman James W Galloway

Councilman Galloway stated he asked for this to be added to the agenda. He stated his concerns were manpower issues. He asked if it would be cheaper to have contracts for mowing and reallocate these men to help with the drainage problems.

Councilman Day asked Mr. Bill Coleman, Department of Public Works Director if the people can be reallocated and stated that in August the city will lose the work force people. Mr. Coleman stated that he has an 80% turnover rate. Mr. Coleman stated that he trains them and then the base hires them for a much higher salary.

Councilman Jim McClain asked where the city stood with the Army Corps of Engineers. Mr. Spell stated it would take between 6 to 8 months; the city has asked them to start permitting.

Councilman Mike McClain stated that an untapped workforce may be Skills USA.

It was agreed to send out the RFP and work on retention.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James W Galloway, Councilman
SECONDER:	Charles Grayson Day Jr., Councilman
AYES:	McClain, Day Jr., Galloway, McClain

X. MAYOR AND COUNCIL ANNOUNCEMENT

None

XI. ADJOURNED

Councilman Mike McClain made a motion to adjourn.
Councilman Day seconded the motion.

The meeting adjourned at 9:11 PM.

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk