



CITY OF KINGSTON
30 West Main St., Kingston, GA 30145
WORK SESSION MINUTES – CITY HALL
July 27, 2026 – 7:00 p.m.

Call Meeting to Order: Mayor Michael McFarland called the meeting to order at 7:00 p.m. In attendance were council members, Kathleen Posey, Payton Silvers, Patresha Northgraves, Mayor Michael McFarland, Reggie Applin, Kelly Ensley, City Clerk, Police Chief TJ Sosebee, Patrick Singleton, Maintenance Supervisor and Ricky Black, Maintenance. There were seven (7) attendees.

Invocation and Pledge of Allegiance: Payton Silvers

Presentation: No presentation

Sign in to Speak:

-Marty Mulinix spoke regarding the Museum experiencing flooding during the recent storm; water entered the building causing carpet and other interior damage. Kate Posey has photos and videos documenting damage and requested contractor referrals.

-Graffiti and exterior finish issues were discussed: original contract included a protective coating to allow graffiti removal; if contract work is incomplete the city needs to decide repair/removal approach.

-Drainage was identified as the cause for some water entry: water comes down the hill on the east side of the building and across a concrete sled/bridge drain that is undersized or failing.

-Options: pursue contractors for repairs (drainage), remove graffiti and reapply protective coating.

Outlook: collect proposals and photos, contact contractor leads used previously, and revisit with cost estimates.

Old Business:

1. Read meeting minutes for June 29,2026 work session; no changes
2. Read meeting minutes for July 6,2026 Council meeting; no changes

New Business:

3. Finance committee Report

-Finance Committee reviewed millage options: keeping at 5.7 would fund the budget now but is high; Patricia proposed 3.9 which council found reasonable as a mid/high threes compromise. Concerns expressed that 5.7 would be highest in the county and impose burdens on citizens (especially elderly).

-Recommendation: set a millage to fund the budget now and plan to roll it back in future years if

new revenues or cost savings materialize; explore alternate revenue sources to avoid permanent high rates.

Water & wastewater system

- The city operates one problematic well, buys supplemental water from the county, and is experiencing fluctuating well levels and frequent leaks.

- Well levels have varied widely (examples noted: 100 ft down vs 40–60 ft) and drops cause loss of gallons per minute; the low tank required switching to county water recently.

Kingston Park wastewater system is failing and requires replacement that the city cannot currently afford.

- County has signed a contract to build a wastewater plant on the river (~\$100M) and may accept and take responsibility for the city system and loan—this was proposed as a relief option.

- The committee recommended focusing on stormwater/drainage and ditch maintenance as an immediate priority to reduce downtown flooding risk.

- Short-term equipment/operations: need new well/tower(s), routine meter reads (monthly, whole-day activity), and better monitoring of tank gauges and leaks.

- Outlook: pursue county takeover/connection where feasible, inventory costs, and produce a two- to three-year water/net revenue analysis before policy decisions.

Payton Silvers - Compile water financials and system metrics

- Collect historical water/wastewater revenue, expenses and net profit for the past 2–3 years, quantify repair/operational costs (well, tank, leaks), and prepare projections showing impact on the budget over the next 2–3 years.

4. Maintenance Report

- Major operational backlog after recent storm: ditches choked with vegetation, many openings clogged, and the tractor out of service (hydraulic hose issue).

- Multiple road/ditch locations (e.g., Railroad St, Reynolds Bridge, Hardin Bridge area) experienced flooding or blockages; culvert under sizing and washed-out inlets were noted.

- Crew time: meter reading is monthly (a whole day); leak responses take 2–3 hours each; multiple leak events in recent months increased workload.

- Equipment needs repairing the tractor (hydraulic hose and operator training), obtain backup hydraulic placer and procure rubber waders/hazard gear for crews.

- Sidewalk program: continue cleaning and spot repairs; signs and curb repairs to be assessed.

- Outlook: repair tractor and hydraulic systems quickly, prioritize ditch clearing before next heavy rain, and coordinate staffing/training to reduce recurring emergency responses.

- Michael McFarland - Arrange tractor/hydraulic repairs and backup

Obtain quotes and schedule repairs for the broken tractor hydraulic hose, arrange a hydraulic placer visit (get a price tomorrow) and identify backup operator/trainers so ditch work can resume.

5. Police Report

- Police building suffered interior water damage: wet flooring, furniture, uniforms and at least one ballistic vest with odor; vehicle/equipment (TVs) also exposed to a few inches of water in storage.

- Staff are assessing damage and pulling inventory; Rob Gilstrap committed to inventorying

damage and coordinating cleanup/repairs and reporting to Kelly.

- Outlook: complete damage inventory, estimate replacement/repair costs, and schedule cleanup/drying work.
- Michael McFarland Assess police facility flood damage
- Complete inventory and damage assessment of police building items (flooring, furniture, uniforms, ballistic vest, electronics), document costs and coordinate cleanup so Kelly has details for repair/replacement.

6. Community Development Report

- Council favored targeting commercial growth (large facilities or businesses) and selective annexation of adjacent commercial property rather than new residential subdivisions to maximize revenue and reduce service burdens.
- Commercial growth generates higher tax revenue and requires fewer city services compared to residential developments; goal cited for city growth was a numeric target mentioned as 24 by 365 (as stated).
- The plan included outreach to prospective commercial developers and preparing infrastructure readiness (water/sewer/stormwater) to attract tenants.
- Outlook: continue business development outreach and evaluate annexation cases with an eye to water/sewer capacity and service impacts.

7. Discuss Trash

- Waste Pro contract and a proposed 25% surcharge/increase (some language indicated a 25% figure) created concern; the city debated whether to accept the increase or terminate the contract.
- Council noted communication gaps and inconsistent responsiveness from the vendor (missed pickups and multiple complaint emails).
- Legal/contract implications: if the city changes water service arrangements or moves away from current obligations, city ordinances and contract terms may need revision; council requested legal review before any termination or extension.
- Practical logistics: confirm whether the vendor has ordered trash cans yet and whether the city is still on the hook for supply or early extension.
- Outlook: gather contract documents, ask the vendor for written justification for increases, and have the city attorney review termination/extension options.

COUNCIL COMMENTS

Reggie Applin thanked Maintenance and Police for their work during flooding.

ADJOURNMENT

At 8:09 p.m. meeting was adjourned.

Mayor Michael McFarland

Kelly Ensley, City Clerk