CITY OF KINGSTON
30 West Main St., Kingston, GA 30145
WORK SESSION MINUTES – CITY HALL
August 31, 2026 – 7:00 p.m.

Call Meeting to Order: Mayor Michael McFarland called the meeting to order at 7:02 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, Charlie Pecchio, Brandon Walls, Finance Committee and Kevin Cardinal, Community Development. There were eight (8) attendees.

Presentation: No presentation

Sign in to Speak: No one signed in to speak

Old Business:

1. Read meeting minutes for July 27,2026 work session; no changes
2. Read meeting minutes for August 3,2026 Council meeting; no changes
3. Read Public Hearing Minutes for August 13, 2026, and August 20, 2026; 10:00 a.m. and 6:00 p.m.; no changes
4. Read meeting minutes for Special Called Meeting Minutes August 20, 2026, 7:00 p.m.; no changes
5. Discuss garbage contracts; attorney suggestion
   - Council reviewed attorney feedback: a signed copy showed only Kelly's signature; lack of mayoral signature could be a challenge but defeating the contract would likely require significant litigation.
   - Waste Pro agreement remains active and was breached when a new contract with Custom was signed; the Waste Pro contract auto-extends unless 90-day non-renewal is sent.
   - Legal recommendation: fulfill the remaining contract year with Waste Pro to mitigate financial/legal exposure, and renegotiate Custom's start date to July 1, 2027 to avoid running two providers concurrently.
   - Practical next step discussed: prepare a formal letter to Custom requesting a deferred start date and notify Waste Pro of intent around June 30, 2027.

New Business:

6. Finance committee Report
   - Current planning numbers mentioned: projected income $271,340 vs projected expenses $300,000; participants reconciled prior figures that varied in the meeting (references to $100k and $46k shortfalls).
   - Recommendation from committee: prepare a month-by-month cashflow forecast through yearend showing expected inflows/outflows to identify immediate funding gaps until tax

receipts arrive.
- Existing loan/rent notes: there was discussion of remaining loan term counts (e.g., 54 months referenced) and using bank/loan balances to bridge shortfalls.

7. Maintenance Report
   - Streets & drainage: multiple ditches and culverts need cleaning/repair; council seeks cost estimates (e.g., Turner, Shaw streets).
   - Equipment & repairs: tractor hydraulic cylinder needs repair (tractor out of service until fixed); one weed eater may need a carburetor or replacement; woodchipper receiver to be repaired and put into service when ready.
   - Materials/tools: approved purchases discussed — 4 shovels and 2 weeders/waders requested; council agreed to replace/repair existing tools.
   - Park / cemetery cleanups progressing sidewalks and Main/Shaw Streets have been cleaned; positive citizen feedback noted.
   - Events: storage/logistics improvements for events (museum / Art Channel Museum workshop on Sept 12) praised; council leveraging on-site storage to reduce transport.
   - Cooling + safety vests recommended after an employee heat incident; vendor example: combined safety vest with ice-pack pockets costs ~$20 each and includes ice packs (example packs hold 8 per vest, boxes of 32).
   - Council emphasized training and proper use (wear early, keep spares in a freezer) and tracking available staff freezers/stock.
   - Certification/training: flagging/traffic control certification for staff is necessary if public work requires traffic control; certifications recur (noted as a 4-year interval).

8. Police Report
   -Chief Sosebee has been in contact with CSX to clean out the ditches. No return contact.

9. Community Development
   -Kevin Cardinal has a meeting scheduled with a water/sewer company to do a traffic study. Need to decide on grants and what grants. Outlook to 50 years.

10. Discuss Women's History Drainage contractor and carpet replacement
    -Contact Brian Silvers to obtain written cost estimate on French drain
    - Follow up with Marty on carpet replacement pricing.

11. Discuss Zoning of 51 West Main St.-No discussion needed

12. Discuss Zoning Ordinance Amendment/Zoning Ordinance
    - The zoning amendment had its first reading; updates to incorporate recent statutory changes were discussed.
    - Plan: produce a Redline comparing the first reading to the current (second) reading so council can see what changed; once reviewed, council can vote at the upcoming meeting.
    - Related: confirm addition of a new zoning district (A1 / R1 mapping discussed) is included in the amendment and ensure assistant/staff have the complete ordinance package

13. Discuss New Time Clock
    - Proposal to adopt a digital timecard app (phone-based, GPS lock-in within ~300 ft) for city

employees; allows onsite clock-in/out at work locations and simplifies breaks and lock-ins.
- Incremental cost example: $24 / month per additional employee to add to the police department plan; rollout requires a training/rollout session.

14. Discuss water tower cleaning
    - Requires the tank to be taken down for an extended period; during cleaning council must purchase water from Harden bridge Road and use a county valve.
    - Rate study is ongoing; operating costs and potential rate adjustments (to close gap with county rates) were discussed with a target update by the September council meeting.
    - Suggestion to consider building a new water tower (grant/matching funds) rather than spending large SPLOST funds on repairs; new tower reduces downtime risk and provides capacity.

15. Discuss pump house repairs
    - Pump house repairs: the small pump houses require outside contractors for liability reasons; materials have been purchased for some sites and bids/estimates are being collected. Maintenance stated they could do repairs in the fall.

COUNCIL COMMENTS
Patresha Northgraves thanked everyone that came

ADJOURNMENT
At 8:01 p.m. meeting was adjourned.

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Mayor Michael McFarland Kelly Ensley, City Clerk

Assisted by Summary AI