



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • MARCH 23, 2015

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

Mayor Smith called the meeting to order at 6:00 P.M.

II. INVOCATION AND PLEDGE TO THE FLAG

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

III. ROLL CALL

Kenneth E Smith Sr

Alex Blount

Jim McClain

Charles Grayson Day Jr

Mayor

Mayor Pro Tem

City Councilman

City Councilman

IV. CONSENT DOCKET

RESULT: APPROVED [UNANIMOUS]

MOVER: Alex Blount, Mayor Pro Tem

SECONDER: Charles Grayson Day Jr, City Councilman

AYES: Blount, McClain, Day Jr

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

V. GRANTING AUDIENCE TO THE PUBLIC

Mr. Ulises Nieves, 128 Wolf Bay Circle addressed the Mayor and City Council. Mr. Nieves stated he is there to discuss the drainage problems in his area. Mr. Nieves stated that his property has the largest drainage ditch; and in the past week when the city came over to put pipe down on the corner of his property he now has more of a problem. Mr. Nieves stated the city workers reported they would take care of this, but he wanted to

advise the Mayor and Council that by turning the ditch onto his land it is taking up to fourteen (14) feet of his property.

Mr. Ron Knox, Assistant Public Works Director addressed the Mayor and City Council stating where the problem exists his department brought in fill to create a gentle slope away from his home. Mr. Knox reported there are no easements on the three properties behind him that were ever recorded from the original plat the Council approved. He also stated there is a telephone line that runs through there.

Mayor Smith advised Mr. Knox to work with the City Manager and try to get this done.

Ms. Jane Winckler, 320 West William Avenue addressed the Mayor and City Council. Ms. Winckler gave an update on the residential issues in her area. Ms. Winckler stated the first phase of the project went quickly and for some reason the work stopped and then the rain came. Ms. Winckler advised that she has open trenches in front of her home and has to run a pump to keep it out of her yard and home; and stated that four (4) or five (5) properties are affected by this delay.

Ms. Winckler reported that she is upset with city workers and feels that it is imperative that all projects are done well and planned well.

Mayor Smith addressed Ms. Winckler's concerns stating there has been a change in Public Works Director and Mr. Bill Coleman was not aware of the problem and he is now trying to get the problem corrected.

Mr. John Wieder, 111 Wolf Bay Circle addressed the Mayor and City Council. Mr. Wieder stated that he lives near Mr. Nieves and his land is getting progressively worse. Mr. Wieder stated that he purchased his home in 2011 and he noted the vacant lot next door and behind him were wet lands, but he could walk on them. Mr. Wieder showed pictures of how the water is not draining now and he has free standing water in his yard up to his home. He spoke with the Army Corps of Engineers and they told him it was poor drainage. He spoke with the developer Mr. West and Mr. Kessler advising them of this issue. Mr. Knox put a ditch in Mr. Wieder's yard to eliminate the problem, but it has not corrected it. Mr. Knox states they are trying to resolve this problem.

Mr. Tom Woolfe, 138 Creekwood Circle, Kingsland addressed the Mayor and City Council. Mr. Woolfe gave a handout regarding the offshore drilling and seismic air gun testing that is being proposed for areas of the Atlantic Ocean off the Coast of Georgia. Mr. Woolfe enclosed a copy of the Proclamation done by The City of St. Marys and hoped that Kingsland would also do one.

VI. OLD BUSINESS

1. Living Well Employee Health Clinic - Benefit Amendment - Mayor Pro Tem Alex Blount

Councilman Blount stated that initially the city agreed to participate and would re-evaluate the benefits of the clinic. Councilman Blount stated the logical next step would be to increase participation by adding dependants.

Councilman Blount made a motion to add plan dependants and to re-evaluate in six months. Councilman Day seconded the motion. The motion carried unanimously.

2. Attorney Kevin Yackel Discussion on Results on Title Search for Various City Owned Properties -

Attorney Yackel addressed the Mayor and City Council. Attorney Yackel went over the results of the title searches for the city owned properties.

Councilman Blount stated to Attorney Yackel that the goal was to return these properties to the tax role and wanted to know where the city stood.

Attorney Yackel stated of the six properties one is fee and clear and can be sold immediately; two additional properties that are in the Meadows the city held for bond purposes. Attorney Yackel suggested the city find out if the developer ever finished that work. The last three titles were obtained through a "Sheriff Sale" and there are questions of actual physical descriptions. It was suggested that the city have a survey done.

Mayor Smith stated he would task the City Manager to get costs to survey properties.

3. Project Update: - City Councilman Jim McClain

a. Records Relocation

b.. Co-Location of Planning and Zoning (MOU)

c. Drainage Improvements - Hide-A-Way Lakes, Wolf Bay

d.. Highway 17 Corridor

e. Survey Results for Payment Center

f. Sewer repairs: South West Street & West William Avenue

Councilman McClain was updated by various department heads on the different stages of progress for each project.

VII. PLANNING AND ZONING

1. APPLICATION FOR REZONING – Rosa Pierce -

Rosa Pierce, is requesting rezoning of Tax Parcel K25 07 001C a vacant lot on Outlaw St from R-1 single family residential to R-4 residential to allow the placement of a mobile home.

Planning Commission Recommends Approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

2. APPLICATION FOR REZONING – Rosa Pierce -

Rosa Pierce, is requesting rezoning of Tax Parcel K25 07 001D a vacant lot on Outlaw St from R-1 single family residential to R-4 residential to allow the placement of a mobile home. Planning Commission Recommends Approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

3. APPLICATION FOR HOME OFFICE – Stuart C. Sullivan -

Stuart C. Sullivan, 118 Meridian Drive is requesting a Home Office Permit for “Forever Young AEDs” selling and training in the use of automatic external defibrillator's. Zoning is PD/R-2. Planning Commission Recommends Approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

4. APPLICATION FOR HOME OFFICE – Joseph L. Tittle -

Joseph L. Tittle, 100 Lake Victoria Drive is requesting a Home Office Permit for “Performance Driven” maintaining a sales website. Zoning is PD/R-1. Mr. Tittle currently has 6 vehicles in his front yard. There have been several complaints from the subdivision about the appearance of the property and the possible operation of a business. Mr. Tittle reported that two of the vehicles were recently inherited and two were being stored for his brother who would be removing them in a month. He stated he would offer online sales of auto parts with drop shipping. Mr. Wheeler made a motion to approve seconded by Mr. Benton on a promise by Mr. Tittle that he would clear up the appearance of operating a garage. Motion carried 6-1. Planning Commission Recommends Approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

5. APPLICATION FOR HOME OFFICE – Mark Ruggiero -

Mark Ruggiero, 102 Windtree Lane is requesting a Home Office Permit for “Innovative Vending Support” specializing in servicing, repair and maintenance of vending equipment. Zoning is R-1. Planning Commission Recommends Approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

6. Acceptance Of: Multiple Easements Between City of Kingsland and Olin Wooten Trusts for North Forced Main Project -

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Jim McClain, City Councilman
SECONDER: Alex Blount, Mayor Pro Tem
AYES: Blount, McClain, Day Jr

7. Adoption Of: Ordinance #2015-02 - an Ordinance to DeAnnex Pocernik Tract by the City of Kingsland -

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Jim McClain, City Councilman
AYES: Blount, McClain, Day Jr

8. Adoption Of: Ordinance #2015-03 - an Ordinance to Amend Article 23 of the Kingsland City Code Entitled "Vehicles for Hire" -

Councilman Blount made a motion to postpone this item. Councilman McClain seconded the motion. The motion carried unanimously.

Councilman Blount stated the Ordinance has good intentions, however, he would like to see it fine- tuned a little.

VIII. NEW BUSINESS

1. BID AWARD: Generator at Fire Station #3 -

The bid was awarded to the low bidder, Current Source Generators, LLC.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

2. Approval Of: Purchase of Used 2012 Case 4X4 Tractor (Replacement) -

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Jim McClain, City Councilman
AYES: Blount, McClain, Day Jr

3. Joint Proclamation: Declaring March 28, 2015, Earth Hour Between 8:30 P.M. - 9:30 P.M. -

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

4. Proclamation - Child Abuse Prevention Month -

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Jim McClain, City Councilman
AYES: Blount, McClain, Day Jr

5. Discussion - Downtown Business Incentive, Troy Hoper - DDA Chairman -

Mr. Troy Hoper, Chairman of the Downtown Development Authority addressed the Mayor and City Council. Mr. Hoper stated that through various incentives including advertising, building repairs, and banners they are hoping to attract more businesses downtown. Mr. Hoper stated the final piece would be to ask the city to reduce the cost of business licenses to businesses who would re-locate to the downtown.

Councilman Blount asked Ms. Trish Jared, Downtown Development Manager to do some polling of local businesses to see if it would help.

6. Discussion - Findings of Georgia Power's Audit on City Facilities - Mayor Pro Tem Alex Blount

Councilman Blount stated he read the findings of the Georgia Power's Audit on city facilities and he would like to instruct Mr. Bill Coleman and Mr. Ron Knox to prioritize some of these findings and integrate the changes.

Mayor Smith stated that this was a continuation of what the city has been doing for the past ten years.

7. DDA Board Appointment - Appointment of Joyce Dale to the DDA Board - Mayor Pro Tem Alex Blount

Councilman Blount thanked Mr. Bobby Sweatt for the twelve plus years that he has served on the Downtown Development Authority Board.

Councilman Blount appointed Ms. Joyce Dale to the Board.

IX. MAYOR AND COUNCIL ANNOUNCEMENT

1. Fire Station #3 Roof Repairs -

Contract awarded to low bidder, McCurdy-Walden, Inc.

Mayor Smith stated in order to keep the public informed and the government be transparent he wanted the citizens to be made aware of the fact that two bids were awarded outside of a regular meeting. Both of these awards were scheduled for the March 9, 2015 Meeting that was cancelled due to lack of a quorum.

Fire Station #3 Roof Repairs - awarded to low bidder, McCurdy-Walden, Inc. This needed to be awarded so the city could apply for SPLOST funding by March 15, 2015 deadline.

Pipe/Slip Lining #RFP COK-02192015 - awarded to Southeast Pipe Survey, Inc. This needed to be awarded because of an emergency road repair.

Councilman Blount Thanked Ms. Trish Jared for her work on the annual car show which was a big success and raised \$4,171.50 for Habitat Humanity.

X. ADJOURNED

Councilman Blount made a motion to adjourn. Councilman Day seconded the motion. The motion carried unanimously.

The meeting was adjourned at 7:55 P.M.

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk