



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • FEBRUARY 24, 2025**

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. Public Hearing - Intent to Opt Out of HB581: Homestead Exemption

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr., Mayor
Paul Chamberlin, Councilman
Farran Fullilove, Councilman
Kristy Chance, Councilwoman
Alex Blount, Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

1. Approve the Council Minutes of the last regular Council Meeting
2. Approve the Agenda as Presented
3. Approve the Payments of Accounts Payable as Due and Funds Available

VI. PRESENTATION

1. FLOCK Surveillance System

FLOCK operates real-time surveillance through cameras with integrated License Plate Readers (LPR), which would greatly enhance our ability to identify and apprehend individuals responsible for crimes in our community.

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. Approval of: Resolution 2025-02 - Opt Out of Homestead Exemption
Consideration of a Resolution for the City of Kingsland to formally opt out of the statewide

adjusted base year ad valorem homestead exemption, as authorized under O.C.G.A. § 48-5-44.2. Opting out of this provision allows the City to maintain its existing tax structure and revenue stability while preserving all currently enacted local exemptions for eligible homeowners.

2. Approval of: 2025 Section 125 POP Adoption Agreement and Resolution 2025-03

With the Section 125 Premium Only Plan, employees save an average of 30% on insurance premiums they pay through payroll deduction. Also, for every \$1000 of insurance our employees deduct (pre-tax) from their payroll checks, they saved about \$80 in FICA taxes.

3. Approval of: Watershed Protection Plan (WPP) Update Proposal

The City's Watershed Protection Plan (WPP) was approved by EPD in 2014. The WPP is a permit requirement for the Kingsland WPCP which provides the City a framework with which to monitor, protect, and restore watershed health within its service area. In August of 2024, EPD requested that the City's monitoring locations be re-evaluated for salinity and that sampling protocols be updated accordingly (appropriate protocols vary across salinity levels). In October of 2024, EPD issued a draft permit for the Kingsland WPCP with the requirement that an updated WPP be prepared and submitted which adopts Georgia's bacterial sampling protocols, which were officially recognized by the US Environmental Protection Agency (EPA) in 2022. GWES' proposes to prepare and submit an updated WPP on behalf of the City for EPD permit compliance by addressing these requests and reflecting any additional updates necessary since the original 2014 WPP.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED

**RESOLUTION #2025-02 BY CITY OF KINGSLAND TO OPT OUT OF THE HOMESTEAD EXEMPTION
PURSUANT TO O.C.G.A. § 48-5-44.2**

WHEREAS, Georgia Code O.C.G.A. § 48-5-44.2, effective January 1, 2025, creates a statewide homestead exemption from ad valorem taxes levied by, for, or on behalf of the state or any county, consolidated government, municipality, or local school district in this state; and

WHEREAS, more specifically, O.C.G.A. § 48-5-44.2(i) authorizes the governing authority of any county, consolidated government, municipality, or school district to opt out of the homestead exemption otherwise granted with respect to such political subdivision through certain procedures and the adoption of a resolution by March 1, 2025; and

WHEREAS, The City of Kingsland desires to opt out of the homestead exemption otherwise granted; and

WHEREAS, the City of Kingsland has complied with the required procedures pursuant to O.C.G.A. § 48-5-44.2(i), including but not limited to, holding at least three public meetings on the intent to opt out and placing the required advertisement in a newspaper of general circulation and on its website as required.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of Kingsland, Georgia hereby opts out of the homestead exemption otherwise granted by O.C.G.A. § 48-5-44.2.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its approval by the Mayor and City Council of Kingsland, Georgia.

BE IT FURTHER RESOLVED, that the Kingsland City Clerk is hereby directed to provide a certified copy of this Resolution to the Georgia Secretary of State no later than March 1, 2025.

PASSED AND RESOLVED this 24th day of February, 2025.

CITY OF KINGSLAND, GEORGIA

By: _____

Dr. C. Grayson Day, Jr., Mayor

ATTEST: _____ City Clerk

[Affix Seal]

Certificate of Resolution (2025)

For City of Kingsland

Section 125 Premium Only Plan

Plan Year Ending March 31, 2026

The undersigned Secretary or Principal of City of Kingsland (the Employer) hereby certifies that the following resolutions were duly adopted by the board of directors of the Employer on April 1, 2025, and that such resolutions have not been modified or rescinded as of the date hereof:

RESOLVED, that the form of Amended Section 125 Cafeteria Plan effective April 1, 2025, presented to this meeting is hereby approved and adopted and that the proper officers of the Employer are hereby authorized and directed to execute and deliver to the Administrator of the Plan one or more counterparts of the Plan.

RESOLVED, that the Administrator shall be instructed to take such actions that are deemed necessary and proper in order to implement the amended Plan, and to set up adequate accounting and administrative procedures to provide benefits under the Plan.

RESOLVED, that the proper officers of the Employer shall act as soon as possible to notify the employees of the Employer of the adoption of the amended Plan by delivering to each employee a copy of the summary description of the Plan in the form of the Summary Plan Description presented to this meeting, which form is hereby approved.

The undersigned further certifies that true copies of the Adoption Agreement, Plan Document, and the Summary Plan Description, approved and adopted in the foregoing resolutions, are attached herewith.

By _____
Secretary/Principal

Adoption Agreement (2025)

For City of Kingsland

Section 125 Premium Only Plan

The undersigned Employer amends the Premium Only Plan for those Employees who shall qualify as Participants hereunder. It shall be effective as of the date specified below. The Employer hereby selects the following Plan specifications:

1. **Name of Employer:** City of Kingsland
2. **Effective Date:** This Amended Premium Only Plan shall be effective as of **April 1, 2025**.
3. **Effective Date of Original Plan:** This Premium Only Plan was originally effective April 1, 2008.
4. **Plan Year:** The Amended Plan year shall begin on **April 1, 2025**, and end on **March 31, 2026**. Future plan years will be based on the same twelve-month period beginning each **April 1** and ending each **March 31**.
5. **Plan number:** 520
6. **Employer's Principal Office:** This Premium Only Plan shall be governed under the laws of the:
 - a. ☒ (X) State of Georgia
 - b. ☐ () Commonwealth of
7. **Benefits:** All the benefits listed below are included in this plan whether or not you currently offer them:
 - **Health Insurance and Voluntary Plans.** Premiums that are payroll deducted on a pre-tax basis may include low-deductible or high-deductible medical insurance, dental insurance, vision care, critical illness insurance, accidental death/dismemberment (ADD) insurance, hospital indemnity and/or cancer insurance. Individually-owned insurance policy premiums may not be paid with pre-tax dollars through the Premium Only Plan.
 - **Group-Term Life Insurance up to \$50,000.** The \$50,000 limit must include any employer-provided group-term life insurance coverage. For example, if the employer provides \$20,000 of group-term life insurance for employees, then participants in the POP can payroll deduct premiums on a pre-tax basis for up to \$30,000 of additional coverage. However, employees may not pay premiums that cover spouses or dependents on a pre-tax basis, even if the amount is de minimis.
 - **Disability Plan.** Short-term and long-term disability policies. If payroll deducted on a pre-tax basis, any future benefits received will be taxable to the employee.
 - **Health Savings Account (HSA).** Allows employees to make contributions by pre-tax payroll deduction to their individually-owned HSA. Employers may also make contributions to the employee's HSA plan on each employee's behalf, in the manner set forth in the Plan.

by _____
City of Kingsland

AFFILIATES:

NONE



January 31, 2025

Mr. Lee Spell
City Manager
107 S. Lee Street
Kingsland, GA 31548

**Reference: City of Kingsland Watershed Protection Plan Update
Professional Services Proposal**

Dear Mr. Spell,

We are pleased to provide the City of Kingsland (City) with a scope and fee proposal to provide professional services to update the City's Watershed Protection Plan (WPP). We thank you for the opportunity to provide a proposal for this important project.

BACKGROUND

Since 2021, our local team has provided monitoring and reporting services associated with the City's WPP. The City's Watershed Protection Plan (WPP) was approved by the Georgia Environmental Protection Division (EPD) in 2014. The WPP is a required compliance measure associated with permitted municipal water pollution control plants (WPCP). The WPP allows communities to monitor watershed health within the service area of the WPCP, define best management practices (BMPs) to mitigate potential non-point source pollution, and to track the effectiveness of BMPs implemented. The effectiveness of a WPP relies on BMP implementation and updates to the WPP as conditions change over time, as it is a "living" document.

EPD's draft permit issuance for the Kingsland WPCP (NPDES Permit No. GA0037800) in October 2024 included a requirement that the City to update their WPP to reflect the current bacterial indicator for freshwater streams, as approved by EPD in August of 2022. In addition to maintaining consistency with updates to water quality standards, WPPs should be updated to reflect changes to monitoring protocols. Since the original WPP was accepted in 2014, two (2) of the City's monitoring locations have been adjusted based on staff recommendations. An updated WPP should document these changes.

Upon review of the City's 2023 annual report, EPD provided a response to the City requesting more information on salinity at the City's monitoring locations. The City's WPP includes tidal and non-tidal sites, which have varying exposure to saline waters. Bacterial indicators (i.e., *E. coli*, *Enterococcus spp.*) for each site are selected based on salinity.

Tidal influence at one or more sites may have shifted since the original WPP was developed and should be reevaluated according to EPD.

SCOPE OF SERVICES

GWES' proposed scope of work is as follows:

1. Conduct a review of the City's 2014 WPP to identify and document necessary updates, in addition to those requested by EPD.
2. Coordinate with City staff to review potential updates, discuss progress on BMPs identified in the 2014 WPP, and potential BMPs to add in the updated WPP.
3. Conduct field investigations of potential BMPs, as necessary.
4. Provide an assessment of salinity at each long-term monitoring location, utilizing data collected during the 2025 monitoring season, to be included in the WPP.
5. Prepare and submit a draft copy of the updated WPP for City review.
6. Upon City review and feedback, make necessary updates and submit to EPD.
7. Coordinate with the City to prepare and submit responses to EPD questions, as necessary.

FEE

We propose to provide the above services on a time and expenses basis, for a fee not to exceed: **\$17,795.00.**

GWES shall submit an invoice in the first week of the month for services rendered during the previous month. Invoices shall be accompanied by a description of services rendered and progress schedule for completion of the work. Payment is expected upon receipt of invoice.

ASSUMPTIONS

The following assumptions were used in the development of this scope:

- Historical WPP documentation will be available to GWES as needed.
- Salinity measurements will be collected by City staff and reported to GWES.
- Services are limited to the scope of services described above.

PROJECT SCHEDULE

GWES will begin this work within ten (10) working days upon notification from Client of issuance of a Notice-to-Proceed (NTP). Project completion is anticipated no later than June 30, 2026.

Again, we appreciate the opportunity to assist with this project. If you have any questions, please contact me.

Respectfully,

A handwritten signature in black ink, reading "J. Cohen Carpenter". The signature is fluid and cursive, with the first name "J." and last name "Carpenter" clearly legible.

Cohen Carpenter, MSBio

Project Manager

478.320.6104

cohen.carpenter@gwesllc.com