



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • AUGUST 11, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

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

III. INVOCATION AND PLEDGE TO THE FLAG

IV. 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

V. GRANTING AUDIENCE TO THE PUBLIC

VI. OLD BUSINESS

VII. PLANNING AND ZONING

1. Home Occupation - 225 Lake Forest South Drive - Parcel 107W 008

Stephanie Allwine has applied for a Home Occupation Permit for a home bakery business known as "Stephanie's Tasty Spoon, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

2. Preliminary Plat - Wright's Island

Ron Sawyer with Sawdawgs Holdings, LLC has submitted a Preliminary Plat for Wright's Island consisting of 567 single family lots on approximately 213 acres. The original site plan included 147 town home lots. However, the applicant has removed the townhouses from the plans. The PD and Re-Zoning was approved by City Council on January 31, 2025. Zoning is PD/R-2 (Planned Development Low Density Residential).

Planning Commission recommends approval.

3. Preliminary Plat - Wildcat Settlers

Ron Sawyer with Sawyer & Associates Holdings, LLC has submitted a Preliminary Plat for Wildcat Settlers consisting of 39 lots for a total of 169 Townhome units on approximately 37 acres. There will be two entrances/exits off of Wildcat Dr. Zoning is PD/R-3 (Planned

Development Medium/High Density Residential).

Planning Commission recommends approval.

4. Preliminary Plat - Canopy Grove

Jonathan Napier has submitted a Preliminary Plat for Canopy Grove consisting of 29 single family lots on approximately 15 acres. This will be a gated community with the entrance off of North Grove Boulevard. Zoning is R-1 (Single Family Residential).

Planning Commission recommends approval.

VIII. NEW BUSINESS

1. Bid Award: Camden Woods Parkway

Project includes Camden Woods Parkway:

1. Roadway construction, storm drainage, intersection improvements, signing and striping total of \$5,408,370.82
2. Sanitary sewer with pump station, water lines, and general construction total of \$5,760,459.98
3. Alternate bid item for pump station with fiberglass wet well instead of pump station with concrete wet well for \$1,247,816.21 vs \$1,294,682.54 (savings of \$46,866.33 if fiberglass is selected instead of concrete)

Staff and City engineers, ESG and Carter & Sloope, recommend low bid, Reeves Construction Company with the alternate bid option for a total of:

Roadway \$5,408,370.82

Water, Sewer with fiberglass wet well \$5,713,593.65

Total Project Cost \$11,121,964.47

2. Approval of: Resolution 2025-10 - Pledging to Practice and Promote Civility

The elected officials of the City of Kingsland enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Kingsland.

3. Declaration of Surplus Property and Authorization to Dispose

Consideration to declare the following vehicles as surplus property and authorize the City Manager to dispose of the vehicles in accordance with applicable laws and policies:

- **Vehicle 2405:** 2014 Dodge Charger, 105,214 miles, VIN: 2C3CDXAT2EH367718
- **Vehicle 2407:** 2016 Dodge Charger, 142,242 miles (rebuilt engine installed on 11/2/2020 at 98,880 miles), VIN: 2C3CDXAT3GH188736

Staff recommends approval

4. Approval of School Resource Officer Agreement For Camden County Schools

Consider approval of a School Resource Officer (SRO) Agreement between the City of Kingsland and Camden County School to provide law enforcement presence and support

during the school's operational hours, July 1, 2025, until June 30, 2026, renewing annually thereafter.

Staff recommends approval.

5. Temporary Employment Agreement - Municipal Court Solicitor

Consider approval of a temporary employment agreement with Emory Stroberg to fulfill the duties of Municipal Court Solicitor during the absence of Jacqueline Fortier. Mr. Stroberg will be compensated at a bi-weekly rate with no employment benefits or training obligations. The agreement is temporary and terminates upon Ms. Fortier's return or earlier by written notice.

Staff recommends approval.

6. Bid Award: VMware vSphere Foundation - 1 year software subscription

A vSphere Foundation subscription is a licensing model for VMware's comprehensive virtualization platform, providing core software-defined data center capabilities—compute, storage, management, and basic container support—through a subscription (not perpetual) license per CPU core, with a minimum core purchase requirement.

Staff recommends low bid, Connection, for \$18,196.80.

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 4, 2025

City Council Meeting Date: August 11, 2025

Agenda Item: Home Occupation- 225 Lake forest South Drive- Parcel # 107W008

Summary:

Stephanie Allwine has applied for a home occupation permit for a home bakery business known as “Stephanie’s tasty Spoon, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



August
Agenda
240137

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: Stephanie J Allwine PHONE: 912 409 0810

ADDRESS: 225 Lake Forest South Dr.

FAX: _____ E-MAIL: stephanie.stastyspoon@gmail.com

Type of use you are requesting:

() **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(x) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.

() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.

GROUP/BUSINESS YOU REPRESENT: Stephanie's Tasty Spoon, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 225 Lake Forest South Dr.

TAX MAP & PARCEL NUMBER: 107W008 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Tax District 02

ADDRESS: Same as above

CITY: _____ STATE: _____ ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Stephanie Allwine DATE: 6/21/25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 7/1/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/1/25
3. DATE PERMIT FEE PAID: 7/1/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 8/4/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 8/11/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 8/12/25

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home OCC. PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

7/1/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Stephanie J Allwine
 ADDRESS: 225 Lake Forest South Dr
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 4090810 FAX: () E-MAIL: stephanics.tastyspaw@gmail.com
 PROPOSED BUSINESS: bakery LOCATION: 225 Lake Forest South Dr
 TAX PARCEL: 107W008 ZONING: - P-D/R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 280 Business area sq. ft. 2490 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Stephanie Allwine
 SIGNATURE OF APPLICANT

6/21/25
 DATE

Kingsland Zoning Map

Zoning 2025

ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-8	C-ED	C-PLMU	FT- Forest	I-G	I-L	LI Overlay	MU	PD	PD/C-2	PD/C-4	PD/MU	PD/R-1	PD/R-2	PD/R-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
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Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	107W 008	Owner	ALLWINE DAVID A & STEPHANIE	Last 2 Sales			
Class Code	Residential		225 LAKE FOREST SOUTH DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	5/15/2023	0	NM	U
	KINGSLAND	Physical Address	225 S LAKE FOREST DR	2/9/2010	\$10	FY	U
Acres	0.25	Assessed Value	Value \$305933				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 7/11/2025

Last Data Uploaded: 7/10/2025 7:32:10 PM

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GEOSPATIAL



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 4, 2025

City Council Meeting Date: August 11, 2025

Agenda Item: Preliminary Plat

Summary: Ron Sawyer with Sawdawg Holdings, LLC has submitted a Preliminary Plat for Wright's Island consisting of 567 single family lots on approx. 213 acres. The original site plan included 147 Townhome lots. However, the applicant has removed the townhomes from the plans. The PD and rezoning was approved by City Council on January 13, 2025.

Zoning: PD/R-2 (Planned Development Low Density Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

August 2025 240138



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Sawdang Holdings, LLC Phone: 912-882-7725
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:
Name: Ron Sawyer
Address: _____
3. What is your interest if you are not the owner?

4. Name of proposed subdivision: Wrights Island
5. Location of subdivision: Neighborhood: Wrights Island
Street: Laurel Island Pkwy & Bristol Hammock Rd
Parcel Number: 106 037 037A Lot Number: _____
6. Present zoning: PD/R-2
7. Number of proposed lots: 567 lots, & 22 Tracts
8. Area of proposed subdivision: 213.33 acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 7/7/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
3. Checked by: Scott & James
4. Are Preliminary Plat and application complete? ☒ Yes ☐ No
5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
6. Date preliminary plat reviewed by Planning Commission: 8/4/25
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

~~18 TOWNHOME LOTS~~
~~140 TOTAL~~

40' LOTS TOTAL

50' LOTS TOTAL

236 LOTS

50' MARSH LOTS
53 TOTAL

TOTAL
4710TS

567 sf Lots



PARCEL 4
±16.00 AC

TOTAL #39.30AC
COMMERCIAL WITH ROADS

PARCEL 3
±8.05 AC

PARCEL 2
±7.52ACPARCEL 1
+4 73AC

TOTAL ±\$7.46AC
WETLANDS

2/04/2024
V6-0

1	RESERVED FOR RECORDING PURPOSES
2	
3	
4	
5	

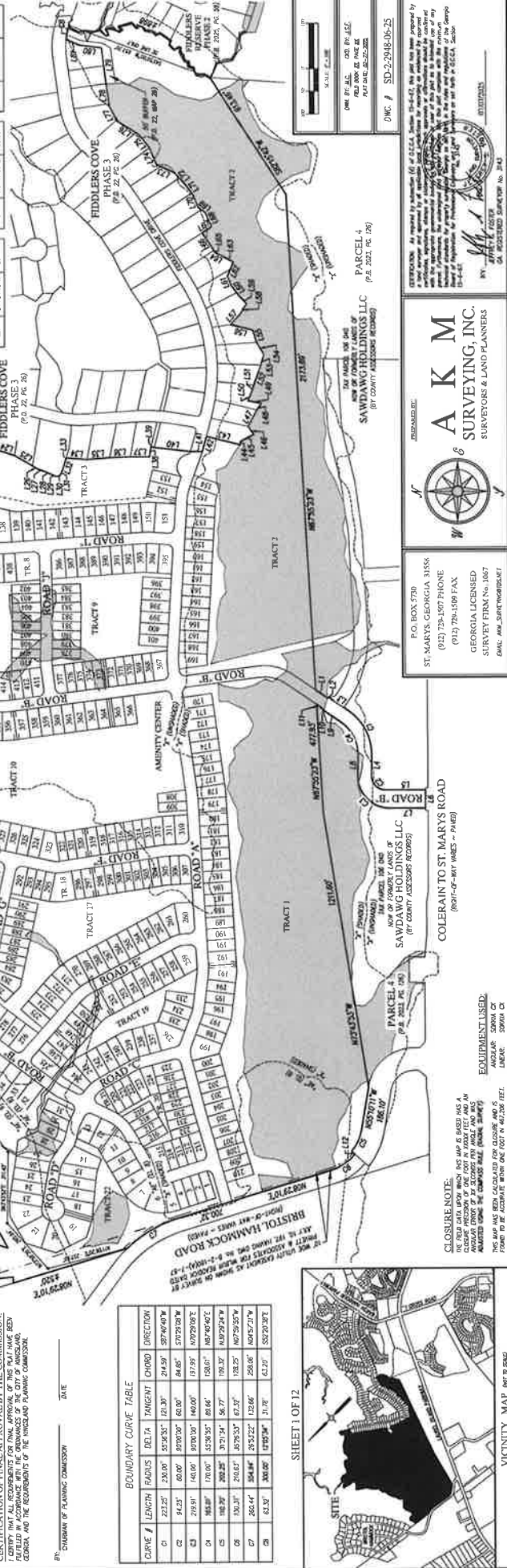
BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
1	S 89° 55' 32" E	54.46	16	S 89° 55' 32" E	54.46	31	S 89° 55' 32" E	54.46
2	S 89° 55' 32" E	54.46	17	S 89° 55' 32" E	54.46	32	S 89° 55' 32" E	54.46
3	S 89° 55' 32" E	54.46	18	S 89° 55' 32" E	54.46	33	S 89° 55' 32" E	54.46
4	S 89° 55' 32" E	54.46	19	S 89° 55' 32" E	54.46	34	S 89° 55' 32" E	54.46
5	S 89° 55' 32" E	54.46	20	S 89° 55' 32" E	54.46	35	S 89° 55' 32" E	54.46
6	S 89° 55' 32" E	54.46	21	S 89° 55' 32" E	54.46	36	S 89° 55' 32" E	54.46
7	S 89° 55' 32" E	54.46	22	S 89° 55' 32" E	54.46	37	S 89° 55' 32" E	54.46
8	S 89° 55' 32" E	54.46	23	S 89° 55' 32" E	54.46	38	S 89° 55' 32" E	54.46
9	S 89° 55' 32" E	54.46	24	S 89° 55' 32" E	54.46	39	S 89° 55' 32" E	54.46
10	S 89° 55' 32" E	54.46	25	S 89° 55' 32" E	54.46	40	S 89° 55' 32" E	54.46
11	S 89° 55' 32" E	54.46	26	S 89° 55' 32" E	54.46	41	S 89° 55' 32" E	54.46
12	S 89° 55' 32" E	54.46	27	S 89° 55' 32" E	54.46	42	S 89° 55' 32" E	54.46
13	S 89° 55' 32" E	54.46	28	S 89° 55' 32" E	54.46	43	S 89° 55' 32" E	54.46
14	S 89° 55' 32" E	54.46	29	S 89° 55' 32" E	54.46	44	S 89° 55' 32" E	54.46
15	S 89° 55' 32" E	54.46	30	S 89° 55' 32" E	54.46	45	S 89° 55' 32" E	54.46

THIS SURVEY HAS BEEN FORWARDED WITHOUT THE BENEFIT OF A FINAL TITLE REVIEW. THIS SURVEY IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

CERTIFICATION OF APPROVAL

I HEREBY CERTIFY THAT THE OWNER OF SAID PROJECT HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREET LIGHTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MISSISSAUGA, ONTARIO, BY HIS AUTHORIZED REPRESENTATIVE, AS SET FORTH IN A LETTER DATED _____ IN LEST HEIGHT.

SF: _____
WITNESSES:

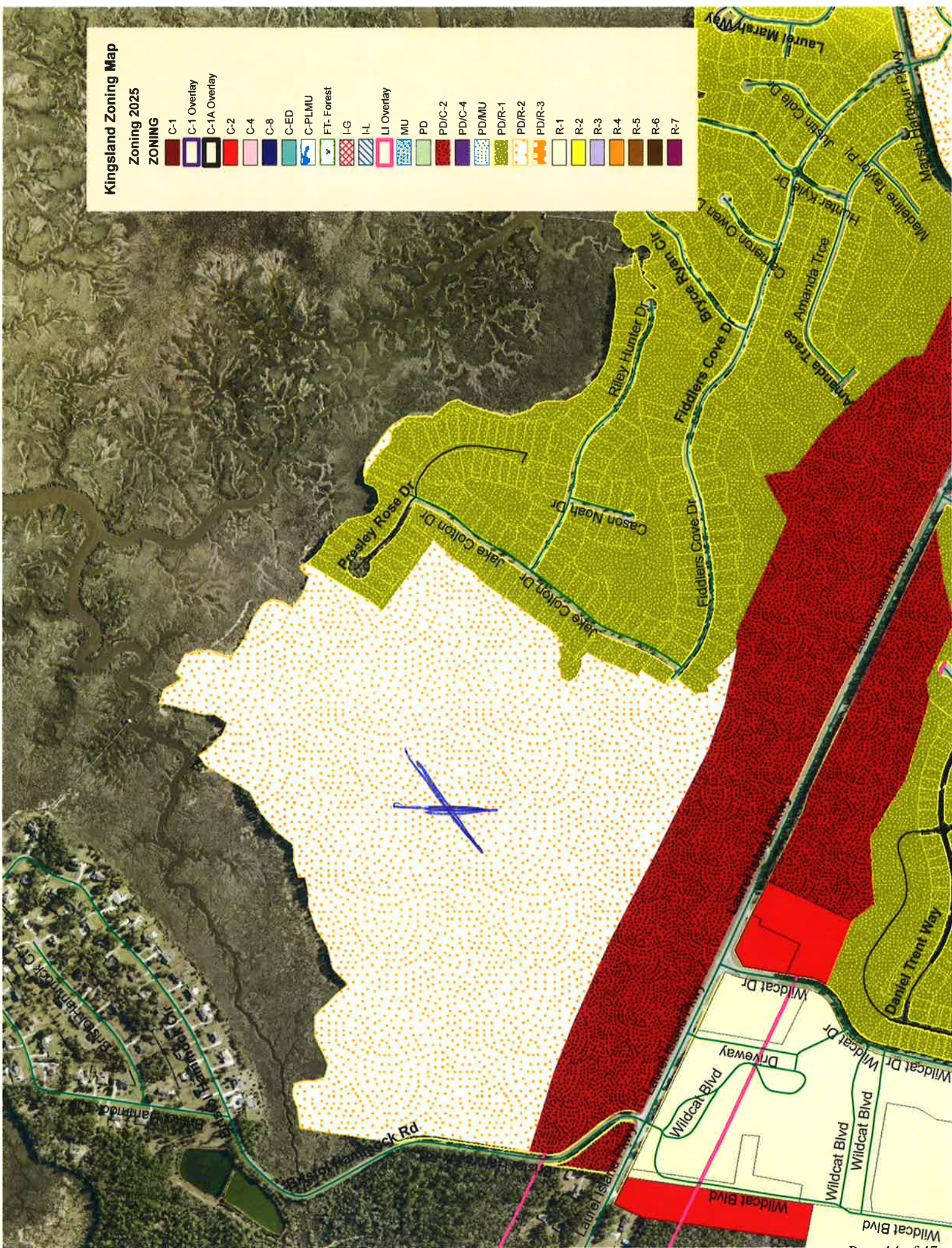


Kingsland Zoning Map

Zoning 2025

ZONING

	C-1		C-1 Overlay
	C-1A Overlay		C-2
	C-4		C-8
	C-ED		C-PLMU
	FT- Forest		I-G
	I-L		LI Overlay
	MU		PD
	PD/C-2		PD/C-4
	PD/MU		PD/R-1
	PD/R-2		PD/R-3
	R-1		R-2
	R-3		R-4
	R-5		R-6
	R-7		





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	106 037	Owner	SAWDWG HOLDINGS LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/13/2024	0	NM	U
	KINGSLAND	Physical Address	n/a	10/10/2023	\$2511600	XS	U
Acres	171.49	Assessed Value	Value \$1894288				

(Note: Not to be used on legal documents)

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Summary: Ron Sawyer with Sawyer & Associates, LLC has submitted a Preliminary Plat for Wildcat Settlers consisting of 39 lots for a total of 169 Townhome units. on approx. 37 acres. There will be two entrances/exits off of Wildcat Drive.

Zoning: PD/R-3 (Planned Development Medium/High Density Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

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Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

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City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Sawyer & Associates Holdings, LLC Phone: 912-882-7725
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:
Name: Ron Sawyer
Address: _____
3. What is your interest if you are not the owner?

4. Name of proposed subdivision: Wildcat Settlers
5. Location of subdivision: Neighborhood: Settlers Hammock
Street: Wildcat Dr.
Parcel Number: 107 023D Lot Number: Tract 4
6. Present zoning: PD R-3
7. Number of proposed lots: 39 lots 169 Sublots, 4 tracts
8. Area of proposed subdivision: 36.93 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

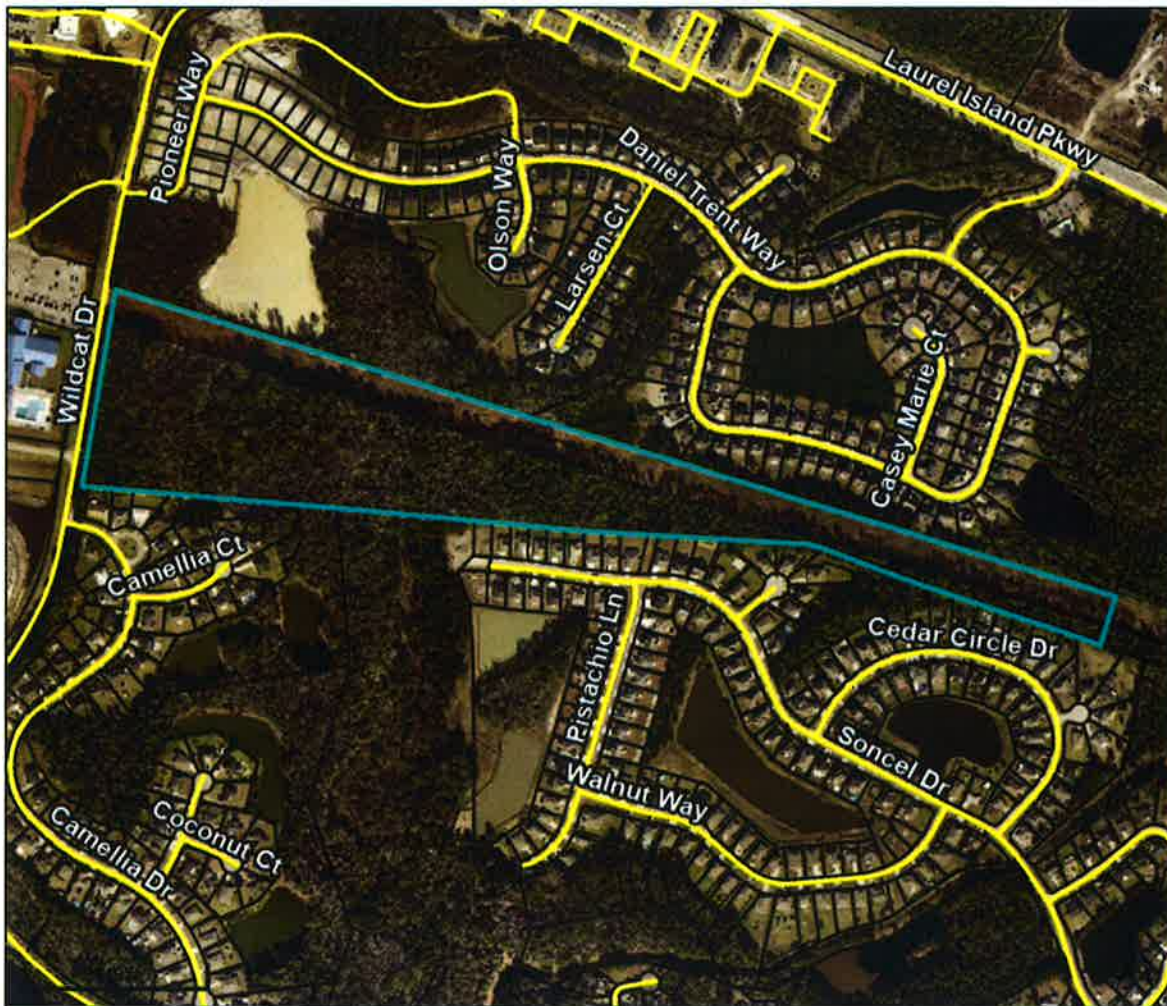
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5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
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() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____





Camden County, GA



Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	107 023D	Owner	SAWYER & ASSOCIATES HOLDINGS	Last 2 Sales			
Class Code	Residential		LLC	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		100 MARSH HARBOUR PARKWAY	12/13/2024	0	NM	U
	KINGSLAND		KINGSLAND, GA 31548	12/31/2018	0	CR	U
Acres	31.77	Physical Address	n/a				
		Assessed Value	Value \$190620				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 7/11/2025

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Developed by SCHNEIDER
GEOSPATIAL



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 4, 2025

City Council Meeting Date: August 11, 2025

Agenda Item: Preliminary Plat

Summary: Jonathan Napier has submitted a Preliminary Plat for Canopy Grove consisting of 29 single family lots on approx. 15 acres. This will be a gated community with the entrance off of North Grove Blvd.

Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Aug 2025 240140

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: CLIMBERLAND LAND SURVEYOR Phone: 576-8544
Address: _____
2. Owner, if not same:
Name: JONATHAN NAPIER
Address: _____
3. What is your interest if you are not the owner?
SURVEYOR
4. Name of proposed subdivision: CANOPY GROVE
5. Location of subdivision: Neighborhood: _____
Street: NORTH GROVE BLVD
Parcel Number: 094 039 Lot Number: 29
6. Present zoning: R-1
7. Number of proposed lots: 29
8. Area of proposed subdivision: 15± AC.
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 7/9/25
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
 3. Checked by: Scott & James
 4. Are Preliminary Plat and application complete? ☒ Yes ☐ No
 5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 8/4/25
☐ Approved ☐ Disapproved
- Conditions of approval or reasons for disapproval: _____

CITY COUNCIL OFFICIAL:
CITY CLERK OFFICIAL: _____
DATE: _____

PLANNING AND ZONING DEPARTMENT:
PLANNING AND ZONING DEPARTMENT: _____
DATE: _____

PUBLIC WORKS DEPARTMENT:
PUBLIC WORKS DEPARTMENT: _____
DATE: _____

PLANNING COMMISSION OFFICIAL:
PLANNING COMMISSION OFFICIAL: _____
DATE: _____

OFFICE OF THE CITY CLERK:
OFFICE OF THE CITY CLERK: _____
DATE: _____

ALL ZONING REGULATIONS:

- (1) MINIMUM LOT AREA: 10,000 SQUARE FEET
- (2) MINIMUM FRONT YARD SETBACK FROM PUBLIC HIGHWAY: 25 FEET
- (3) MINIMUM SIDE YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET
- (4) MINIMUM REAR YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET
- (5) MINIMUM FRONT YARD SETBACK FROM PUBLIC HIGHWAY: 25 FEET
- (6) MINIMUM SIDE YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET
- (7) MINIMUM REAR YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET
- (8) MINIMUM FRONT YARD SETBACK FROM PUBLIC HIGHWAY: 25 FEET
- (9) MINIMUM SIDE YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET
- (10) MINIMUM REAR YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET
- (11) MINIMUM FRONT YARD SETBACK FROM PUBLIC HIGHWAY: 25 FEET
- (12) MINIMUM SIDE YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET
- (13) MINIMUM REAR YARD SETBACK FROM PUBLIC HIGHWAY: 5 FEET

GENERAL NOTES:

1. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S ZONING ORDINANCE, AS AMENDED.
2. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S SUBDIVISION ACT, AS AMENDED.
3. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S PLANNING AND ZONING DEPARTMENT'S REGULATIONS, AS AMENDED.
4. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S PUBLIC WORKS DEPARTMENT'S REGULATIONS, AS AMENDED.
5. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S PLANNING COMMISSION'S REGULATIONS, AS AMENDED.
6. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S OFFICE OF THE CITY CLERK'S REGULATIONS, AS AMENDED.
7. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S OFFICE OF THE CITY CLERK'S REGULATIONS, AS AMENDED.
8. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S OFFICE OF THE CITY CLERK'S REGULATIONS, AS AMENDED.
9. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S OFFICE OF THE CITY CLERK'S REGULATIONS, AS AMENDED.
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12. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S OFFICE OF THE CITY CLERK'S REGULATIONS, AS AMENDED.
13. THE PLAT IS SUBJECT TO THE CITY OF ATLANTA'S OFFICE OF THE CITY CLERK'S REGULATIONS, AS AMENDED.

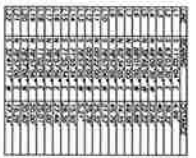
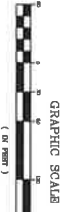
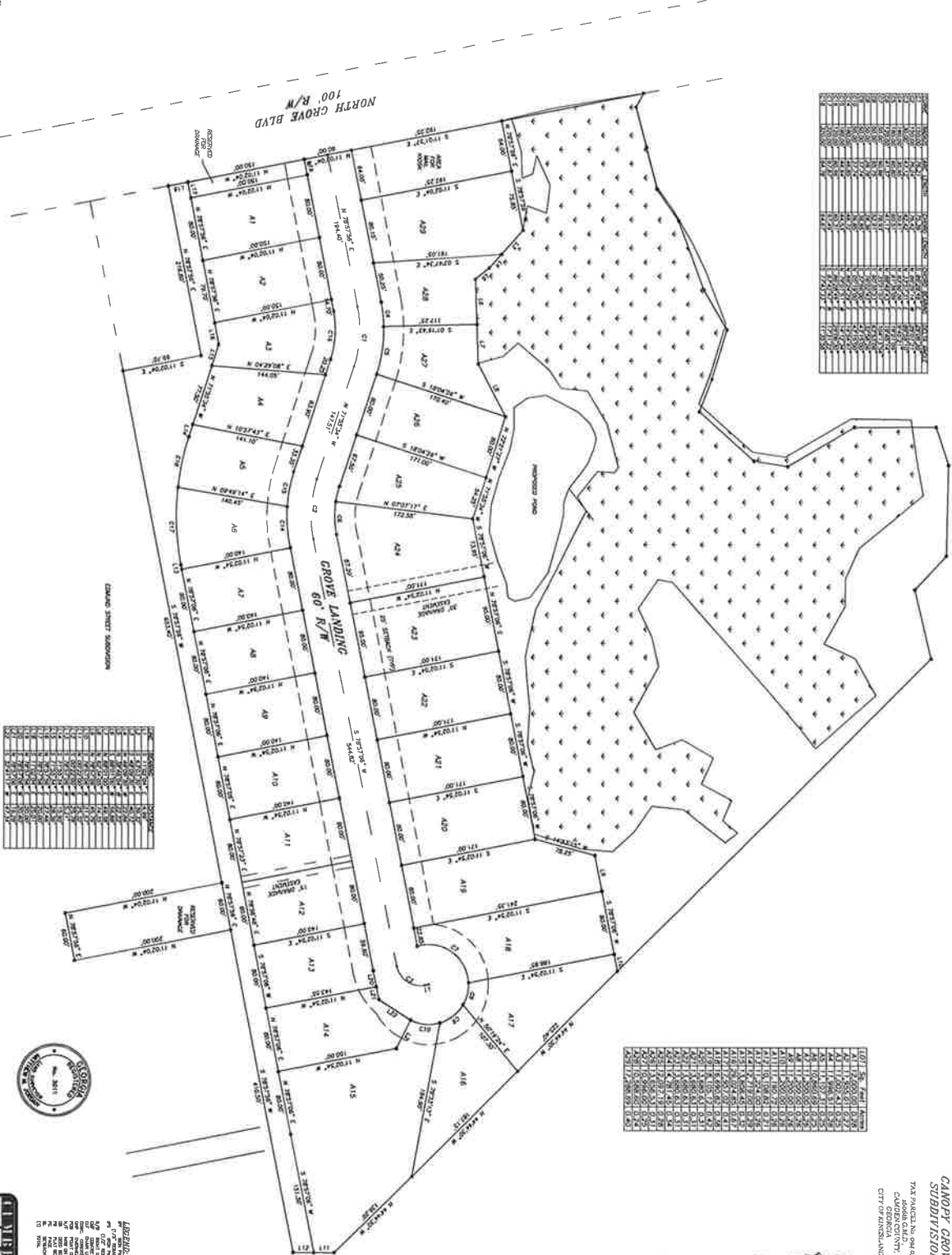
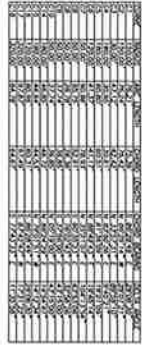
LEGAL NOTES:
THIS PLAT IS SUBJECT TO THE CITY OF ATLANTA'S ZONING ORDINANCE, AS AMENDED, AND THE CITY OF ATLANTA'S SUBDIVISION ACT, AS AMENDED.

CERTIFICATION:

I, _____, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as filed with the City of Atlanta, Georgia, and that the same is a true and correct copy of the original plat as filed with the City of Atlanta, Georgia.

WITNESSED BY ME, the City Clerk, on this _____ day of _____, 2017.

CITY CLERK



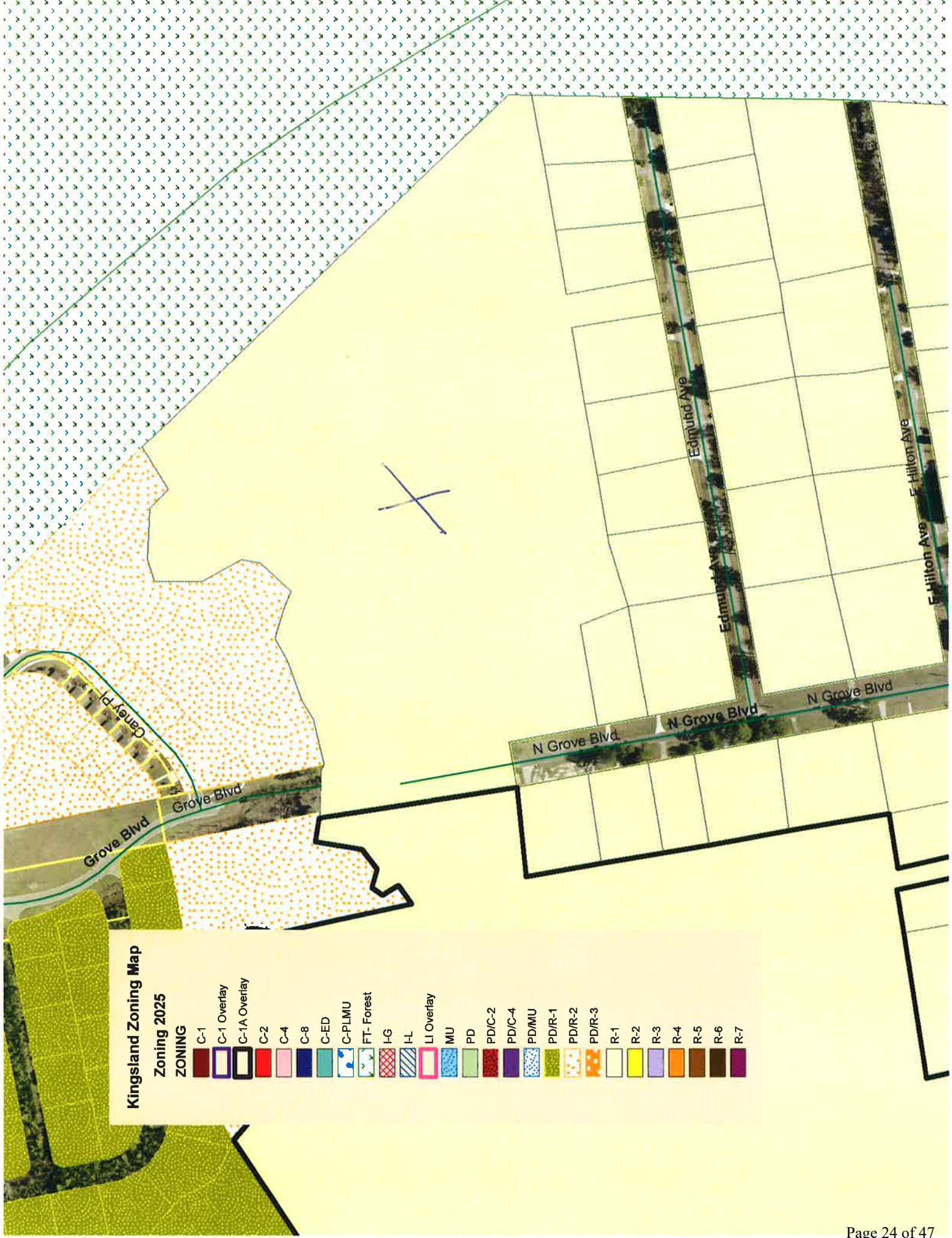
CANOPY GROVE SUBDIVISION
TAX MAP NO. 94-038
JANUARY 2017
CITY OF ATLANTA

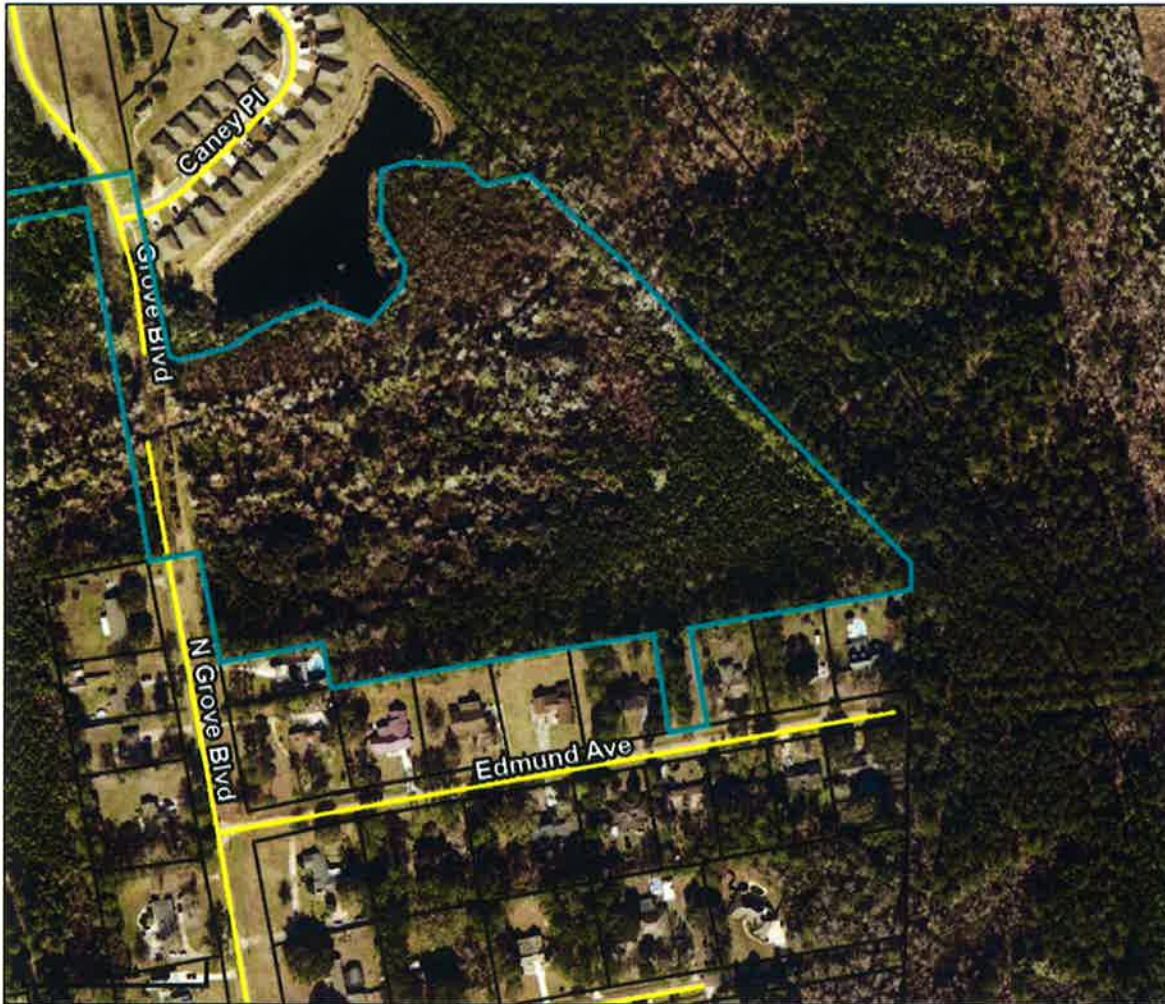
CLAYTON STRATTON
100 CLOVER WALK
N.W. ATLANTA, GA 30309
(404) 525-1234
FAX: (404) 525-1235
WWW.CLAYTONSTRATTON.COM

Kingsland Zoning Map

Zoning 2025

ZONING	C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-8	C-ED	C-PLMU	FT- Forest	I-G	I-L	LI Overlay	MU	PD	PD/C-2	PD/C-4	PD/MU	PD/R-1	PD/R-2	PD/R-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	094 039	Owner	AVENIR EQUITY PARTNERS LLC	Last 2 Sales			
Class Code	Residential		110 NORTH GROSS ROAD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	4/15/2024	\$150000	LM	Q
	KINGSLAND	Physical Address	n/a	7/8/2022	\$97000	LM	Q
Acres	20.63	Assessed Value	Value \$108150				

(Note: Not to be used on legal documents)

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Developed by SCHNEIDER
GEOSPATIAL

**BID TABULATION FOR ALL BIDS
RECEIVED AT THE CITY OF KINGSLAND
ON THURSDAY, JULY 24, 2025 AT 2:00 PM**

PROJECT:

Camden Woods Parkway
Project #: K0001.005

BIDDERS:

Reeves Construction Company
4745 GA Hwy 99
Brunswick, GA 31525

East Coast Asphalt, LLC
822 RC Drive
Douglas, GA 31535

The Scruggs Company
4679 Old Us Hwy 41 N
Hahira, GA 31632

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Bid Quantities Roadway									
Clearing									
101	14.9	AC	Highway 40 to Transmission Line (Approx. Station 68+00)	\$ 5,858.29	\$ 87,288.52	\$ 7,500.00	\$ 111,750.00	\$ 8,064.52	\$ 120,161.35
102	7.5	AC	Transmission Line to Laurel Island Parkway	\$ 5,858.29	\$ 43,937.18	\$ 7,500.00	\$ 56,250.00	\$ 8,064.52	\$ 60,483.90
Demolition - Highway 40 at Camden Woods									
103	4917	SY	Sawcut and Remove Existing Asphalt/Base/Misc Curb	\$ 18.82	\$ 92,537.94	\$ 10.00	\$ 49,170.00	\$ 7.86	\$ 38,647.62
104	187	LF	15" CMP	\$ 9.67	\$ 1,808.29	\$ 20.00	\$ 3,740.00	\$ 24.81	\$ 4,639.47
105	20	LF	15" HDPE	\$ 30.15	\$ 603.00	\$ 20.00	\$ 400.00	\$ 24.81	\$ 496.20
106	320	LF	18" RCP including Curb Inlet	\$ 23.56	\$ 7,539.20	\$ 22.00	\$ 7,040.00	\$ 27.30	\$ 8,736.00
107	30	LF	18" CMP	\$ 20.10	\$ 603.00	\$ 22.00	\$ 660.00	\$ 27.30	\$ 819.00
108	80	LF	24" RCP	\$ 33.92	\$ 2,713.60	\$ 25.00	\$ 2,000.00	\$ 31.02	\$ 2,481.60
109	80	LF	24 " CMP including Manhole	\$ 157.84	\$ 12,627.20	\$ 25.00	\$ 2,000.00	\$ 31.02	\$ 2,481.60
110	2	EA	Relocate Existing Hydrant Assembly	\$ 14,645.73	\$ 29,291.46	\$ 12,500.00	\$ 25,000.00	\$ 15,508.69	\$ 31,017.38
Demolition - Laurel Island Parkway at Camden Woods									
111	1365	SY	Sawcut and Remove Existing Asphalt/Base/Misc Curb	\$ 10.49	\$ 14,318.85	\$ 10.00	\$ 13,650.00	\$ 12.62	\$ 17,226.30
112	226	SY	5' Concrete Sidewalk	\$ 26.68	\$ 6,029.68	\$ 31.10	\$ 7,028.60	\$ 10.13	\$ 2,289.38
Erosion Control - Highway 40 to Transmission Line									
113	1	EA	Construction Entrance - Install and Maintain	\$ 5,856.42	\$ 5,856.42	\$ 5,000.00	\$ 5,000.00	\$ 3,901.96	\$ 3,901.96
114	1000	LF	Install and Maintain Silt Fence Sensitive (Double Row)	\$ 11.37	\$ 11,370.00	\$ 9.00	\$ 9,000.00	\$ 11.79	\$ 11,790.00
115	12520	LF	Install and Maintain Silt Fence Non-Sensitive	\$ 4.39	\$ 54,962.80	\$ 4.00	\$ 50,080.00	\$ 4.65	\$ 58,218.00
116	11	EA	Inlet Protection	\$ 468.66	\$ 5,155.26	\$ 150.00	\$ 1,650.00	\$ 466.94	\$ 5,136.34
117	11	EA	Outlet Protection	\$ 741.35	\$ 8,154.85	\$ 1,500.00	\$ 16,500.00	\$ 732.46	\$ 8,057.06
118	42540	SY	Seed and Mulch, Temporary	\$ 0.64	\$ 27,225.60	\$ 0.45	\$ 19,143.00	\$ 0.77	\$ 32,755.80
119	42540	SY	Seed and Mulch, Permanent	\$ 0.83	\$ 35,308.20	\$ 0.75	\$ 31,905.00	\$ 0.77	\$ 32,755.80
120	1	EA	Concrete Washout	\$ 475.17	\$ 475.17	\$ 3,000.00	\$ 3,000.00	\$ 2,577.40	\$ 2,577.40
Erosion Control - Transmission Line to Laurel Island Parkway									
121	1	EA	Construction Entrance - Install and Maintain	\$ 5,856.42	\$ 5,856.42	\$ 5,000.00	\$ 5,000.00	\$ 3,901.96	\$ 3,901.96
122	3400	LF	Install and Maintain Silt Fence, Sensitive (Double Row)	\$ 11.37	\$ 38,658.00	\$ 9.00	\$ 30,600.00	\$ 11.79	\$ 40,086.00
123	3400	LF	Install and Maintain Silt Fence, Non-Sensitive	\$ 4.39	\$ 14,926.00	\$ 4.00	\$ 13,600.00	\$ 4.65	\$ 15,810.00
124	24	EA	Outlet Protection	\$ 778.22	\$ 18,677.28	\$ 1,500.00	\$ 36,000.00	\$ 532.81	\$ 12,787.44
125	20952	SY	Seed and Mulch, Temporary	\$ 0.64	\$ 13,409.28	\$ 0.45	\$ 9,428.40	\$ 0.77	\$ 16,133.04
126	20952	SY	Seed and Mulch, Permanent	\$ 0.83	\$ 17,390.16	\$ 0.75	\$ 15,714.00	\$ 0.77	\$ 16,133.04
127	1	EA	Concrete Washout	\$ 475.17	\$ 475.17	\$ 3,000.00	\$ 3,000.00	\$ 2,577.40	\$ 2,577.40
Rough Grading and Earthwork - Highway 40 to Transmission Line (Approx. Station 68+00)									
128	13267	CY	Cut-In Place Density	\$ 4.69	\$ 62,222.23	\$ 14.80	\$ 196,351.60	\$ 12.37	\$ 164,112.79
129	29267	CY	Fill-In Place Density	\$ 16.40	\$ 479,978.80	\$ 28.80	\$ 842,889.60	\$ 17.19	\$ 503,099.73
130	1000	CY	Excavation of Unsuitable Material, Allowance	\$ 14.00	Allowance not incl	\$ 28.10	Allowance not incl	\$ 27.64	Allowance not incl
131	1000	CY	Fill Unsuitable Material Area, Allowance	\$ 14.00	Allowance not incl	\$ 34.00	Allowance not incl	\$ 23.70	Allowance not incl
Rough Grading and Earthwork - Transmission Line to Laurel Island Prky									
132	2397	CY	Cut-In Place Density	\$ 4.69	\$ 11,241.93	\$ 17.30	\$ 41,468.10	\$ 13.69	\$ 32,814.93
133	13091	CY	Fill-In Place Density	\$ 16.40	\$ 214,692.40	\$ 28.00	\$ 366,548.00	\$ 17.97	\$ 235,245.27
134	1000	CY	Excavation of Unsuitable Material, Allowance	\$ 34,744.16	Allowance not incl	\$ 21.40	Allowance not incl	\$ 27.64	Allowance not incl
135	1000	CY	Fill Unsuitable Material Area, Allowance	\$ 33,928.03	Allowance not incl	\$ 34.00	Allowance not incl	\$ 23.70	Allowance not incl

BID TABULATION FOR ALL BIDS
RECEIVED AT THE CITY OF KINGSLAND
ON THURSDAY, JULY 24, 2025 AT 2:00 PM

PROJECT:
Camden Woods Parkway
Project #: K0001.005

BIDDERS:

Reeves Construction Company 4745 GA Hwy 99 Brunswick, GA 31525	East Coast Asphalt, LLC 822 RC Drive Douglas, GA 31535	The Scruggs Company 4679 Old Us Hwy 41 N Hahira, GA 31632
--	--	---

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Storm Drainage									
136	302	LF	15" RCP	\$ 65.46	\$ 19,768.92	\$ 100.00	\$ 30,200.00	\$ 124.07	\$ 37,469.14
137	2066	LF	18" RCP	\$ 78.34	\$ 161,850.44	\$ 115.00	\$ 237,590.00	\$ 142.68	\$ 294,776.88
138	1426	LF	24" RCP	\$ 103.20	\$ 147,163.20	\$ 130.00	\$ 185,380.00	\$ 161.29	\$ 229,999.54
139	104	LF	30" RCP	\$ 151.37	\$ 15,742.48	\$ 190.00	\$ 19,760.00	\$ 235.73	\$ 24,515.92
140	32	LF	36" RCP	\$ 184.84	\$ 5,914.88	\$ 235.00	\$ 7,520.00	\$ 291.56	\$ 9,329.92
141	23	EA	GDOT 1120 18" Flared End Section	\$ 1,762.74	\$ 40,543.02	\$ 1,300.00	\$ 29,900.00	\$ 1,612.90	\$ 37,096.70
142	6	EA	GDOT 1120 24" Flared End Section	\$ 1,982.80	\$ 11,896.80	\$ 1,700.00	\$ 10,200.00	\$ 2,109.18	\$ 12,655.08
143	1	EA	GDOT 1120 30" Flared End Section	\$ 2,598.81	\$ 2,598.81	\$ 1,800.00	\$ 1,800.00	\$ 2,233.26	\$ 2,233.26
144	1	EA	GDOT 1120 36" Flared End Section	\$ 3,372.96	\$ 3,372.96	\$ 2,800.00	\$ 2,800.00	\$ 3,473.95	\$ 3,473.95
145	14	EA	Type C Curb Inlet	\$ 4,449.21	\$ 62,288.94	\$ 3,300.00	\$ 46,200.00	\$ 4,094.29	\$ 57,320.06
146	1	EA	GDOT Catch Basin - Index 1033	\$ 4,907.41	\$ 4,907.41	\$ 4,000.00	\$ 4,000.00	\$ 4,962.78	\$ 4,962.78
147	4	EA	GDOT Catch Basin - Index 1034	\$ 5,290.22	\$ 21,160.88	\$ 4,500.00	\$ 18,000.00	\$ 5,583.13	\$ 22,332.52
148	1	EA	Headwall - GDOT 1001 - B Straight - 18"	\$ 4,278.47	\$ 4,278.47	\$ 4,400.00	\$ 4,400.00	\$ 5,459.06	\$ 5,459.06
149	2	EA	Headwall - GDOT 1001 - B Straight - 24"	\$ 5,132.21	\$ 10,264.42	\$ 5,200.00	\$ 10,400.00	\$ 6,451.62	\$ 12,903.24
150	1	EA	Storm Manhole	\$ 5,512.10	\$ 5,512.10	\$ 4,500.00	\$ 4,500.00	\$ 5,583.12	\$ 5,583.12
151	1	EA	Convert Existing Storm Manhole to Blind Box	\$ 2,811.19	\$ 2,811.19	\$ 1,500.00	\$ 1,500.00	\$ 1,861.04	\$ 1,861.04
Road Construction - GDOT Highway 40									
152	1	LS	Traffic Control - GDOT Standards	\$ 43,013.71	\$ 43,013.71	\$ 10,000.00	\$ 10,000.00	\$ 131,286.85	\$ 131,286.85
153	1	LS	Finish Grade Right of Way	\$ 9,784.62	\$ 9,784.62	\$ 6,119.00	\$ 6,119.00	\$ 30,679.62	\$ 30,679.62
154	1492	SY	Fine Grade Subgrade	\$ 3.47	\$ 5,177.24	\$ 12.30	\$ 18,351.60	\$ 15.20	\$ 22,678.40
155	1492	SY	1 1/2" 12 MM Superpave	\$ 13.46	\$ 20,082.32	\$ 11.65	\$ 17,381.80	\$ 17.48	\$ 26,080.16
156	1492	SY	2" 19 MM Superpave	\$ 17.79	\$ 26,542.68	\$ 16.50	\$ 24,618.00	\$ 20.57	\$ 30,690.44
157	1492	SY	5" 25 MM Superpave	\$ 43.10	\$ 64,305.20	\$ 41.25	\$ 61,545.00	\$ 44.07	\$ 65,752.44
158	1492	SY	10" Graded Aggregate Base	\$ 39.52	\$ 58,963.84	\$ 66.87	\$ 99,770.04	\$ 63.98	\$ 95,458.16
159	790	LF	30" Curb and Gutter	\$ 38.53	\$ 30,438.70	\$ 30.00	\$ 23,700.00	\$ 79.61	\$ 62,891.90
160	3	EA	24" Stop Bar	\$ 468.66	\$ 1,405.98	\$ 400.00	\$ 1,200.00	\$ 155.09	\$ 465.27
161	1	LS	Crosswalk Markings, GDOT T-11A	\$ 1,171.66	\$ 1,171.66	\$ 1,000.00	\$ 1,000.00	\$ 1,861.04	\$ 1,861.04
162	1	LS	GDOT T-14 "A" Markings	\$ 1,757.49	\$ 1,757.49	\$ 1,500.00	\$ 1,500.00	\$ 1,550.87	\$ 1,550.87
163	1	LS	GDOT T-14 "C" Markings	\$ 1,171.66	\$ 1,171.66	\$ 1,000.00	\$ 1,000.00	\$ 1,550.87	\$ 1,550.87
164	3	EA	Right Turn Arrows, Type 2	\$ 234.33	\$ 702.99	\$ 200.00	\$ 600.00	\$ 93.05	\$ 279.15
165	3	EA	GDOT Truncated Domes, GDOT A-4	\$ 538.96	\$ 1,616.88	\$ 3,500.00	\$ 10,500.00	\$ 434.24	\$ 1,302.72
166	3	EA	Stop Sign, R1-1	\$ 468.66	\$ 1,405.98	\$ 400.00	\$ 1,200.00	\$ 496.28	\$ 1,488.84
167	2	EA	Street Signs, D3-1	\$ 175.75	\$ 351.50	\$ 150.00	\$ 300.00	\$ 186.11	\$ 372.22
168	2	EA	Yield Sign, R2-1	\$ 410.08	\$ 820.16	\$ 350.00	\$ 700.00	\$ 434.25	\$ 868.50

BID TABULATION FOR ALL BIDS
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PROJECT:

Camden Woods Parkway
Project #: K0001.005

BIDDERS:

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4745 GA Hwy 99
Brunswick, GA 31525

East Coast Asphalt, LLC
822 RC Drive
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4679 Old Us Hwy 41 N
Hahira, GA 31632

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Road Construction - GDOT Laurel Island Parkway									
169	1	LS	Traffic Control - GDOT Standards	\$ 43,013.71	\$ 43,013.71	\$ 10,000.00	\$ 10,000.00	\$ 125,083.37	\$ 125,083.37
170	1	LS	Finish Grade Right of Way	\$ 9,784.62	\$ 9,784.62	\$ 12,250.00	\$ 12,250.00	\$ 30,679.62	\$ 30,679.62
171	1100	SY	Fine Grade Subgrade	\$ 4.71	\$ 5,181.00	\$ 16.70	\$ 18,370.00	\$ 8.24	\$ 9,064.00
172	1100	SY	1 1/2" 12 MM Superpave	\$ 15.36	\$ 16,896.00	\$ 11.65	\$ 12,815.00	\$ 19.08	\$ 20,988.00
173	1100	SY	2" 19 MM Superpave	\$ 17.73	\$ 19,503.00	\$ 16.50	\$ 18,150.00	\$ 24.76	\$ 27,236.00
174	1100	SY	5" 25 MM Superpave	\$ 46.18	\$ 50,798.00	\$ 41.25	\$ 45,375.00	\$ 46.83	\$ 51,513.00
175	1100	SY	10" Graded Aggregate Base	\$ 38.56	\$ 42,416.00	\$ 66.67	\$ 73,337.00	\$ 60.59	\$ 66,649.00
176	1265	LF	30" Curb and Gutter	\$ 39.95	\$ 50,536.75	\$ 30.00	\$ 37,950.00	\$ 60.90	\$ 77,038.50
177	338	SY	5' Concrete Sidewalk	\$ 72.10	\$ 24,369.80	\$ 66.00	\$ 22,308.00	\$ 98.73	\$ 33,370.74
178	1	EA	24" Stop Bar	\$ 468.67	\$ 468.67	\$ 400.00	\$ 400.00	\$ 155.09	\$ 155.09
179	1	LS	Crosswalk Markings, GDOT T-11A	\$ 1,757.49	\$ 1,757.49	\$ 1,500.00	\$ 1,500.00	\$ 1,861.04	\$ 1,861.04
180	1	LS	GDOT T-14 "A" Markings	\$ 2,636.23	\$ 2,636.23	\$ 2,250.00	\$ 2,250.00	\$ 1,550.87	\$ 1,550.87
181	1	LS	GDOT T-14 "C" Markings	\$ 878.74	\$ 878.74	\$ 750.00	\$ 750.00	\$ 1,550.87	\$ 1,550.87
182	1	EA	Directional Sign, R4-7	\$ 468.67	\$ 468.67	\$ 400.00	\$ 400.00	\$ 496.28	\$ 496.28
183	4	EA	Right Turn Arrows, Type 2	\$ 234.33	\$ 937.32	\$ 200.00	\$ 800.00	\$ 93.05	\$ 372.20
184	6	EA	GDOT Truncated Domes, GDOT A-4	\$ 538.96	\$ 3,233.76	\$ 3,500.00	\$ 21,000.00	\$ 434.24	\$ 2,605.44
185	1	EA	Stop Sign, R1-1	\$ 468.67	\$ 468.67	\$ 400.00	\$ 400.00	\$ 496.28	\$ 496.28
186	2	EA	Yield Sign, R2-1	\$ 410.08	\$ 820.16	\$ 350.00	\$ 700.00	\$ 434.25	\$ 868.50
187	2	EA	No Parking - R8-3a	\$ 374.94	\$ 749.88	\$ 320.00	\$ 640.00	\$ 397.03	\$ 794.06
188	2	EA	Street Signs, D3-1	\$ 175.75	\$ 351.50	\$ 150.00	\$ 300.00	\$ 186.11	\$ 372.22
189	1	LS	Raised Pavement Markings, T-11 A, T-15C	\$ 4,100.80	\$ 4,100.80	\$ 3,500.00	\$ 3,500.00	\$ 4,342.43	\$ 4,342.43
Road Construction - Camden Woods									
190	63490	SY	Finish Grade Right of Way	\$ 1.00	\$ 63,490.00	\$ 1.75	\$ 111,107.50	\$ 4.14	\$ 262,848.60
191	34969	SY	Fine Grade Subgrade	\$ 2.07	\$ 72,385.83	\$ 6.10	\$ 213,310.90	\$ 2.59	\$ 90,569.71
192	34969	SY	1 1/2" 12 MM Superpave	\$ 13.58	\$ 474,879.02	\$ 11.65	\$ 407,388.85	\$ 14.25	\$ 498,308.25
193	34969	SY	2" 19 MM Superpave	\$ 16.87	\$ 589,927.03	\$ 15.15	\$ 529,780.35	\$ 18.65	\$ 652,171.85
194	34969	SY	8" Graded Aggregate Base	\$ 29.59	\$ 1,034,732.71	\$ 26.12	\$ 913,390.28	\$ 27.95	\$ 977,383.55
195	640	SY	Raised Concrete Median, GDOT	\$ 66.78	\$ 42,739.20	\$ 60.25	\$ 38,560.00	\$ 106.56	\$ 68,198.40
196	1800	LF	30" Curb and Gutter	\$ 36.27	\$ 65,286.00	\$ 30.00	\$ 54,000.00	\$ 61.11	\$ 109,998.00
197	9390	SY	10' Concrete Multi-Use Path	\$ 64.45	\$ 605,185.50	\$ 58.60	\$ 550,254.00	\$ 101.75	\$ 955,432.50
Signing and Striping - Camden Woods Parkway									
198	10	EA	Stop Sign, R1-1	\$ 468.66	\$ 4,686.60	\$ 400.00	\$ 4,000.00	\$ 496.28	\$ 4,962.80
199	5	EA	Speed Limit - R2-1	\$ 421.80	\$ 2,109.00	\$ 360.00	\$ 1,800.00	\$ 446.65	\$ 2,233.25
200	1	EA	No Parking - R8-3a	\$ 374.93	\$ 374.93	\$ 320.00	\$ 320.00	\$ 397.02	\$ 397.02
201	2	EA	Street Signs, D3-1	\$ 175.75	\$ 351.50	\$ 150.00	\$ 300.00	\$ 186.11	\$ 372.22
202	4	EA	Signage - R4-7	\$ 421.80	\$ 1,687.20	\$ 360.00	\$ 1,440.00	\$ 446.65	\$ 1,786.60
203	2	EA	Signage W6-1	\$ 468.66	\$ 937.32	\$ 400.00	\$ 800.00	\$ 496.28	\$ 992.56
204	2	EA	Signage W6-3	\$ 468.66	\$ 937.32	\$ 400.00	\$ 800.00	\$ 496.28	\$ 992.56
205	1	EA	Signage - R3-2	\$ 468.67	\$ 468.67	\$ 400.00	\$ 400.00	\$ 496.28	\$ 496.28
206	3	EA	Signage - R3-7	\$ 468.66	\$ 1,405.98	\$ 400.00	\$ 1,200.00	\$ 496.28	\$ 1,488.84
207	10	EA	24" Stop Bar	\$ 468.66	\$ 4,686.60	\$ 400.00	\$ 4,000.00	\$ 155.09	\$ 1,550.90
208	32	EA	Type 2 Directional Arrow - White	\$ 234.33	\$ 7,498.56	\$ 200.00	\$ 6,400.00	\$ 93.05	\$ 2,977.60

BID TABULATION FOR ALL BIDS
RECEIVED AT THE CITY OF KINGSLAND
ON THURSDAY, JULY 24, 2025 AT 2:00 PM

PROJECT:
Camden Woods Parkway
Project #: K0001.005

BIDDERS:

Reeves Construction Company 4745 GA Hwy 99 Brunswick, GA 31525	East Coast Asphalt, LLC 822 RC Drive Douglas, GA 31535	The Scruggs Company 4679 Old Us Hwy 41 N Hahira, GA 31632
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ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
209	1	EA	Railroad Crossing	\$ 1,171.66	\$ 1,171.66	\$ 1,000.00	\$ 1,000.00	\$ 620.34	\$ 620.34
210	20561	LF	6" Solid Edgeline - White	\$ 1.00	\$ 20,561.00	\$ 0.85	\$ 17,476.85	\$ 0.93	\$ 19,121.73
211	18705	LF	6" Solid Edgeline - Yellow	\$ 1.00	\$ 18,705.00	\$ 0.85	\$ 15,899.25	\$ 0.93	\$ 17,395.65
212	1050	LF	5" Skip - White	\$ 0.64	\$ 672.00	\$ 0.55	\$ 577.50	\$ 0.62	\$ 651.00
Subtotal Roadway					\$ 5,408,370.82		\$ 6,026,602.22		\$ 6,852,641.14

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1. Sanitary Sewer									
1.01	1	LS	Camden Woods Pump Station Complete: Bidder agrees to furnish all materials and to perform all labor necessary for installation of submersible pump station, including all connecting, piping, dewatering, electrical, generator se, automatic transfer switch, site work, grading, fencing, 3" water connection, electrical wiring and conduit and all appurtenances for a Complete and Functional Job	\$ 1,294,682.54	\$ 1,294,682.54	\$ 1,105,000.00	\$ 1,105,000.00	\$ 1,430,521.10	\$ 1,430,521.10
1.02	1233	LF	12" Dia SDR 26 PVC Gravity Sewer (0'-6' Depth)	\$ 105.45	\$ 130,019.85	\$ 90.00	\$ 110,970.00	\$ 111.66	\$ 137,676.78
1.03	1348	LF	12" Dia SDR 26 PVC Gravity Sewer (6'-8" Depth)	\$ 123.02	\$ 165,830.96	\$ 105.00	\$ 141,540.00	\$ 130.27	\$ 175,603.96
1.04	751	LF	12" Dia SDR 26 PVC Gravity Sewer (8'-10' Depth)	\$ 146.46	\$ 109,991.46	\$ 125.00	\$ 93,875.00	\$ 155.09	\$ 116,472.59
1.05	697	LF	12" Dia SDR 26 PVC Gravity Sewer (10'-12' Depth)	\$ 181.61	\$ 126,582.17	\$ 155.00	\$ 108,035.00	\$ 192.31	\$ 134,040.07
1.06	55	LF	16" Dia SDR 26 PVC Gravity Sewer (12'-14' Depth)	\$ 222.62	\$ 12,244.10	\$ 190.00	\$ 10,450.00	\$ 235.73	\$ 12,965.15
1.07	5264	LF	10" HDPE DR 11 Force Main	\$ 87.87	\$ 462,547.68	\$ 75.00	\$ 394,800.00	\$ 93.05	\$ 489,815.20
1.08	3982	LF	18" HDPE DR 11 Force Main	\$ 117.17	\$ 466,570.94	\$ 100.00	\$ 398,200.00	\$ 124.07	\$ 494,046.74
1.09	1	EA	10" HDPE DR 11 Fittings	\$ 1,405.99	\$ 1,405.99	\$ 1,200.00	\$ 1,200.00	\$ 1,488.83	\$ 1,488.83
1.10	3	EA	18" HDPE DR 11 Fittings	\$ 2,108.99	\$ 6,326.97	\$ 1,800.00	\$ 5,400.00	\$ 2,233.25	\$ 6,699.75
1.11	120	LF	16" Dia Steel Casing, 0.281 WT (Installed by Open Cut)	\$ 146.46	\$ 17,575.20	\$ 125.00	\$ 15,000.00	\$ 155.09	\$ 18,610.80
1.12	220	LF	16" Dia Steel Casing, 0.281 WT (Installed by Jack and Bore)	\$ 849.45	\$ 186,879.00	\$ 725.00	\$ 159,500.00	\$ 899.50	\$ 197,890.00
1.13	105	LF	18" Dia Steel Casing, 0.312 WT (Installed by Open Cut)	\$ 164.03	\$ 17,223.15	\$ 140.00	\$ 14,700.00	\$ 173.70	\$ 18,238.50
1.14	430	LF	30" Dia Steel Casing, 0.469" WT (Installed by Open Cut)	\$ 257.76	\$ 110,836.80	\$ 220.00	\$ 94,600.00	\$ 272.95	\$ 117,368.50
1.15	300	LF	30" Dia Steel Casing, 0.469" WT (Installed by Jack and Bore)	\$ 1,054.49	\$ 316,347.00	\$ 900.00	\$ 270,000.00	\$ 1,116.63	\$ 334,989.00
1.16	15	EA	Standard 4.0' Dia. Manhole Complete Including Base, Cone, Riser, Frame, and Cover (0.0'-6.0' depth)	\$ 6,444.12	\$ 96,661.80	\$ 5,500.00	\$ 82,500.00	\$ 6,823.82	\$ 102,357.30
1.17	26	VF	Additional Manhole Vertical Feet (4' Dia.)	\$ 527.25	\$ 13,708.50	\$ 450.00	\$ 11,700.00	\$ 558.31	\$ 14,516.06
1.18	1	EA	Standard 5.0' Dia. Manhole Complete Including Base, Cone, Riser, Frame, and Cover (0.0'-6.0' depth)	\$ 11,130.76	\$ 11,130.76	\$ 9,500.00	\$ 9,500.00	\$ 11,786.60	\$ 11,786.60
1.19	8	VF	Additional Manhole Vertical Feet (6' Dia.)	\$ 703.00	\$ 5,624.00	\$ 600.00	\$ 4,800.00	\$ 744.42	\$ 5,955.36
1.20	2	EA	Connect Existing 12" Sewer Pipe to New Manhole with Drop Connection	\$ 21,089.85	\$ 42,179.70	\$ 18,000.00	\$ 36,000.00	\$ 22,332.51	\$ 44,665.02
1.21	1	EA	Force Main Connection to Manhole	\$ 8,787.43	\$ 8,787.43	\$ 7,500.00	\$ 7,500.00	\$ 9,305.21	\$ 9,305.21
1.22	8	EA	Combination Air Valve in Manhole	\$ 9,959.10	\$ 79,672.80	\$ 8,500.00	\$ 68,000.00	\$ 10,545.91	\$ 84,367.28
1.23	1	EA	10" Force Main Termination	\$ 14,059.90	\$ 14,059.90	\$ 12,000.00	\$ 12,000.00	\$ 14,888.34	\$ 14,888.34
1.24	1	EA	18" Force Main Termination	\$ 26,948.14	\$ 26,948.14	\$ 23,000.00	\$ 23,000.00	\$ 28,535.98	\$ 28,535.98

**BID TABULATION FOR ALL BIDS
RECEIVED AT THE CITY OF KINGSLAND
ON THURSDAY, JULY 24, 2025 AT 2:00 PM**

PROJECT:
Camden Woods Parkway
Project #: K0001.005

BIDDERS:

Reeves Construction Company 4745 GA Hwy 99 Brunswick, GA 31525	East Coast Asphalt, LLC 822 RC Drive Douglas, GA 31535	The Scruggs Company 4679 Old Us Hwy 41 N Hahira, GA 31632
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ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
2. Water									
2.01	8915	LF	12" Dia. PVC DR 18 Water Main	\$ 58.58	\$ 522,240.70	\$ 50.00	\$ 445,750.00	\$ 62.03	\$ 552,997.45
2.02	3211	LBS	DI Fittings	\$ 25.78	\$ 82,779.58	\$ 22.00	\$ 70,642.00	\$ 27.30	\$ 87,660.30
2.03	490	LF	18" Dia. Steel Casing, 0.312 WT (installed by Open Cut)	\$ 164.03	\$ 80,374.70	\$ 140.00	\$ 68,600.00	\$ 173.70	\$ 85,113.00
2.04	230	LF	24" Dia Steel Casing, 0.375 WT (installed by Jack and Bore)	\$ 995.91	\$ 229,059.30	\$ 850.00	\$ 195,500.00	\$ 1,054.59	\$ 242,555.70
2.05	16	EA	3-Way Fire Hydrant Assembly	\$ 7,615.78	\$ 121,852.48	\$ 6,500.00	\$ 104,000.00	\$ 8,064.52	\$ 129,032.32
2.06	16	EA	6" DI Hyrant Lead (±5')	\$ 410.08	\$ 6,561.28	\$ 350.00	\$ 5,600.00	\$ 434.24	\$ 6,947.84
2.07	16	EA	6" Gate Valve w/ Box	\$ 2,108.99	\$ 33,743.84	\$ 1,800.00	\$ 28,800.00	\$ 2,233.25	\$ 35,732.00
2.08	12	EA	12" Gate Valve w/ Box	\$ 5,623.96	\$ 67,487.52	\$ 4,800.00	\$ 57,600.00	\$ 5,955.34	\$ 71,464.08
2.09	1	EA	10" Tapping Sleeve & Valve	\$ 12,302.41	\$ 12,302.41	\$ 10,500.00	\$ 10,500.00	\$ 13,027.29	\$ 13,027.29
2.10	1	EA	12" Tapping Sleeve & Valve	\$ 14,645.73	\$ 14,645.73	\$ 12,500.00	\$ 12,500.00	\$ 15,508.68	\$ 15,508.68
2.11	2	EA	12" Water Main Termination	\$ 9,959.10	\$ 19,918.20	\$ 8,500.00	\$ 17,000.00	\$ 10,545.91	\$ 21,091.82
3. General Construction									
3.01	1	LS	ROW Utility Field Markers (for Railroad Crossings)	\$ 4,803.80	\$ 4,803.80	\$ 10,000.00	\$ 10,000.00	\$ 6,823.82	\$ 6,823.82
3.02	1	LS	Soil Erosion and Sediment Control	\$ 35,637.78	\$ 35,637.78	\$ 35,000.00	\$ 35,000.00	\$ 3,000.00	\$ 3,000.00
3.03	1	LS	Traffic Control	\$ 615,215.82	\$ 615,215.82	\$ 833,457.00	\$ 833,457.00	\$ 5,135.81	\$ 5,135.81
3.04	1	LS	Supplemental Work Allowance	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00
3.05	1	LS	Testing Allowance	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Subtotal Water, Sewer & General Construction					\$ 5,760,459.98		\$ 5,263,219.00		\$ 5,468,894.23

TOTAL BASE BID				\$	11,168,830.80	\$	11,289,821.22	\$	12,321,535.37
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Alternate Bid Item									
ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.01A	1	LS	Camden Woods Pump Station Complete with Fiberglass Wet Well: instead of a complete pump station constructed with a lined concrete wet well; this item would replace Base Bid item 1.01 to provide a cost for a complete pump station with all other items included but constructed with a fiberglass wet well.	\$ 1,247,816.21	\$ 1,247,816.21	\$ 1,065,000.00	\$ 1,065,000.00	\$ 1,380,893.30	\$ 1,380,893.30

I hereby certify that this is a true and accurate Bid Tabulation of all bids received on July 24, 2025.

Robbie Cheek, PE

RESOLUTION 2025-10
PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF KINGSLAND

WHEREAS, the Mayor and Council of the City of Kingsland (“Council”), the governing body of the City of Kingsland, Georgia (the “Municipality”), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the Mayor and Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the Mayor and City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the Mayor and City Council] has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of Kingsland pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City of Kingsland enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Kingsland

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the Mayor and Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Kingsland] expects members of the public to be civil in its discussion of matters under consideration by and before Mayor and City Council, with elected officials, staff, and each other.

ADOPTED this ____ day of August, 2025.

Mayor – Dr. C. Grayson Day, Jr.

Mayor Pro-Tem – Alex Blount

Councilwoman Kristy Chance

Councilman Farran Fullilove

Councilman Paul Chamberlin

ATTEST:

Jo Seigler-Horne, City Clerk

SCHOOL RESOURCE OFFICER AGREEMENT

This School Resource Officer Agreement (the "Agreement") is made, this 1st day of July, 2025, by and between the **CAMDEN COUNTY SCHOOLS**, by and through its Elected Board (hereinafter referred to as the "Board of Education"), the **CITY OF KINGSLAND, GEORGIA** ("hereinafter referred to as the "City"), through its Mayor and City Council, is as follows:

WITNESSETH:

WHEREAS, Camden County Schools owns, operates, and manages schools within jurisdictional boundaries of the City of Kingsland for the purpose of providing free and public education to the citizens of Kingsland; and,

WHEREAS, pursuant to constitutional and statutory authority, the City is responsible for providing law enforcement and protection to the citizens of the Kingsland; and,

WHEREAS, the City has the fiscal responsibility for the funding of the Kingsland Police Department, including funding of officers and other staff that the City deems necessary; and,

WHEREAS, the provisions of O.C.G.A. § 20-2-1183 allow for Camden County Schools to enter into an agreement with law enforcement for the safety and protection of the School's students, staff, and invitees upon its campuses; and,

WHEREAS, such agreement is accomplished through the School Resources Officer (SRO) Program; and,

WHEREAS, the City agrees to participate in the SRO Program and provide the Board of Education with certified peace officers; and,

WHEREAS, Camden County Schools and the City desire to set forth in this SRO Agreement the specific terms and conditions of the services to be performed and provided by the SROs in the Schools;

WHEREAS, the parties are authorized to enter into this Agreement pursuant to and in accordance with the provisions of Article IX, Section III, Paragraph I of the Constitution of the State of Georgia;

NOW, THEREFORE, in consideration of the mutual benefits which will accrue to the parties as a result of this Agreement, the parties agree as follows:

1. School Resource Officer Program Services.

The City shall provide Camden County Schools with a total of three (3) SROs for law enforcement and security services. Two (2) SROs' for the Camden County High School and one (1) SRO for Camden Middle School. The SROs shall be certified peace officers with the appropriate training and certification, pursuant to the Georgia Peace Officer Standards and Training Act. Such SROs shall hold and maintain valid and unrestricted P.O.S.T. certification.

2. Term of Agreement.

- A. The term of this Agreement is one (1) calendar year, effective as of July 1, 2025, until June 30, 2026. This Agreement shall terminate automatically at the end of each Board of Education fiscal year on June 30th year and, unless otherwise terminated as provided herein, automatically renew at the beginning of the following Board of Education fiscal year on July 1st.
- B. Following the initial term, this Agreement shall be automatically renewed for successive years upon the same terms and conditions as set forth herein subject to amendments to Exhibit "B" unless either Camden County Schools or City provides written notice of its intent of nonrenewal of this Agreement at least sixty (60) days prior to the expiration of the term (or renewal term).

3. Duties and Responsibilities of School Resource Officer.

During the term of this Agreement, or any renewal, the duties and responsibilities of the SROs are as detailed on Exhibit "A."

4. Compensation for the SRO Program.

During the term of this Agreement, or any renewal thereof, Camden County Schools shall compensate the City as set forth in Exhibit "B", which is attached hereto and incorporated herein by this reference, for the SRO services provided. The City and SROs understand that Camden County Schools sole fiscal responsibility shall be the compensation provided herein on Exhibit "B".

5. School Resource Officer Duty Hours.

- A. Duty hours shall be determined by Camden County Schools with the consent of the City, which shall not be unreasonably withheld; however, whenever possible, it is the intent of the parties that the SRO's duty hours shall conform to the school day. The SRO will be entitled to observe the current school calendar, including holidays and breaks, in the same manner as an employee of Camden County Schools however, it is understood

between the parties that Camden County Schools, in its discretion, shall have the authority to require SRO services during these holidays and breaks as needed.

- B. It is understood and agreed that time spent by SROs attending school disciplinary tribunals, juvenile court, and/or criminal cases arising from and/or out of their employment as an SRO shall be considered as hours worked under this Agreement.
- C. In the event an SRO is absent from work, the SRO shall notify his or her supervisor in the Police Department and the principal of the school to which the SRO is assigned. The Police Department will assign another SRO-qualified officer, if available, to substitute for the SRO who is absent beginning with the fourth consecutive day of absence.

6. Transporting Students.

- A. SROs shall not transport students in vehicles of the Police Department except:
 - (1) When the students are under arrest, or some other emergency circumstances exist;
- B. SROs shall not transport students in their personal vehicles.

7. Employment of School Resource Officers.

- A. At all times herein, it is understood that the City and School Resource Officers are acting as independent contractors with Camden County Schools. The SROs are and shall continue to be employees of the City of Kingsland Police Department, subject to the administration, supervision, and control of the Chief of Police. The Chief of Police, in his sole discretion, shall have the power and authority to hire, discharge, and discipline SROs. At no time shall any SRO be deemed an employee or agent of Camden County Schools, nor shall Camden County Schools have any control over or responsibility for any SRO providing services under this Agreement.
- B. The SRO shall have no authority to, and shall not administer any type of discipline to students, enforce the general discipline of students, or give, advocate, or make any disciplinary recommendations or decisions. These actions remain wholly and exclusively within the duties and responsibilities of Camden County Schools and its employees.
- C. Pursuant to the provisions herein, Camden County Schools shall have the right to direct that an SRO exit from and/or refuse entry to premises or the property of Camden County Schools. In this event, the Chief of Police shall immediately be notified.

8. School Resource Office Placement.

- A. At least thirty (30) days prior to the beginning of the school year, the Chief of Police

shall send to the Camden County Schools Superintendent the names of officers that he proposes to assign as SROs. Camden County Schools shall have the ability to object to any name provided within ten (10) days of the notification by the Chief of Police. In the event of objection, the Chief of Police and Camden County Schools representative shall meet on the matter to attempt to resolve the same. Both parties shall attempt to resolve the matter in good faith. If the parties do not reach an agreement, this Agreement shall terminate.

- B. At no time during this Agreement, or any renewal, shall the Chief of Police remove and/or replace an assigned SRO without, first, speaking with Camden County Schools and seeking permission for the same, unless for disciplinary action. In his discretion, the Chief of Police may terminate the employment of or discipline an SRO without first speaking with Camden County Schools. In this event of removal or termination, the Chief of Police shall replace such SRO as soon as possible.
- C. If Camden County Schools is dissatisfied with an SRO who has been assigned to provide services under this Agreement, Camden County Schools shall meet with the Chief of Police, immediately, to attempt to resolve the matter. If Camden County Schools is still dissatisfied, it shall request, in writing, a replacement SRO. The Chief of Police shall diligently work to replace said SRO within an appropriate time frame from the date of the written request.
- D. In the event of an emergency, if the Chief of Police orders one or more SROs to leave their school during normal duty hours as described above and to perform other services for the Chief of Police, then the time spent shall not be considered hours worked under this Agreement. In such case, the Chief of Police shall attempt to provide relief coverage within a reasonable time frame. If relief is not provided during the time that the SRO is diverted, then the School District will not be responsible for compensating for such diverted hours as provided on Exhibit B.

9. Chain of Command.

- A. In the performance of their duties, SROs shall coordinate and communicate with the principal and administration of the school to which they are assigned. Notwithstanding subsection (B) of this paragraph, SROs will first report any incidences, occurrences, disturbances, or potential threats, which occur or are threatened on school campus, to the principal and/or appropriate administration.
- B. SROs will be subject to the chain of command of the Chief of Police.

10. Responsibilities and Duties of Chief of Police.

During the term of this Agreement, and renewal thereof, the Chief of Police shall:

- A. Ensure that each SRO shall have and maintain proper and unrestricted certification to perform the duties required herein.

- B. Ensure that each SRO has completed the training stated in the provisions of O.C.G.A. § 35-8-27, as amended, prior to placement.
- C. Provide each SRO with the proper uniform, equipment, personal protective equipment and transportation necessary to perform the duties under this Agreement.
- D. Ensure that each SRO receives his or her wages and benefits from compensation provided herein in Paragraph 4. The City understands that it has the sole and exclusive responsibility to pay all wages to the SROs and all applicable federal and state income taxes and make any such required deductions, such as FICA, as necessary.
- E. Solely be responsible for providing workers' compensation insurance coverage for the SROs during the term of this Agreement.
- F. Cooperate with Camden County Schools in the providing of SROs, relief SROs, replacement SROs and other matters related to this Agreement.

11. Access to Reports.

Any arrest, incident and/or investigation report or other documents or materials prepared or filed by the SROs or with the Chief of Police's Office, which may directly or indirectly relate to the activities of Camden County Schools in its operation of the schools, facilities, and programs, shall be available to the appropriate Camden County Schools officers and agents, except in such event that disclosure of the report, document or material is specifically prevented by law.

12. Termination of Agreement.

This Agreement may be terminated as follows:

- A. Upon sixty (60) days written notice by any party.
- B. Upon five (5) business days' written notice for cause if an aggrieved party has provided notice of a material breach of the obligations set forth in this Agreement and the breaching party has failed to remedy or cure said breach no more than ten days after its receipt of the notice of breach.
- C. Immediately by Camden County Schools in the event that any SRO's certification is revoked, suspended, or engages in "unprofessional conduct" as defined by the Georgia Peace Officers Standards and Training Council.
- D. Should either party encounter budgetary constraints that make the continuation of this agreement impractical, then either party may cancel this agreement upon sixty (60) days' written notice to the other.

13. Indemnification.

- A. Camden County Schools will not at any time be responsible for the acts, actions or performance of the SRO, or the failure to act, inaction or failure to perform of the SRO. The City will indemnify and hold harmless Camden County Schools, its officers, agents and employees for and against any and all claims for damages, demands and/or causes of action, including injury and death, caused by or which may result from the exercise by the SROs and City carrying out their duties and obligations pursuant to this Agreement, and any renewal, to the extent the negligence or inappropriate actions or activities of an officer, agents or employee of Camden County Schools shall directly cause or contribute to any injury or damage for which a claim is made. However, at no time, shall Camden County Schools have any responsibility or liability for the SROs carrying out any law enforcement duties and/or responsibilities.
- B. The Camden County Schools will indemnify, save and hold the City, Chief of Police and the SRO(s) harmless from any and all claims for damages, demands or causes of action, which may result from the negligence or intentional conduct of the Camden County Schools, its officers, agents or employees carrying out their duties and obligations pursuant to this Agreement, and any renewal, to the extent the negligence or inappropriate actions or activities of an officer, agents or employee of the City and Chief of Police, including the SROs, shall directly cause or contribute to any injury or damage for which a claim is made.

14. Notices.

Any notice or communication required or permitted under this Agreement shall be delivered in person by a courier or by certified mail, return receipt requested, to the following or to such other address as one party may, from time to time, furnish to the other party in writing:

To the School District:

Camden County Schools
Attn: Superintendents Office
311 S. East Street
Kingsland, Georgia 31548

To the Chief of Police:

Chief of Police
Kingsland Police Department
111 S. Seaboard Street
Kingsland, Georgia 31548

To the City:

Kingsland, Georgia
Attn: City Manager
PO Box 250
107 S. Lee Street
Kingsland, Georgia 31548

15. Miscellaneous.

- A. The parties agree that this Agreement represents the entire agreement between the parties and that this Agreement may only be modified in writing and said modification shall be signed by all the parties.
- B. Should any provision of this Agreement be found to be void, invalid or unenforceable by a court of law, which finding shall only affect the provisions found to be void, invalid or unenforceable and shall not affect the remaining provisions of this Agreement.
- C. This Agreement is governed by the laws of the State of Georgia and any actions resulting from this Agreement shall be filed in a court of competent jurisdiction in Camden County, Georgia.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized and respective boards, have caused their names and seals to be affixed hereto, on the day and year first above written.

CAMDEN COUNTY SCHOOLS
by and through its Board

Signed, sealed, and delivered
in the presence of:

Tracolya Green, Superintendent

Notary Public, Kingsland, Georgia
My commission expire: _____

Attest: _____

[Notary Seal]

[BOARD SEAL]

City of Kingsland, by and
through its Mayor and City Council

Signed, sealed, and delivered
in the presence of:

Lee Spell, City Manager

Notary Public, Kingsland, Georgia
My commission expire: _____

Attest: _____

[Notary Seal]

[CITY SEAL]

EXHIBIT A

SRO Duties and Responsibilities

- A. Be a visible, active law enforcement figure on campus dealing with law enforcement, security matters and school code violations originating on the assigned campus for the purposes of discouraging criminal activity.
- B. Monitor the school(s), programs, and events to ensure the safety of students and staff and respond to matters when asked by administrative staff that are within the purview of the services to be provided in this Agreement, including major disruptions and criminal offenses, which occur at Camden County Schools, programs, and events.
- C. Be a resource for students, teachers and parents which will enable them to be associated with a law enforcement figure and role model in the students' environment by projecting a professional and approachable image to the same.
- D. Investigate perceived and potential Camden County Schools rule violations, disruptions, and criminal matters, occurring upon Camden County Schools premises and at related events, at the direction of administrative staff and provide support to the same during such investigations.
- E. While on duty for Camden County Schools report to the school administrative staff about investigations and assistance with investigations and share information with the administrator about persons and conditions that pertain to campus safety concerns.
- F. Arrest and/or transport students, as deemed necessary by the SRO, when conduct occurs upon Camden County Schools premises and related events that warrant such actions.
- G. Act upon the report of criminal activity or complaints by Camden County Schools and exercise such duties and responsibilities as obligated by a law enforcement officer regarding the same.
- H. While on duty for Camden County Schools, report all crimes originating on campus and at off campus events and programs to the principal/administration. Information on cases that are worked off-campus by the Kingsland Police Department or other agencies involving students on a campus or events/programs of a school served by an SRO will be provided to the SRO, but the SRO will not normally be actively involved in off-campus investigation(s).
- I. Understand that disciplining students is Camden County Schools responsibility and, when necessary, take students who violate the code of conduct to the principal's office for discipline to be meted out by school officials.
- J. Operate under Camden County Schools Unified Operating Procedures for SROs/SRDs.

- K. Be involved in school discipline when it pertains to preventing a disruption that would, if ignored, place students, faculty, and staff at risk of harm, by resolving the problem to preserve the school climate.
- L. Provide traffic control at school(s), programs, and events, when deemed necessary, for the safety of students, staff, and the general public.
- M. Assist in the development of plans and strategies to prevent and/or minimize dangerous situations which might result in student unrest, as requested by school administration.
- N. Coordinate all of his/her activities with the principal and designated staff members and will seek permission, guidance, and advice prior to enacting any programs within the school.
- O. Provide, overall, law enforcement and security duties at Camden County schools, programs, and related events.
- Q. Wear approved department uniform, formal business attire or business casual with appropriate Police logos and name badges depending on the time of school year, the type of school activity or program, and the requests of Camden County Schools and/or Chief of Police. Camden County Schools and Chief of Police shall jointly set expectations and resolve any disputes in this area.
- R. Wear their department authorized duty weapons in accordance with the Kingsland Police Department policy.
- S. Function as a liaison between Camden County Schools and the Kingsland Police Department and foster a strong, positive relationship between the same.
- T. Be assigned to perform other security and patrol duties as requested by the Board of Education and agreed to by the Chief of Police.
- U. Shall not act in any manner or engage in any behavior that Camden County Schools believes is unbecoming, unwarranted or unethical with students, staff, and invitees.

Exhibit B

SRO Compensation

- A. Camden County Schools shall compensate the City equal to the actual costs that the City incurs for each SRO plus mileage at the current IRS rate outside normal commute to and from assigned school campus incurred by each SRO in performing their duties for Camden County Schools. This compensation is for the services of the SRO for hours actually worked per school calendar year at rate structure below. If a relief or replacement SRO is utilized, the hourly rate compensation shall be adjusted accordingly. The compensation shall be as follows, with additional information shown on the School Resource Officers Reimbursement form attached hereto:

Officer	School	Regular Hourly Rate (includes benefits)	Overtime Rate (includes FICA)
Warner	Camden Middle	\$38.65	\$35.30
Flowers	High School	\$38.69	\$44.16
Sosa	High School	\$29.36	\$31.66

- B. Compensation for SRO services shall be paid monthly at times agreed upon between the Camden County Schools and City.
- C. Payment shall be made within thirty (30) days of receipt of a detailed invoice from the City identifying the SRO, hours worked and prorated pay for the SRO for the month.
- D. SROs shall continue to accrue leave pursuant to the applicable policies of the Kingsland Police Department and/or City.
- E. The Chief of Police may approve Camden County Schools request for services outside of the scheduled hours and scope of specified duties at an additional hourly rate per SRO assigned. Such rate and times shall be agreed upon by Camden County Schools and Chief of Police, in writing, prior to the services being provided by the SRO. Overtime may be incurred by the SRO as a result of the approved additional services as requested by Camden County Schools.
- F. For purposes of this Agreement, and any renewal thereof, any hours incurred by an SRO in excess of 40 hours per pay period week will be designated as compensatory time, meaning the School District shall pay the equivalent of time and a half of the SRO's hourly rate of pay for every hour worked beyond 40 hours in a one-week pay period.

**STATE OF GEORGIA
COUNTY OF CAMDEN**

TEMPORARY EMPLOYMENT AGREEMENT

This Temporary Agreement is made and entered into between the City of Kingsland, Georgia, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as "City") and Emory Stroberg, an Attorney at Law licensed to practice in the State of Georgia (hereinafter referred to as "Attorney").

WITNESSETH

WHEREAS, the City operates a Municipal Court which hears local ordinance violations and certain misdemeanors; and

WHEREAS, the City Council has appointed Jacqueline Fortier to serve in the position of Solicitor for the Municipal Court; and

WHEREAS, Jacqueline Fortier has requested that Attorney temporarily fulfill the duties of Solicitor in her absence; and

WHEREAS, the parties desire to enter a temporary agreement to memorialize the terms of Attorney's limited engagement;

NOW THEREFORE, for good and valuable consideration and the mutual covenants contained herein, the City and Attorney agree as follows:

1. Temporary Appointment and Compensation

The City shall engage Attorney to temporarily perform the duties of Solicitor and shall compensate Attorney at the rate of \$1,246.15 bi-weekly, payable at the conclusion of each bi-weekly pay period during which Attorney performs said duties. This compensation shall constitute full payment for all professional services rendered and expenses incurred by Attorney.

2. No Benefits or Training Provided

Attorney acknowledges and agrees that this is a temporary engagement and that Attorney shall not be eligible for or receive any employment benefits offered to permanent or full-time employees, including but not limited to:

- Health, dental, or life insurance;
- Retirement or pension contributions;
- Access to the MainPoint employee wellness clinic; or
- Reimbursement for professional development, CLEs, or training expenses.

3. Qualifications

Attorney shall at all times during this temporary engagement:

- Be licensed to practice law in the State of Georgia;
- Be a member in good standing with the State Bar of Georgia; and
- Be fully capable and qualified to perform the duties of a municipal court solicitor.

4. Duties

Attorney shall attend Municipal Court sessions as scheduled and perform the duties of Solicitor as required. Attorney shall exercise independent professional judgment and adhere to all applicable rules of professional conduct.

5. Term and Termination

This Agreement shall commence upon execution and shall remain in effect only for the duration of Jacqueline Fortier's authorized absence or until terminated earlier by either party with written notice. It shall automatically terminate upon her return to active service.

6. Indemnification

Attorney agrees to indemnify and hold harmless the City for any claims arising from her performance under this Agreement, unless such claims are covered by the City's insurance.

7. Miscellaneous

This Agreement constitutes the entire understanding of the parties and supersedes all prior discussions or agreements. It may not be amended except in writing signed by both parties. It shall be governed by the laws of the State of Georgia.

NOTICES

All notices shall be sent in writing as follows:

To the City:
Lee Spell, City Manager
P.O. Box 250
Kingsland, GA 31548

To Attorney:
Emory Stroberg
2225 Gloucester St,
Brunswick, GA 31520

Executed this _____ day of _____, 2025.

CITY OF KINGSLAND, GEORGIA

By: _____

Dr. C. Grayson Day, Mayor

Attested by:

City Clerk

By: _____

Emory Stroberg, Attorney



Bid Tabulation
vSphere Foundation-1 year Subscription
7-Aug-25

Vendors	Total Cost
Connection	\$18,196.80
Converge	\$18,240.00
CDW	\$21,002.88