



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • AUGUST 25, 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 for the Purpose of Considering an Alcohol License for Joshua Eason with ALDI, Inc.

Joshua Eason with ALDI, Inc., has applied for an Alcohol License for the sale of packaged beer and wine for the ALDI grocery store located at 1390 Boone Street.

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. Project Update - James Coughlin with Camden County Joint Development Authority
2. FY 2025-2026 Budget Presentation

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. Approval of: Alcohol License for Joshua Eason with ALDI, Inc.
Joshua Eason with ALDI, Inc., has applied for an Alcohol License for the sale of packaged beer and wine for the ALDI grocery store located at 1390 Boone Street.
2. Bid Award: Purchase of two 1/2 Ton Pickup Trucks
Purchase of two new 1/2 ton Pickup Trucks for the Police Department for FY 2025-26.
Staff recommends the lowest qualified bid, Bennett CDJR, for a total cost of \$97,200.
3. Bid Award: Construction of The Lawn Driveways and Sidewalks and Lake Point Drive Intersection

Staff recommends sole bid, Swindell Construction Company, for a total cost of \$523,595
4. Bid Award Purchase of Automated Side Load Refuse Truck with Cab and Chassis

Staff recommends low bid, Sansom Equipment Company, for total cost of \$377,200.
5. Bid Award: Purchase of five Police Pursuit Vehicles

Staff recommends the lowest qualified bid, Stivers Ford South, for a total cost of \$244,860.
6. Approval of: Notice of Non-Acceptance for Fiddlers Reserve at Laurel Island Country Club and Fiddlers Cove

It is expressly the intent of this Notice of Non-Acceptance to make clear that the City of Kingsland has not accepted and does not accept the roads or property described herein, notwithstanding any language of dedication or offer of dedication contained in any plat of survey or other recorded document.
7. Approval of: Resolution 2025 - 09 and Quit Claim Deed - Accepting Property from the Camden County Public Service Authority
Acceptance of Quit Claim Deed for Lions Park and Little Catfish Creek Park.
Staff recommends approval.
8. IGA with St. Marys for Laurel Island Parkway Roundabout
Approval of Intergovernmental Agreement with the City of St. Marys for the joint design and construction of a roundabout at Laurel Island Parkway and Winding Road.
Staff recommends approval.
9. Approval of: IGA for the Use of Tier 2 SPLOST Funds for Phase I Public Infrastructure Construction of the GA/FL Sports Park
Approval of an Agreement outlining the transfer of Level 2 SPLOST funds from the County to the City of Kingsland, designating the City as the recipient and disbursing agent to support

repayment of CID-issued financing for Phase I public infrastructure improvements at the Georgia Florida Sports Park.

Staff recommends approval.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR AN ALCOHOL LICENSE

The City of Kingsland City Council will hold a public hearing on the alcohol license application for Joshua Eason with ALDI, Inc. The purpose of the license will be for the sale of packaged beer and wine for the ALDI grocery store located at 1390 Boone St.

Notice is hereby given that a public hearing on the application is scheduled for the Kingsland City Council meeting on Monday, August 25, 2025 at 6:00 p.m. in the City Council Chambers located at 107 S. Lee St. Anyone desiring to address the City Council regarding this application may do so in person.

A Copy of the application is available at the Community Planning & Development office located at 105 S. Lee St.

7/17 & 7/31



Kingsland Police Department
111 South Seaboard Street
P.O. Box 250
Kingsland, GA 31548
Phone: 912-729-8254

Fax: 912-729-8628 www.KingslandGeorgia.com

Rick Evans, Chief of Police

Jason Seaward, Deputy Chief

July 17, 2025

To: Scott Kimball:

A background investigation was conducted for the Alcohol Beverage License application submitted by Joshua W. Eason on behalf of ALDI Inc. (Georgia), ALDI #186 located at 1390 Boone Street, Kingsland, GA. 31548. The findings are as follows:

A local criminal background check was conducted for Mr. Eason on 07/16/2025. According to his criminal history, Eason had been arrested and charged by the Kingsland Police Department on 03/12/1999 for furnishing to, purchase of, or possession by persons below legal age of alcoholic beverages and a second charge of theft by shoplifting. On 05/11/1999 Eason's charges were dismissed. On 07/20/2003 the Camden County Sheriff's Office arrested Eason for driving while his license was suspended or revoked, however this charge was dismissed on 10/20/2003. On 06/06/2005, Eason was charged with simple battery by the Camden County Sheriff's Office which was nolle prossed (not prosecuted) on 02/20/2009. The Kingsland Police Department encountered Eason on 05/28/2007 and charged him with driving while license was suspended or revoked and knowingly driving a motor vehicle while license was suspended or revoked. These two traffic charges were dismissed on 09/10/2007. On 02/10/2010 the Camden County Sheriff's Office charged Eason with burglary, however the charge was dismissed on 03/08/2010. Mr. Eason has encountered the Kingsland Police Department and the Camden County Sheriff's Officer several occasions, however all of his cases were dismissed. An internet/social media search for Eason did not locate any information that would disqualify Eason from licensing.

I spoke with the three persons listed as references for this application.

On 07/17/2025, I spoke with Jimmy Keel, [REDACTED]. Keel stated he has known Eason for approximately nine years from attending school together and as friends. He described Eason as a "family man" that would do anything for anyone type of person. Keel advised he knows of no reason why Eason should not be granted this application.

On 07/21/2023, I spoke with Justin Kacher, [REDACTED]. Kacher stated he has known Eason for approximately six years from working together at Winn-Dixie. He advised Eason is a "good guy" who will do what he says he will do. He advised Eason is a person who operates strictly by the book. Kacher stated he knows of no reason why Eason should not be granted this application.

On 07/21/2025, I spoke with Austin Rickenbough, [REDACTED]. Rickenbough stated he has known Eason for approximately one year. He advised they worked together and were in the management program while working with Aldi. Rickenbough said Eason is very strict when it pertains to policy, stating Eason



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Rick Evans, Chief of Police

Jason Seaward, Deputy Chief

sees everything as "black and white". He also described Eason as being a "boy scout". Rickenbough stated he knows of no reason why Eason should not be granted this application.

Even though Joshua Eason has had several encounters with law enforcement, all of his charges had been dismissed. Based on the above information I believe Eason is qualified for this alcohol license.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Falcitelli".

Captain Dan Falcitelli
Criminal Investigations Division
Kingsland Police Department
912-729-8254



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

City Council Meeting Date: August 25, 2025

Agenda Item: Alcohol License

Summary: Joshua Eason, with ALDI, Inc. has applied for an alcohol license for ALDI grocery store located at 1390 Boone St. The purpose of the alcohol license is for the sale of packaged beer/wine. No issues were found during the background and fingerprint checks.

Zoning: C-2 (General Commercial)

Staff Recommendation: **Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.**

Scott L. Kimball

Planning & Zoning Director



License # 6097

City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548
Phone: (912) 729-5613 Fax: (912) 729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.
(An investigation fee of \$250.00 is due upon submittal.)

NOTE: *For on-premise sales and consumption of alcoholic beverages, you MUST meet the following requirements:*

- (1) Must be located within the proper zoning district;
- (2) Eating establishments:
- (3) Lounges located within hotels or motels where food is served and consumed:
Must have a seating capacity of at least 50 people;
- (4) Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail	Initial: <u> </u>	Wine Retail	Initial: <u> </u>
Packaged to Go:		Packaged to Go:	
Consumed on Premises:		Consumed on Premises:	
Complimentary Beer/Wine Consumed on Premises <u> </u>			
Intoxicating Liquor (distilled/Spiritus Liqueurs) By the Drink Consumed on Premises <u> </u>			

Type of Business (Check one): Restaurant x Retail Store Private Club
 Hotel Lounge Hotel In-Room Service Bowling Alley
 Golf Course/Club House Temporary-Daily

Seating Capacity: N/A Zoning District: C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted:
ALDI Inc. (Georgia) d/b/a ALDI #186
Address of Applicant 1597 Dry Pond Road, Jefferson, GA 30549
Phone Number: (706) 387-7700
Applicant's Date of Birth N/A S.S.N. 36-4402157 Race N/A

2. State the business name under which the business or establishment to be licensed:
ALDI Inc. (Georgia) d/b/a ALDI #186
Address: 1390 Boone Street, Kingsland, GA 31548
3. If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnership:
N/A
4. Attached a copy of partnership Agreement or Articles of Partnership to this Application. N/A
5. If Applicant is a corporation, state the following:
- (a) Shareholders' names, Social Security numbers, telephone numbers, and addresses:
Please see attached Exhibit "A"
- (b) Officers' names, Social Security numbers, telephone numbers, and addresses:
President: Please see attached Exhibit "A"
Vice President:
Secretary:
Treasurer:
6. If applicant is a corporation, attach a copy of the Articles of Incorporation: Attached
7. State the name(s), Social Security number(s), telephone number(s), and mailing address (es) of any Persons or entities, other than those named above, who have any financial interest or beneficial ownership interest in the establishment or business to be licensed:
N/A
8. State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manager the establishment or business licensed:
Joshua Wayne Eason
9. State whether or not the above-named manager(s) has ever been convicted of a crime or has been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction: No.
10. If the response to the preceding was in the affirmative, state the date, nature, and name of said revoking or suspending body or agency: N/A

11. State whether or not the applicant and/or any of the officials, entities, or persons named above have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages:

Please see attached Exhibit "B"

12. If your response to the preceding was in the affirmative, give a detailed description of such violation, including the name of the jurisdiction where the violation occurred:

Please see attached Exhibit "B"

13. State whether or not any of the individuals or entities identified above have been convicted of any crime and, if so, state a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction:

Please see attached Exhibit "B"

14. If applicant or any of the individuals or entities named above holds an alcohol beverage license from any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the licensed location for any State license or attach a copy of each such license to this application.

Please see attached Exhibit "C" for a list of related businesses of ALDI Inc. (Georgia).

15. If the location for which the license is sought has been or is now licensed, state the name of the Business or establishment and the name of the licensee:

Winn-Dixie Stores Leasing, LLC d/b/a Winn-Dixie

16. IF MY APPLICATION IS APPROVED, I CERTIFY:
(Please initial each of the following)

 JS That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.

 JS That I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.

 JS That I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.

 JS That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 600 feet of any church, school ground, college campus, any business catering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).

 JS That if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.

 JS That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.

That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaged and will not allow alcoholic beverages to be consumed on premises.

 That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

 That I have never been convicted of any felony involving moral turpitude.

 That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below. N/A

17. List three references who are not family/relatives or current or future employees:

1. Simmy Keel
Name

2. Sustin Kacher
Name

3. Austin Rickenbough
Name

18. If at current address for less than _____, please provide address:

N/A

19. Have you ever been convicted of any felony? No. If so please describe:

N/A

20. List any Alcoholic Beverages License currently held, include address and state):

Please see attached Exhibit "C" for a list of related businesses of ALDI Inc. (Georgia).

21. List any Alcoholic Beverages Licenses previously held, include address and state):

Please see attached Exhibit "C" for a list of related businesses of ALDI Inc. (Georgia).

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? Yes.

Please see attached Exhibit "D" for a list of violations of ALDI Inc. (Georgia).

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

4 I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23, (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingsland.com/government)

Sworn to and subscribed to this 24th day of June, 2025

Joshua W. Eason

Butterfly Eason
WITNES
Dimaris Santos B
NOTARY PUBLIC
(SEAL)



To be completed by City Officials

Recommendation of Planning Dir. ☒ Approve ☐ Disapprove JS Initials

Recommendation of Police Chief ☒ Approve ☐ Disapprove JS Initials

Recommendation of Building Insp. ☒ Approve ☐ Disapprove JS Initials

Date of Publication 7/17 & 7/31

Dates of Reading by Council 8/25/25

Council Voted to: ☐ Approve ☐ Disapprove Initials

Date License Issued (subject to Council Approval): When C.O. is issued

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the City. Further, signs and notices are provided. After the application is complete and all information is received by the relevant officials, a public hearing will be scheduled on the application by the council. In addition, if the proposed location is adjacent to an existing license, a sign shall be posted by the license officer on premises nearest to the proposed location.

Bid Tabulation
RFP #COK 25-2023
1/2 Ton Pickup Trucks
Tuesday, August 5, 2025

Vendor	Year	Make	Model	Cost per vehicle	Total Cost	ETA
Bennett CDJR ¹	2025	Ram	1500	\$48,600.00	\$97,200.00	10-14 Days
	2025	Ram	1500	\$48,600.00		
Stivers Ford South	2026	Ford	F-150	\$48,600.00	\$97,200.00	90-120 Days
	2026	Ford	F-150	\$48,600.00		
Krause Family Ford	2025	Ford	F-150	\$49,857.00	\$99,172.00	Immediate
	2025	Ford	F-150	\$49,315.00		
Murray Ford	2025	Ford	F-150	\$51,454.60	\$100,990.60	3 Days
	2025	Ford	F-150	\$49,536.00		
Brannen Motor Company	2025	Ford	F-150	\$50,500.00	\$101,000.00	1 Day
	2025	Ford	F-150	\$50,500.00		
Bennett Chevrolet	2026	Chevrolet	Silverado 1500	\$54,068.77	\$108,137.54	84 Days
	2026	Chevrolet	Silverado 1500	\$54,068.77		
Haddad Dodge	2025	Ram	1500	\$53,983.75	\$108,212.50	14 Days
	2025	Ram	1500	\$54,228.75		
One Nation Distribution	2024	Ford	F-150	\$57,989.00	\$115,978.00	21 Days
	2024	Ford	F-150	\$57,989.00		
American Vet Works	2025	Toyota	Tundra	\$58,347.00	\$116,694.00	90-180 Days
	2025	Toyota	Tundra	\$58,347.00		

Did not meet specifications: Carl Black of Orlando, Buster Miles Ford, Rick Hendrick Chevrolet of Buford, Serra Chevrolet Buick GMC.

Request for Proposal was advertised on City of Kingsland and GMA Websites

¹ Local vendor price match.



Bid Tabulation
The Lawn- Driveways, Sidewalks & Lake Point Dr. Intersection
RFP #COK 25-022
Tuesday August 12, 2025

Vendors	The Lawn- Driveways & Sidewalks	Lake Point Drive- Intersection	Total Cost	Estimated Time of Completion
Swindell Construction Company	\$476,595.00	\$47,000.00	\$523,595.00	180 Days



Bid Tabulation
Automated Side Load Refuse Truck with Cab and Chassis
RFP #COK 25-026
August 7, 2025

Vendors	Make/Model	Total Cost	Estimated time of Arrival
Sansom Equipment Co.	Sidewinder	\$377,200.00	5-7 Days
EZ Pack- Refuse Trucks	Vanguard	\$391,882.50	190 Days
Carolina Environmental Systems	Heil	\$399,159.00	100-115 Days

Bid Tabulation
RFP #COK 25-2025
(5) Police Pursuit Vehicles
Tuesday, August 5, 2025

Vendor	Year	Make	Model	Total Cost (per vehicle)	Total Cost	ETA
Stivers Ford South	2026	Ford	Interceptor	\$48,972.00	\$244,860.00	120 Days
Donohoo Chevrolet	2025	Chevrolet	Tahoe	\$50,000.00	\$250,000.00	10 Days
Brannen Motor Company	2025	Ford	Explorer	\$50,500.00	\$252,500.00	N/A
Bennett Chevrolet	2025	Chevrolet	Tahoe	\$51,157.60	\$255,788.00	84 Days
Carl Black of Orlando	2026	Chevrolet	Tahoe	\$54,250.00	\$271,250.00	N/A
Serra Chevrolet Buick GMC	2026	Chevrolet	Tahoe	\$54,700.00	\$273,500.00	84 Days
Brannen Motor Company	2025	Chevrolet	Tahoe	\$55,000.00	\$275,000.00	1 Day
Dale Earnhardt Jr Cheverolet	2026	Chevrolet	Tahoe	\$55,052.62	\$275,263.10	120 Days

Did not meet specifications: Buster Miles Ford
Request for Proposal was advertised on City of Kingsland and GMA Websties

PLEASE RETURN TO:

Short Commercial Title, LLC
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attn: R. Matthew Short, Esq.

NOTICE OF NON-ACCEPTANCE

This Notice of Non-Acceptance is hereby made by the City of Kingsland, a political subdivision of the State of Georgia (the “City”).

RECITALS:

A. WHEREAS, the (i) plat of subdivision entitled “Fiddler’s Reserve at Laurel Island Country Club Phase 2” recorded in Plat Book 2025, Pages 59 – 62 of the Official Records of Camden County, Georgia (the “**Official Records**”), (ii) plat of subdivision entitled “Fiddler’s Reserve @ Laurel Island Country Club, Phase 1A, Amenity Center Replat” recorded in Plat Book 2024, Page 187 of the Official Records, (iii) plat of subdivision entitled “Fiddler’s Reserve at Laurel Island Country Club Phase 1H” recorded in Plat Book 2024, Page 146 of the Official Records, and (iv) plat of subdivision entitled “Fiddler’s Cove, Phase 5 Replat” recorded in Plat Book 2025, Page 71 of the Official Records (collectively, the “**Plats**”), included a purported dedication of certain roads shown thereon (the “**Roads**”) to the City; and

B. WHEREAS, under O.C.G.A. § 44-5-230, a dedication of property for public purposes is not complete until accepted by the appropriate public authority; and

C. WHEREAS, the City has not accepted the dedication of the Roads, either expressly or by implication, and has not assumed any ownership, maintenance, or responsibility for the Roads; and

NOW, THEREFORE, the City hereby gives public notice and declares that:

1. The City has not accepted, does not accept, and does not claim any ownership interest in or responsibility for the Roads shown on the Plats.
2. The Roads remain the property of the dedicator and its successors in title, subject only to any easements or other rights of the City reflected on the Plats.
3. This Notice is recorded to clarify the public records and to avoid any implication that the City has accepted ownership or maintenance obligations with respect to the Roads.

IN WITNESS WHEREOF, the City has caused this Notice to be executed by its duly authorized representative this ____ day of _____, 2025.

The City of Kingsland, Georgia

By: _____(SEAL)
Dr. C. Grayson Day Jr., Its Mayor

Attest: _____(SEAL)
Jo Seigler-Horne, Its City Clerk

Signed, sealed, and delivered in the presence of:

Witness

Notary Public

RESOLUTION NO 2025-09

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, ACCEPTING THE CONVEYANCE OF CERTAIN REAL PROPERTY FROM THE CAMDEN COUNTY PUBLIC SERVICE AUTHORITY VIA QUIT CLAIM DEED

WHEREAS, the Camden County Public Service Authority (“Grantor”) has executed a Quit Claim Deed conveying Tract One and Tract Two, located within Camden County, Georgia, to the City of Kingsland, Georgia (“Grantee”); and

WHEREAS, the property conveyed is no longer needed by the Grantor and will benefit the public interests of the City; and

WHEREAS, the Mayor and Council of the City of Kingsland deem it in the best interest of the City to accept the property for public use and maintenance;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, AS FOLLOWS:

The City of Kingsland hereby accepts the Quit Claim Deed from the Camden County Public Service Authority conveying the property described as Tract One and Tract Two, more specifically described in the attached Exhibit “A” and “B”.

The Mayor is authorized to execute all necessary documents and take any actions necessary to effectuate the acceptance and recording of the Quit Claim Deed.

A copy of the fully executed Quit Claim Deed shall be filed with the City Clerk and recorded with the Clerk of Superior Court of Camden County, Georgia.

RESOLVED this ____ day of _____, 2025.

CITY OF KINGSLAND, GEORGIA

By: _____

Dr. C. Grayson Day, Jr., Mayor

Attest:

Jo Seigler Horne, City Clerk

Return to:

City of Kingsland
Attn: City Clerk
P.O. Box 250
Kingsland, GA 31548

**STATE OF GEORGIA
COUNTY OF CAMDEN**

QUIT CLAIM DEED

This Quit Claim Deed is made and entered into this ____ day of _____, **2025**, by and between:

Camden County Public Service Authority, a public authority created under the laws of the State of Georgia, hereinafter referred to as "Grantor," and **The City of Kingsland**, a municipal corporation chartered under the laws of the State of Georgia, hereinafter referred to as "Grantee."

WITNESSETH:

That Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed, and by these presents does hereby **QUIT CLAIM** unto Grantee all of its right, title, interest, claim and demand in and to the following described property, to wit:

TRACT ONE:

All that lot, tract or parcel of land lying and being in the 1606111 G. M. District, City of Kingsland, Camden County, Georgia more particularly described as follows:

All of that 9.303 acre tract labelled "Lions Filed Park" on that plat of survey titled "Map to Show Retracement Survey of The Lions Field & Miracle Field Sports Facilities" by AKM Surveying, Inc., certified by Jeffrey S. Foster, GRLS No. 3143, dated December 17, 2019, recorded in Plat Book 2019, page _____, Camden County, Georgia records.

TRACT TWO:

All that lot, tract or parcel of land lying and being in the 1606th G. M. District, City of Kingsland, Camden County, Georgia more particularly described as follows:

All of that 1.723 acre tract labelled "Catfish Creek Park" on that plat of survey titled "Map to Show Retracement Survey of Catfish Creek Park" by AKM Surveying, Inc., certified by Jeffrey S. Foster, GRLS No. 3143, dated December 19, 2019, recorded in Plat Book 2019, page _____, Camden County, Georgia records.

TO HAVE AND TO HOLD the said premises unto the said Grantee so that neither the said Grantor nor its successors or assigns, nor any other person or entity claiming under it, shall at any time, by any means

or ways, have, claim or demand any right or title to the aforesaid premises or any rights arising therefrom.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its duly authorized officer and its seal to be affixed hereto the day and year first above written.

GRANTOR:

Camden County Public Service Authority

By: _____

Name: _____

Title: _____

(SEAL)

Signed, sealed and delivered

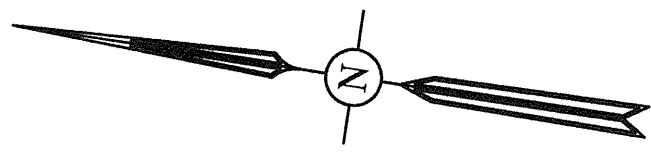
in the presence of:

Unofficial Witness

Notary Public: _____

My Commission Expires: _____

[Notary Seal]



LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF KINGSLAND, 1606th G.M.D, CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 17 (A 150 FOOT RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF NEWAY INVESTMENT, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1909, PAGE 204, PUBLIC RECORDS OF SAID COUNTY) AND RUN THENCE SOUTH 08°-40'-46" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 493.56 FEET TO A POINT; RUN THENCE SOUTH 81°-13'-11" WEST, A DISTANCE OF 151.88 FEET TO A POINT LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); RUN THENCE NORTH 08°-43'-10" WEST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 493.64 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED LANDS OF NEWAY INVESTMENT, LLC; RUN THENCE NORTH 81°-15'-00" EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 152.23 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.723 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.

MAP TO SHOW RETRACEMENT SURVEY OF
CATFISH CREEK PARK, CITY OF KINGSLAND
1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 66, PAGE 78, PUBLIC RECORDS OF SAID COUNTY)
FOR: THE CITY OF KINGSLAND

TAX PARCEL K31 06 002B
NOW OR FORMERLY LANDS OF
JAMES E. BARLOW & THOMAS J. SANDERS
(D.B. 286, PG. 134)

TAX PARCEL 082 009
NOW OR FORMERLY LANDS OF
GEORGIA POWER COMPANY
(BY TAX ASSESSORS RECORDS)
(A 150' RIGHT-OF-WAY AS REFERENCED ON SURVEY
RECORDED IN DEED BOOK 318, PAGE 213)

TAX PARCEL 095 032
NOW OR FORMERLY LANDS OF
CITY OF KINGSLAND
(BY TAX ASSESSORS RECORDS)
SEE SURVEY BY LEONARD E. HENRY
(D.B. 318, PG. 213)

U.S. HIGHWAY No. 17
(150' RIGHT-OF-WAY ~ PAVED)

POINT OF BEGINNING

SOUTHEAST CORNER OF D.B. 1909, PG. 204

TAX PARCEL K30 05 001
NOW OR FORMERLY LANDS OF
NEWAY INVESTMENT, LLC
(D.B. 1909, PG. 204)

TAX PARCEL K35 01 001
"CATFISH CREEK PARK"
±1.723 ACRES
"IMPROVEMENTS NOT LOCATED"

TAX PARCEL 095 036B
NOW OR FORMERLY LANDS OF
GRAYSON C. DAY
(BY TAX ASSESSORS RECORDS)

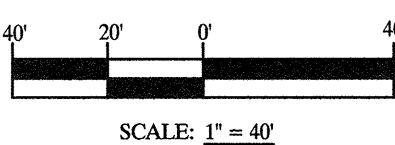
C.S.X. RAILROAD
(200' RIGHT-OF-WAY)

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S08°40'46"E FOR THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 17, ACCORDING TO SURVEY FOR ELDON MIXON BY MERLIN J. TOMBERLIN, RECORDED IN D.B. 746, PG. 472, PUBLIC RECORDS OF SAID COUNTY.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X" (UNSHADED) & "AE" (EL 7) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13039C0391G & 13039C0387G, COMMUNITY No. 130238, PANEL No. 0391 & 387, SUFFIX "G".
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 5.) NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
- 6.) SUBJECT PROPERTY IS CURRENTLY ZONED: C-2 (GENERAL DISTRICT). BUILDING SETBACKS ARE AS FOLLOWS: (AS PER CITY OF KINGSLAND ZONING MAP & REGULATIONS) MINIMUM FRONT YARD SETBACK FROM RIGHT-OF-WAY: 25 FEET; MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE OF SIMILAR USES: 7 FEET; SETBACK FROM SIDE STREET: 25 FEET; SETBACK FROM SIDE PROPERTY LINE ABUTTING EXISTING RESIDENTIAL USES: 15 FEET; MINIMUM REAR YARD SETBACK FROM PROPERTY LINE OF SIMILAR USES: 7 FEET; SETBACK FROM REAR PROPERTY LINES ABUTTING RESIDENTIAL USES: 15 FEET.

REFERENCES:

- A.) D.B. 66, PG. 78.
B.) D.B. 1909, PG. 204.
C.) SURVEY FOR ELDON MIXON BY MERLIN J. TOMBERLIN, D.B. 746, PG. 472.
D.) SURVEY FOR THE CITY OF KINGSLAND BY LEONARD E. HENRY, D.B. 318, PG. 213.



DWN. BY: M.C. CKD. BY: J.S.F.
FIELD BOOK 52, PAGE 20
SURVEY DATE: 11-20-2018

DWG. # B-2-1019-12-19

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,244 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 234,784 FEET.

EQUIPMENT USED:

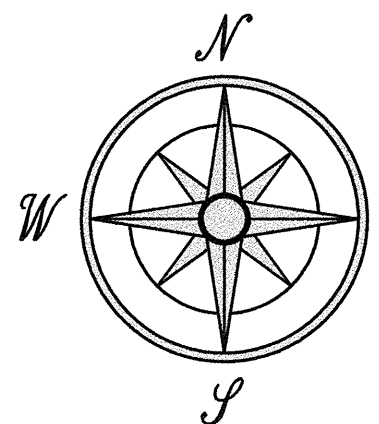
ANGULAR: TOPCON ES
LINEAR: TOPCON ES

LEGEND:

- = SET 1/2" REBAR LSF 1067
■ = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
● = FOUND REBAR OR IRON PIPE
△ = FOUND PK NAIL & WASHER
□ = TELEPHONE PEDESTAL
▣ = CABLE TV PEDESTAL
▢ = WATER METER
□ = ELECTRIC TRANSFORMER
- P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(CH) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067



PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: This plat is a retracement of an existing parcel or parcels of land and does not subdivide or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITHOUT LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

BY: Jeffrey S. Foster
JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143

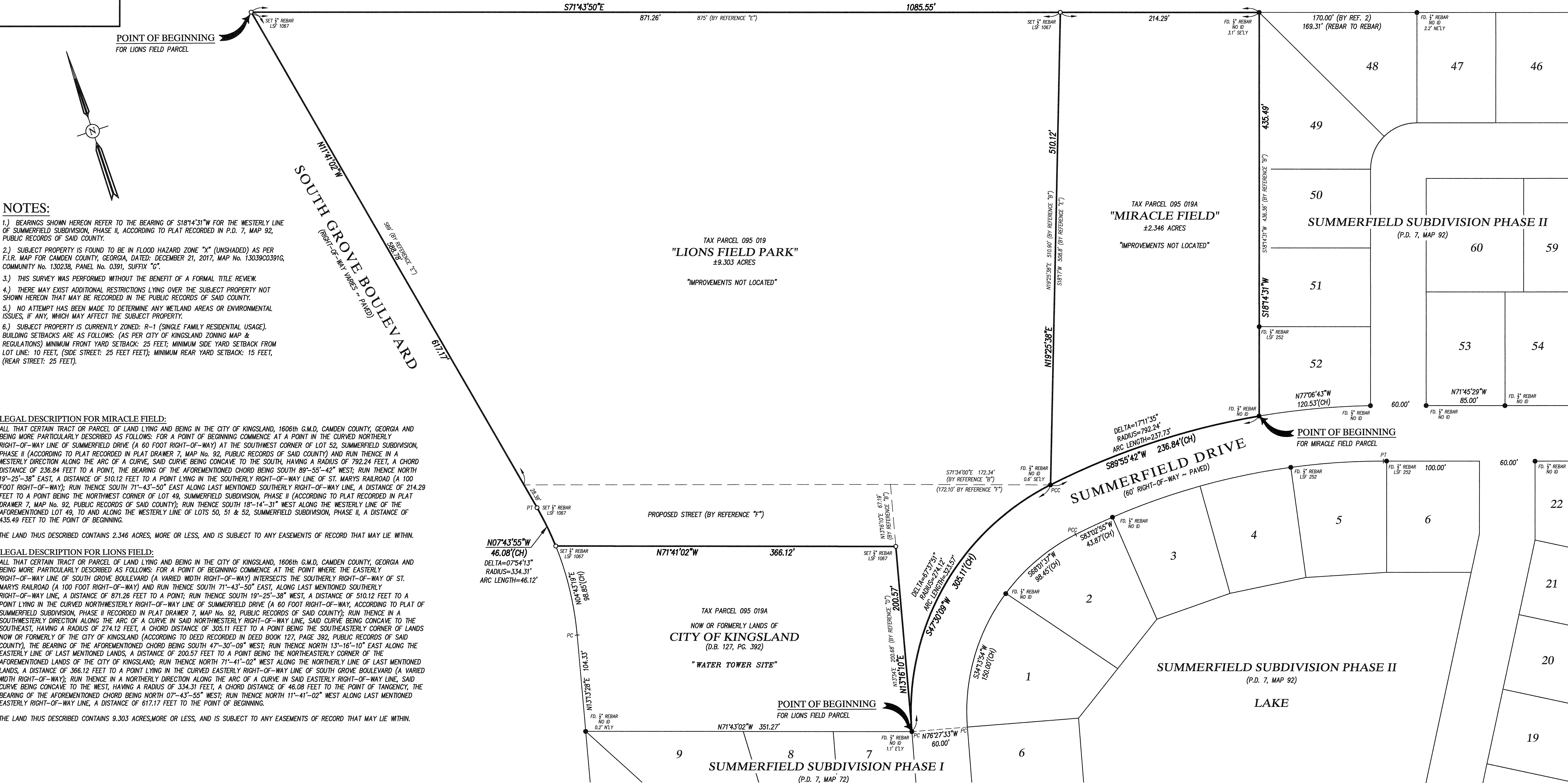
DATE: 12/19/19

RESERVED FOR RECORDING PURPOSES

MAP TO SHOW RETRACEMENT SURVEY OF
THE LIONS FIELD & MIRACLE FIELD SPORTS FACILITIES,
CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(BEING A PORTION OF LANDS DESCRIBED IN DEEDS RECORDED IN D.B. 143, PG. 101 & D.B. 408, PG. 649, PUBLIC RECORDS OF SAID COUNTY)

FOR: THE CITY OF KINGSLAND

ST. MARYS RAILROAD
(100' RIGHT-OF-WAY)



- NOTES:**
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S18°14'31\"W FOR THE WESTERLY LINE OF SUMMERFIELD SUBDIVISION, PHASE II, ACCORDING TO PLAT RECORDED IN P.D. 7, MAP 92, PUBLIC RECORDS OF SAID COUNTY.
 - 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13039C0391G, COMMUNITY No. 130238, PANEL No. 0391, SUFFIX "G".
 - 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
 - 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 5.) NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
 - 6.) SUBJECT PROPERTY IS CURRENTLY ZONED: R-1 (SINGLE FAMILY RESIDENTIAL USAGE). BUILDING SETBACKS ARE AS FOLLOWS: (AS PER CITY OF KINGSLAND ZONING MAP & REGULATIONS) MINIMUM FRONT YARD SETBACK: 25 FEET; MINIMUM SIDE YARD SETBACK FROM LOT LINE: 10 FEET, (SIDE STREET: 25 FEET FEET); MINIMUM REAR YARD SETBACK: 15 FEET, (REAR STREET: 25 FEET).

LEGAL DESCRIPTION FOR MIRACLE FIELD:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF KINGSLAND, 1606th G.M.D, CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT IN THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF SUMMERFIELD DRIVE (A 60 FOOT RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF LOT 52, SUMMERFIELD SUBDIVISION, PHASE II (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 7, MAP No. 92, PUBLIC RECORDS OF SAID COUNTY) AND RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 792.24 FEET, A CHORD DISTANCE OF 236.84 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 89°-55'-42" WEST; RUN THENCE NORTH 19°-25'-38" EAST, A DISTANCE OF 510.12 FEET TO A POINT LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ST. MARYS RAILROAD (A 100 FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 71°-43'-50" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 214.29 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 49, SUMMERFIELD SUBDIVISION, PHASE II (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 7, MAP No. 92, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 18°-14'-31" WEST ALONG THE WESTERLY LINE OF THE AFOREMENTIONED LOT 49, TO AND ALONG THE WESTERLY LINE OF LOTS 50, 51 & 52, SUMMERFIELD SUBDIVISION, PHASE II, A DISTANCE OF 435.49 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.346 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.

LEGAL DESCRIPTION FOR LIONS FIELD:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF KINGSLAND, 1606th G.M.D, CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH GROVE BOULEVARD (A VARIED WIDTH RIGHT-OF-WAY) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY OF ST. MARYS RAILROAD (A 100 FOOT RIGHT-OF-WAY) AND RUN THENCE SOUTH 71°-43'-50" EAST, ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 871.28 FEET TO A POINT; RUN THENCE SOUTH 19°-25'-38" WEST, A DISTANCE OF 510.12 FEET TO A POINT LYING IN THE CURVED NORTHWESTERLY RIGHT-OF-WAY LINE OF SUMMERFIELD DRIVE (A 60 FOOT RIGHT-OF-WAY, ACCORDING TO PLAT OF SUMMERFIELD SUBDIVISION, PHASE II RECORDED IN PLAT DRAWER 7, MAP No. 92, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 274.12 FEET, A CHORD DISTANCE OF 305.11 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF THE CITY OF KINGSLAND (ACCORDING TO DEED RECORDED IN DEED BOOK 127, PAGE 392, PUBLIC RECORDS OF SAID COUNTY), THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 47°-30'-09" WEST; RUN THENCE NORTH 13°-16'-10" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 200.57 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED LANDS OF THE CITY OF KINGSLAND; RUN THENCE NORTH 71°-41'-02" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 366.12 FEET TO A POINT LYING IN THE CURVED EASTERLY RIGHT-OF-WAY LINE OF SOUTH GROVE BOULEVARD (A VARIED WIDTH RIGHT-OF-WAY); RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 334.31 FEET, A CHORD DISTANCE OF 46.08 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 07°-43'-55" WEST; RUN THENCE NORTH 11°-41'-02" WEST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 617.17 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 9.303 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.

REFERENCES:

- A.) D.B. 408, PG. 649.
B.) PLAT OF SUMMERFIELD SUBDIVISION PHASE II, P.D. 7, MAP No. 92.
C.) PLAT OF SUMMERFIELD SUBDIVISION PHASE I, P.D. 7, MAP No. 72.
D.) D.B. 127, PG. 392.
E.) D.B. 143, PG. 101-104.
F.) PLAT OF WATER TOWER SITE, P.B. 6, PG. 69.

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,091 FEET AND AN ANGULAR ERROR OF 06 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 272,564 FEET.

EQUIPMENT USED:

ANGULAR: TOPCON ES
LINEAR: TOPCON ES

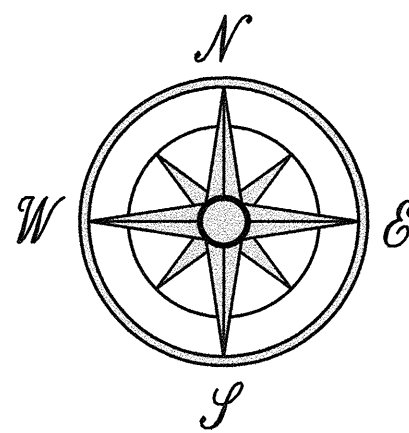
LEGEND:

- = SET 1/2" REBAR LSF 1067
■ = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
● = FOUND REBAR OR IRON PIPE
△ = FOUND PK NAIL & WASHER
□ = TELEPHONE PEDESTAL
▣ = CABLE TV PEDESTAL
⊞ = WATER METER
⊞ = ELECTRIC TRANSFORMER

P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(CH) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PCC = POINT OF COMPOUND CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067



PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: This plat is a retracement of an existing parcel or parcels of land and does not subdivide or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITHOUT LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

BY: Jeffrey S. Foster DATE: 12/17/19
JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143

**INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF KINGSLAND, GEORGIA
AND
THE CITY OF ST. MARYS, GEORGIA**

THIS AGREEMENT is made and entered into this ____ day of _____, 2025, by and between the **City of Kingsland, Georgia** (“Kingsland”) and the **City of St. Marys, Georgia** (“St. Marys”), both being municipal corporations organized and existing under the laws of the State of Georgia.

RECITALS

WHEREAS, the intersection of Laurel Island Parkway and Winding Road serves as a critical transportation node for residents and visitors of both cities; and

WHEREAS, the Cities mutually agree that the construction of a roundabout at this intersection will improve traffic flow, enhance safety, and promote long-term infrastructure efficiency; and

WHEREAS, both cities desire to collaborate on the planning, design, engineering, permitting, procurement, and construction of the roundabout project (“Project”); and

WHEREAS, Kingsland has confirmed that SPLOST funds are available to support its portion of the project costs; and

WHEREAS, St. Marys has confirmed that SPLOST funds are available to support its portion of the project costs; and

WHEREAS, the Cities wish to set forth their respective roles, responsibilities, and commitments in this Intergovernmental Agreement (“Agreement”) pursuant to Article IX, Section III, Paragraph I of the Georgia Constitution, which authorizes contracts between political subdivisions for joint services and facilities;

NOW, THEREFORE, in consideration of the mutual covenants and benefits set forth herein, the parties agree as follows:

1. PURPOSE

The purpose of this Agreement is to define the terms and conditions under which Kingsland and St. Marys will jointly undertake the Project to design and construct a roundabout at the intersection of Laurel Island Parkway and Winding Road.

2. LEAD AGENCY

- 1) Kingsland shall serve as the **Lead Agency** for the Project. In this role, Kingsland will:
 - a. Manage all procurement processes in compliance with applicable laws and regulations;
 - b. Coordinate engineering, permitting, and construction activities;
 - c. Oversee project scheduling, quality control, and cost management; and
 - d. Provide regular status reports to St. Marys as described in Section 6.

3. JOINT OVERSIGHT AND PROCUREMENT APPROVAL

a. St. Marys shall have **joint oversight and approval authority** for all major phases of the Project, including:

- Selection of engineering and design consultants;
- Review and approval of final design and engineering plans;
- Review and approval of construction bid packages; and
- Selection of the construction contractor.

b. Both cities must mutually approve all procurement awards before contracts are executed.

4. FUNDING AND COST-SHARING

- a. The total Project cost shall be shared proportionally based on a mutually agreed cost allocation formula, documented in a separate funding schedule, Exhibit A.
- b. Each city shall be responsible for its portion of the costs, payable to Kingsland as Lead Agency in accordance with agreed-upon invoicing procedures.
- c. Funding sources may include SPLOST IX funds, state or federal grants, or other lawful sources as agreed by the parties.

5. SCOPE OF WORK

The Project shall include, but not be limited to:

- Coordination with State agencies;
- Preliminary engineering and design;
- Environmental review and permitting;
- Right-of-way acquisition (if required);
- Utility coordination and relocation;
- Construction of the roundabout; and

- Final inspection and project closeout.

6. COMMUNICATION AND REPORTING

- a. Kingsland shall designate a Project Manager to serve as the primary point of contact for the Project.
- b. Kingsland shall provide monthly written progress reports to St. Marys, including schedule updates, budget status, and key milestones.
- c. Joint coordination meetings shall occur at least quarterly, or more frequently as needed.

7. TERM AND TERMINATION

- a. This Agreement shall remain in effect until final completion of the Project, unless terminated earlier by mutual written agreement.
- b. In the event of termination, both cities shall remain responsible for payment of any costs incurred or committed prior to the termination date.

8. MISCELLANEOUS

- a. This Agreement constitutes the entire understanding between the parties and supersedes any prior oral or written agreements related to the Project.
- b. Any amendments to this Agreement must be made in writing and signed by authorized representatives of both cities.
- c. Nothing in this Agreement shall be construed to create a joint venture or partnership; each city remains an independent political subdivision.

9. DISPUTE RESOLUTION

In the event of a disagreement between the Cities regarding the interpretation, performance, or administration of this Agreement, the parties shall first attempt to resolve the dispute through good faith negotiations between their respective City Managers. If the dispute is not resolved within thirty (30) days, the matter shall be submitted to non-binding mediation before a mutually agreed mediator. If mediation does not resolve the dispute, either party may pursue remedies in the Superior Court of Camden County, Georgia.

10. CHANGE ORDERS AND COST OVERRUNS

- a. Any changes to the approved Project scope, schedule, or budget shall require written approval by both Cities prior to implementation.
- b. If the Project cost exceeds the total amount set forth in Exhibit A by more than ten percent (10%), the Cities must obtain approval from their respective City Councils before committing to additional expenditures.
- c. All approved change orders shall specify the revised cost allocation and funding sources.

11. INSURANCE AND LIABILITY

- a. All contractors engaged on the Project shall maintain insurance coverage, including but not limited to general liability, automobile liability, workers' compensation, and builder's risk, in amounts acceptable to both Cities and naming both Cities as additional insureds.
- b. The Lead Agency shall require all contractors to indemnify, defend, and hold harmless both Cities, their officials, employees, and agents from and against any and all claims, damages, losses, and expenses arising out of the performance of the Project.

12. PUBLIC COMMUNICATIONS

The Cities shall coordinate on all public announcements, press releases, and traffic advisories relating to the Project. The Lead Agency shall prepare draft communications, which must be reviewed and approved by both Cities prior to release.

13. REGULATORY COMPLIANCE

The Project shall be designed, permitted, and constructed in compliance with all applicable federal, state, and local laws, including but not limited to Georgia Department of Transportation (GDOT) design standards and permitting requirements.

15. FORCE MAJEURE

Neither City shall be deemed in default of this Agreement to the extent that performance of its obligations is delayed or prevented by causes beyond its reasonable control, including but not limited to acts of God, severe weather, natural disasters, labor disputes, or material shortages. The affected party shall promptly notify the other in writing of the cause and anticipated duration of the delay.

Signature page follows

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officials as of the date first written above.

CITY OF KINGSLAND, GEORGIA

By: _____

Dr. C. Grayson Day, Jr., Mayor

Attest: _____

City Clerk

Date: _____

CITY OF ST. MARYS, GEORGIA

By: _____

Gregory Lockhart, Mayor

Attest: _____

City Clerk

Date: _____

EXHIBIT A

PROJECT SCOPE, FUNDING SPLIT, AND PROJECTED SCHEDULE

Joint Roundabout Project – Laurel Island Parkway & Winding Road

1. PROJECT SCOPE

The Project involves the planning, design, engineering, permitting, procurement, and construction of a modern dual-lane roundabout at the intersection of Laurel Island Parkway and Winding Road. The scope includes:

1. Preliminary Engineering & Design

- o Topographic survey and traffic analysis
- o Preliminary geometric layout and concept approval
- o Final design and construction documents

2. Environmental Review & Permitting

- o Environmental assessment in compliance with Georgia DOT and applicable federal requirements
- o State and local permitting (stormwater, land disturbance, etc.)

3. Right-of-Way Coordination

- o Verification of existing right-of-way limits
- o Acquisition or easements, if required

4. Utility Relocation

- o Coordination with public and private utility providers
- o Relocation and protection of utilities as needed

5. Construction

- o Site preparation and grading
- o Drainage and stormwater improvements
- o Pavement construction and markings
- o Roundabout signage and lighting installation

6. Final Inspection & Closeout

- o Punch-list completion
- o As-built documentation

- o Final acceptance by both cities

2. FUNDING SPLIT

The total cost of the Project shall be allocated between the Cities based on an **equal 50/50 split**, unless otherwise agreed in writing during the final design phase.

Estimated Project Budget *(for planning purposes)*:

Phase	Estimated Cost	Kingsland Share (50%)	St. Marys Share (50%)
Preliminary Engineering & Permitting	\$350,000	\$175,000	\$175,000
Construction	\$2,800,000	\$1,400,000	\$1,400,000
Contingency (10%)	\$315,000	\$157,500	\$157,500
TOTAL ESTIMATED COST	\$3,465,000	\$1,732,500	\$1,732,500

Funding Sources

- Kingsland: SPLOST funds and/or other eligible transportation funding sources.
- St. Marys: SPLOST funds and/or other eligible transportation funding sources.
- Additional state or federal grants may be pursued jointly; any awarded funds will proportionally reduce each city's share.

3. PROJECTED SCHEDULE

Milestone	Target Date
Council Approval of IGA & Exhibit A	September 2025
Procurement of Engineering Consultant	October 2025
Preliminary Engineering & Concept Approval	January 2026
Final Design & Permitting Complete	June 2026
Procurement of Construction Contractor	August 2026
Construction Start	September 2026
Substantial Completion	July 2027
Final Acceptance & Closeout	August 2027

NOTE: Dates are estimates and may be adjusted based on permitting timelines, funding disbursement schedules, and coordination with Georgia DOT and utility providers.

Approved by:

City of Kingsland, Georgia

By: _____

Dr. C. Grayson Day, Jr., Mayor

Date: _____

City of St. Marys, Georgia

By: _____

Gregory Lockhart, Mayor

Date: _____

INTERGOVERNMENTAL AGREEMENT

BETWEEN THE CAMDEN COUNTY BOARD OF COMMISSIONERS, THE CITY OF KINGSLAND, AND THE GEORGIA GATEWAY COMMUNITY IMPROVEMENT DISTRICT

FOR THE USE OF TIER 2 SPLOST FUNDS FOR PHASE I PUBLIC INFRASTRUCTURE CONSTRUCTION OF THE GEORGIA FLORIDA SPORTS PARK

This **INTERGOVERNMENTAL AGREEMENT** ("Agreement") is made and entered into this ____ day of _____, 2025, by and between the **Camden County Board of Commissioners**, a political subdivision of the State of Georgia (hereinafter the "County"), the **City of Kingsland**, a municipal corporation of the State of Georgia (hereinafter the "City"), and the **Georgia Gateway Community Improvement District**, a public body corporate and politic created and existing under the laws of the State of Georgia (hereinafter the "CID"). The County, City, and CID may collectively be referred to as "the Parties."

RECITALS

WHEREAS, the citizens of Camden County approved a Special Purpose Local Option Sales Tax ("SPLOST") referendum on March 18, 2025, which included funding allocations for Level 2 projects of countywide significance;

WHEREAS, the referendum included a Level 2 allocation of Ten Million Dollars (\$10,000,000.00) for infrastructure improvements within the Georgia Gateway Community Improvement District;

WHEREAS, the CID has proposed construction of Phase I public infrastructure necessary to support the development of the Georgia Florida Sports Park, a regional multi-use facility anticipated to promote tourism, economic development, and recreation throughout Camden County;

WHEREAS, the Parties agree that front-loading construction funding through financing instruments may accelerate project delivery and economic impact;

WHEREAS, the County desires to support the construction of said Phase I public infrastructure using the Level 2 SPLOST allocation, consistent with the referendum and applicable law, and to direct such funding to the City of Kingsland for administration and disbursement in support of CID-issued debt;

WHEREAS, the City agrees to act as the fiscal agent and conduit for the SPLOST funds allocated by the County for the purpose of servicing debt issued by the CID to finance eligible public infrastructure construction;

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes intergovernmental contracts for joint services and cooperation;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the County, City, and CID agree as follows:

SECTION 1 – PURPOSE

The purpose of this Agreement is to define the terms and conditions under which the County will transfer Level 2 SPLOST funds to the City of Kingsland, who will act as the recipient and disbursing agent of such funds, to support repayment of financing instruments issued by the CID for the construction of Phase I public infrastructure associated with the Georgia Florida Sports Park. Eligible infrastructure includes roads, stormwater improvements, water and sewer extensions, sidewalks, and other capital improvements as permitted by law.

SECTION 2 – PROJECT SCOPE

The Phase I public infrastructure to be funded includes, but is not limited to:

- Public access roads and turn lanes to the Georgia Florida Sports Park site;
- Water and sewer infrastructure improvements/extensions;
- Stormwater drainage systems;
- Pedestrian and multi-modal access infrastructure (e.g., sidewalks, trails);
- Lighting, signage, and utility extensions;
- Grading and site preparation for public infrastructure.

A more detailed project scope and timeline shall be attached as Exhibit A upon approval by all parties.

SECTION 3 – FUNDING TERMS

The County shall allocate and transfer Ten Million Dollars (\$10,000,000.00) in Level 2 SPLOST funds to the City of Kingsland as the designated fiscal agent for this project.

The City of Kingsland shall receive and disburse said funds solely for the purpose of repaying principal, interest, issuance costs, underwriter discounts, trustee fees, and other customary expenses associated with financing instruments issued by the CID for the Phase I infrastructure.

The CID, with coordination from the City and County, may issue revenue bonds, tax anticipation notes (TANs), or other financing instruments to front-load construction costs, provided such instruments fund only SPLOST-eligible capital infrastructure.

The CID shall provide to both the County and City:

- Certification from bond counsel confirming compliance with Georgia law and SPLOST statutes;
- A debt service schedule including repayment terms and maturity dates;
- Names and contacts for financial institutions, underwriters, or placement agents;
- Drafts of term sheets, offering documents, and/or private placement memoranda, as applicable.

The City shall administer SPLOST payments in accordance with the debt service schedule, coordinating with the CID and County as needed.

SECTION 4 – ELIGIBILITY AND COMPLIANCE

All improvements must meet capital project eligibility under O.C.G.A. § 48-8-111.

Any financing must comply with the Revenue Bond Law of Georgia (O.C.G.A. § 36-82-60 et seq.) and applicable constitutional provisions.

Financing documents shall be subject to legal review by both the County and City.

The CID shall provide executed bond documents, closing certificates, bond counsel opinions, and final amortization schedules to both the City and County.

SECTION 5 – REPORTING AND AUDIT

The CID shall submit an Annual Debt Service Report to the City and County by July 31 each year, including:

- Amount of SPLOST funds applied to debt service;
- Cumulative payments made;
- Outstanding principal and interest;
- Any plans for refinancing or early repayment.

The report shall also include an itemized list of any expenditures initially paid by the contractor or CID that are proposed for reimbursement using SPLOST 9 funds, subject to prior approval by both the City and the County.

A Debt Coverage Statement shall also be provided to demonstrate that projected SPLOST revenues are expected to meet all repayment obligations.

SECTION 6 – TERM

This Agreement shall remain in effect until the earlier of:

- a) Completion and certification of the Phase I infrastructure project and disbursement of the full \$10,000,000 allocation; or
- b) Termination by mutual agreement of all parties.

SECTION 7 – TERMINATION AND RETURN OF FUNDS

All funds allocated under this Agreement must be expended by June 30, 2031. Any unexpended funds remaining after this date shall be reallocated for use in the construction or improvement of the Camden County Jail and/or Public Safety Complex as approved in the SPLOST Referendum.

If any funds are misused or expended on ineligible purposes, the CID shall reimburse such amounts to the City, and the City shall return them to the County.

In the event of early repayment or refinancing of the associated debt, any SPLOST funds no longer required for debt service shall be either redirected to the Camden County Jail and/or Public Safety Complex project, as authorized by the March 18, 2025 referendum, or returned to Camden County, at the County's discretion.

This Agreement may be terminated with 90 days' written notice if any party materially breaches its obligations and fails to cure such breach within 30 days of notice.

SECTION 8 – GENERAL PROVISIONS

Coordination: The CID shall facilitate coordination with financial institutions and provide access to pre-closing meetings upon request.

Disclosure: The CID shall disclose the use of SPLOST funds in all financing documents and include appropriate references to this Agreement.

No Obligation to County or City Credit: Nothing in this Agreement shall constitute a pledge of the County's or City's full faith and credit or create an obligation to back CID-issued debt.

Dispute Resolution: Disputes shall first be addressed through good faith negotiation, followed by non-binding mediation if unresolved within 60 days.

Signature page follows

SIGNATURES

IN WITNESS WHEREOF, the undersigned have executed this Intergovernmental Agreement under seal, effective as of the date first written above.

CAMDEN COUNTY BOARD OF COMMISSIONERS

By: _____

Name:

Title: Chairman

Date: _____

CITY OF KINGSLAND

By: _____

Name:

Title: Mayor

Date: _____

GEORGIA GATEWAY COMMUNITY IMPROVEMENT DISTRICT

By: _____

Name:

Title: Chair, Board of Directors

Date: _____

Detailed Project Scope, Timeline, Budget, and Public Infrastructure Description for Phase I of the Georgia
Florida Sports Park