



**CITY OF KINGSLAND, GEORGIA  
CITY COUNCIL  
AGENDA • OCTOBER 14, 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 John Kormalos, owner of Karv Bistro LLC.

John Kormalos, owner of Karv Bistro, LLC, has applied for an alcohol license for the sale of beer and wine by the drink to be consumed on the premises. The business is located at 102 Marsh Harbour Drive, Suite 100.

**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. RECOGNITION**

**VII. GRANTING AUDIENCE TO THE PUBLIC**

**VIII. OLD BUSINESS**

**IX. PLANNING AND ZONING**

1. Home Occupation - 113 Oleander Drive - Parcel 107 005D003

Dustin Conway has applied for a Home Occupation Permit for a printing business known as "Joyful Impressions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-3.

**Planning Commission recommends approval.**

2. Final Plat - Laurel Preserve Phase 1A

Ron Sawyer with Sawdawg, LLC has submitted a Final Plat application for Laurel Preserve Phase 1A consisting of 18 single family lots on approximately 4.5 acres. The plat was originally part of the Fairways Edge Phase 2 Final Plat. However, due to tax purposes the applicant will now final plat the development in smaller phases with the new name of Laurel Preserve. This plat will include Birdie Drive and part of Spyglass. Zoning is PD/R-1.

**Planning Commission recommends approval.**

**3. Settlers Hammock Phase 4 - ROW Acceptance**

Ashley Durrance with LSSD Settlers Hammock, LLC has submitted a Quit-Claim deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Daniel Trent Way and Pioneer Way. The one-year warranty period ended in May 2025. An inspection of the infrastructure was completed by the Planning Department and Public Works on August 7, 2025, and no issues were found. All the infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. Zoning is PD/R-1.

**Planning Commission recommends approval.**

**X. NEW BUSINESS**

**1. Approval of: Alcohol License for John Kormalos, owner of Karv Bistro LLC.**

John Kormalos, owner of Karv Bistro, LLC, has applied for an alcohol license for the sale of beer and wine by the drink to be consumed on the premises. The business is located at 102 Marsh Harbour Drive, Suite 100.

**2. Approval of: Agreement Between the City of Kingsland and the Camden County Chamber of Commerce For Business & Economic Development Services and Approving Resolution.**

The Agreement between the City of Kingsland and the Camden County Chamber of Commerce establishes a formal partnership for the provision of business and economic development services, community and tourism event coordination, and marketing and promotional activities benefiting the City.

**Staff recommends approval.**

**3. Approval of: Resolution 2025-13 - Senior Citizen Homestead Exemption Amendment; Councilman Blount**

Discussion and Approval on Reducing the Minimum Age Requirement for the Senior Homestead Exemption from 65 to 62

**4. Bid Award: Disaster Debris Removal Services**

**Based on scoring matrix, staff recommends T.F.R. Enterprises, Inc.**

**5. Bid Award: Purchase of Curbside Collection Carts for Residential Trash**

**Staff recommends purchase of full load, 580 cans, for a total cost of \$34,918.38 from**

**Toter, LLC.****6. Approval of: PI No.: 0016566 Contract Item Agreement Old Still Road**

Under the terms of the Agreement, GDOT will incorporate the necessary sewer adjustment work into its roadway construction contract, with the City of Kingsland reimbursing the Department for the City's share of costs. The total pre-let estimate for the work is \$670,310.00, with GDOT contributing \$134,587.50 (25% of in-kind costs) in Utility Aid and the City of Kingsland responsible for \$535,722.50, including 75% of in-kind and 100% of betterment costs.

**Staff recommends approval.****7. Approval of: Al Gay Road Paving Change Order #1**

Field inspection found the subgrade unsuitable to support the designed pavement and heavy truck traffic. The Contractor will undercut the material and install GDOT approved lime rock graded aggregate base.

Change Order #1 from The Scruggs Company for \$126,485.39 covers this work. Roberts Civil Engineering endorses and recommends approval.

**Staff recommends approval.****8. Approval of: Purchase and Sale Conveyance Agreement for Parcel 108 050D**

A conveyance agreement between the City of Kingsland and Raydient, LLC conveying approximately 2.00 acres of land to the city for public infrastructure purposes.

**Staff recommends approval.****9. Approval of: Leads Online Upgrade "Blackhawk" Module**

The Criminal Investigations Division (CID) is requesting authorization to utilize NightHawk, a digital data analytics platform that collects and analyzes phone records, social media activity, vehicle data, and other digital sources. The system will assist investigators in compiling and presenting comprehensive digital evidence to support ongoing and future cases.

**Staff recommends approval.****10. Approval of: Ordinance 2025-16 - Zoning Ordinance Amendment**

This zoning ordinance amendment will limit the number of ground banner signs per parcel in the C-2 and C-4 Zoning Districts.

**Staff recommends approval.****XI. MAYOR AND COUNCIL ANNOUNCEMENT****XII. 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:** October 6, 2025

**City Council Meeting Date:** October 14, 2025

**Agenda Item:** Home Occupation- 113 Oleander Drive. - Parcel # 107005D003

### **Summary:**

Dustin Conway has applied for a home occupation permit for a printing business known as "Joyful Impressions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

**Zoning:** PD/R-3

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff recommends approval

Scott L. Kimball  
Planning & Zoning Director



October Agents

240149

**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 Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.*

APPLICANT: Dustin Conway PHONE: 912-206-7200  
ADDRESS: 113 Oleander Drive, Kingsland, GA 31548  
FAX: N/A E-MAIL: joyful.impressions.llc@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.)
- (☒) **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: Joyful Impressions, LLC  
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 113 Oleander Dr, Kingsland, GA  
TAX MAP & PARCEL NUMBER: 107 005D003 ZONING: R/B3 - Residential  
OWNER OF SITE, IF NOT APPLICANT: Lakewood Val LLC  
ADDRESS: 4706 18th Ave  
CITY: Brooklyn STATE: NY ZIP: 11204

**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: Dustin Conway DATE: 8/20/2025



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

1. DATE COMPLETE APPLICATION FILED: 8/20/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/20/25
3. DATE PERMIT FEE PAID: 8/20/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:  
( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/6/25  
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. CITY COUNCIL ACTION:  
( ) APPROVED ( ) DENIED  
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 10/13/25  
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 10/14/25

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

8/20/25  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE



**CITY OF KINGSLAND**  
**AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Dustin Conway

ADDRESS: 113 Oleander Dr

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (912) 206-7200 FAX: ( ) E-MAIL: joyful.impressions.llc@gmail.com

PROPOSED BUSINESS: Joyful Impressions, LLC LOCATION: Home

TAX PARCEL: 107 0052003 ZONING: PD R3

*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: 200 Business area sq. ft. 1220 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.**

Dustin Conway  
 SIGNATURE OF APPLICANT

8/20/2025  
 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





Overview



Legend

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

|                 |             |                  |                    |  |  |  |
|-----------------|-------------|------------------|--------------------|--|--|--|
| Parcel ID       | 107 005D003 | Owner            | LAKEWOOD VAL LLC   |  |  |  |
| Class Code      | Commercial  |                  | 4706 18TH AVENUE   |  |  |  |
| Taxing District | KINGSLAND   |                  | BROOKLYN, NY 11204 |  |  |  |
|                 | KINGSLAND   | Physical Address | OLEANDER DR        |  |  |  |
| Acres           | 16.43       | Assessed Value   | Value \$6358440    |  |  |  |

(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.

Address numbers are for reference only. All addresses should be checked through Camden County Department of Planning and Development.

Date created: 9/10/2025

Last Data Uploaded: 9/9/2025 7:32:20 PM

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:** October 6, 2025

**City Council Meeting Date:** October 14, 2025

**Agenda Item:** Final Plat

**Summary:** Ron Sawyer with Sawdawg, LLC has submitted a final plat application for Laurel Preserve Phase 1A. consisting of 18 single family lots on approx. 4.5 acres. The plat was originally part of the Fairways Edge Phase 2 Final Plat. However due to tax purposes the applicant will now final plat the development in smaller phases with the new name of Laurel Preserve. This plat will include Birdie Drive and part of Spyglass.

**Zoning:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

# APPLICATION FOR FINAL 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:

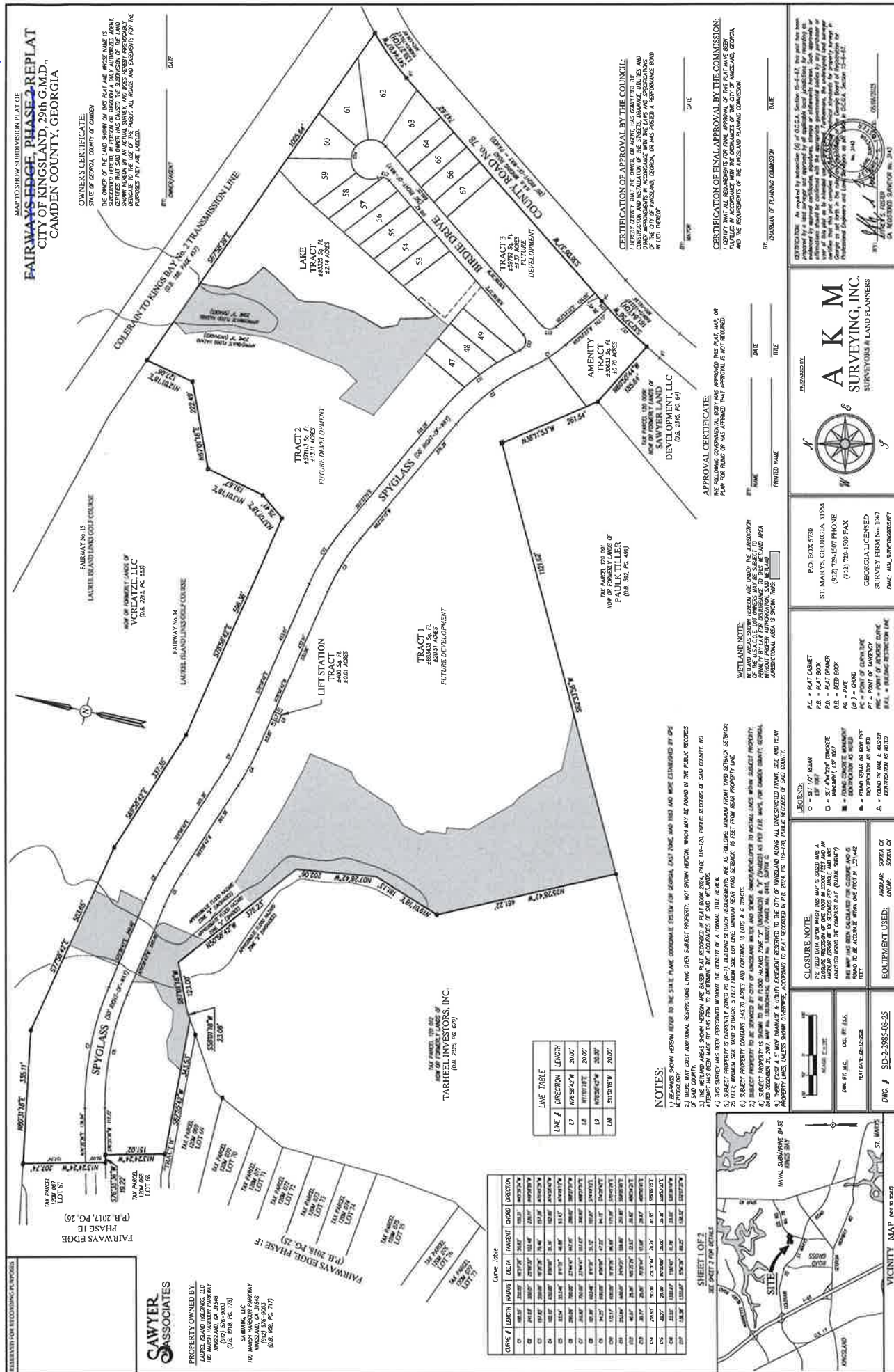
- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved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

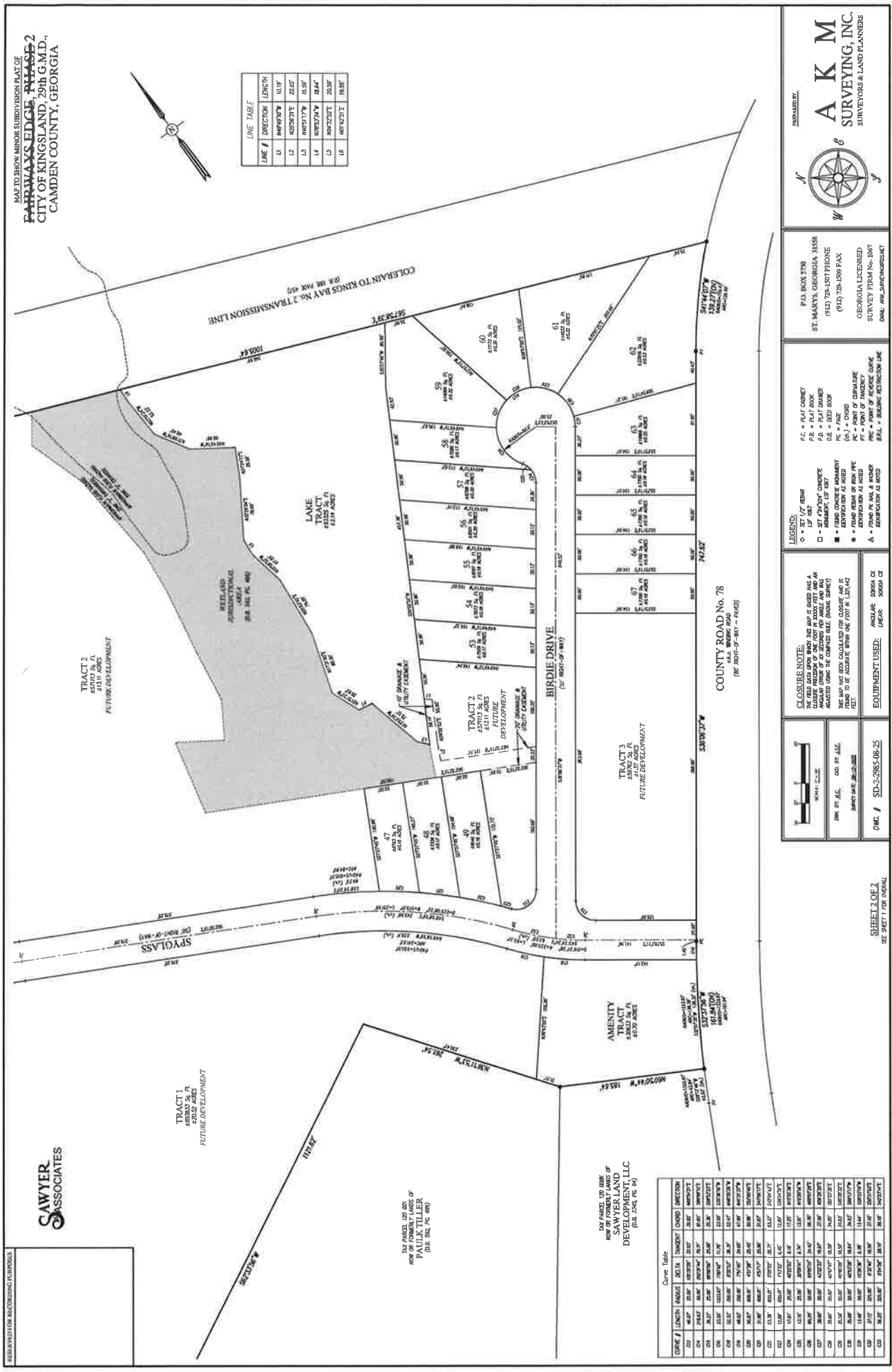
## Part B — Applicant Only *laurel island Holdings, LLC &*

1. Your Name: *Sawdawg, LLC* Phone: *912-882-7725*  
Address: *100 Marsh Harbour Parkway Kingsland, GA 31548*
2. Owner, if not same:  
Name: *N/A*  
Address: *N/A*
3. What is your interest if you are not the owner?  
*N/A*
4. Name of proposed subdivision: *Laurel Preserve, Phase 1, Section A*
5. Location of subdivision: Neighborhood: *Fairways Edge*  
Street: *Spyglass & Birdie Dr.*  
Parcel Number: *120R (Various)* Lot Number: \_\_\_\_\_
6. Present zoning: *PD (R-1)*
7. Number of proposed lots: *18 lots & 6 Tracts*
8. Area of proposed subdivision: *45.70 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.
  - Final Plat (Original and 9 copies)
  - Vicinity Map
  - Proof of ownership
10. Signed: *William Saw* Date: *9-8-25*

## Part C - Planning Official Only

1. Date application was filed: *9/8/25*
  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 Final Plat and application complete? ☒ Yes ☐ No
  5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
  6. Date final plat reviewed by Planning Commission: *10/6/25*  
( ) Approved ( ) Disapproved
- Conditions of approval or reasons for disapproval: \_\_\_\_\_





MAP TO SHOW MINOR SUBDIVISION PLAT OF  
**FARMWAXS EDGE, PHASE 2**  
CITY OF KINGSLAND, 29th G.M.D.,  
CAMDEN COUNTY, GEORGIA

**CAWYER ASSOCIATES**

TRACT 1  
43830.53 S. R.  
23.52 ACRES  
FUTURE DEVELOPMENT

TRACT 2  
43111 ACRES  
FUTURE DEVELOPMENT

| LINE TABLE |                 |        |
|------------|-----------------|--------|
| LINE #     | DIRECTION       | LENGTH |
| 1          | N 89° 45' 00" W | 10.15' |
| 2          | N 89° 45' 00" W | 22.85' |
| 3          | N 89° 45' 00" W | 15.58' |
| 4          | N 89° 45' 00" W | 18.64' |
| 5          | N 89° 45' 00" W | 20.59' |
| 6          | N 89° 45' 00" W | 18.85' |

THE PARCELS SHOWN  
HEREIN ARE THE  
PROPERTY OF  
PAUL TILLER  
(SEE SEE PLAT 438)

THE PARCELS SHOWN  
HEREIN ARE THE  
PROPERTY OF  
SAWYER LAND  
DEVELOPMENT, LLC  
(SEE SEE PLAT 438)

| Curve Table |        |        |                 |
|-------------|--------|--------|-----------------|
| CURVE #     | LENGTH | CHORD  | CHORD BEARING   |
| 1           | 10.15' | 10.15' | N 89° 45' 00" W |
| 2           | 22.85' | 22.85' | N 89° 45' 00" W |
| 3           | 15.58' | 15.58' | N 89° 45' 00" W |
| 4           | 18.64' | 18.64' | N 89° 45' 00" W |
| 5           | 20.59' | 20.59' | N 89° 45' 00" W |
| 6           | 18.85' | 18.85' | N 89° 45' 00" W |

PREPARED BY  
**A K M**  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS



P.O. BOX 2790  
ST. MARTIN, GEORGIA 31506  
(912) 728-1501 PHONE  
(912) 728-1509 FAX  
GEORGIA LICENSED  
SURVEY FIRM No. 1067  
DUAL: REAL ESTATE BROKER

P.C. = PLAT CORNER  
P.D. = PLAT DITCH  
P.B. = PLAT BARRIER  
P.S. = PLAT SIGN  
P.C. = PLAT CORNER  
P.D. = PLAT DITCH  
P.B. = PLAT BARRIER  
P.S. = PLAT SIGN

LEGEND  
O = PLAT CORNER  
S = SET 7/4" X 7/4" CONCRETE  
B = SET 7/4" X 7/4" CONCRETE  
B = SET 7/4" X 7/4" CONCRETE  
B = SET 7/4" X 7/4" CONCRETE

CLOSURE NOTE:  
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN  
ADJUSTED LONG SHORT COMPASS ERROR (RANDOM SURVEY)  
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS  
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,201.42  
FEET.

DATE OF PLAT: 08-17-25  
DATE OF PLAT: 08-17-25  
DATE OF PLAT: 08-17-25  
DATE OF PLAT: 08-17-25

ENGINEER: SD-2-2985-08-25  
SEE SHEET FOR OVERALL

SHEET 2 OF 2  
SEE SHEET FOR OVERALL



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       | 120R 047    | Owner            | SAWDAWG LLC               | Last 2 Sales |           |        |      |
| Class Code      | Residential |                  | 100 MARSH HARBOUR PARKWAY | Date         | Net Price | Reason | Qual |
| Taxing District | KINGSLAND   |                  | KINGSLAND, GA 31548       | n/a          | 0         | n/a    | n/a  |
|                 | KINGSLAND   | Physical Address | SPYGLASS                  | n/a          | 0         | n/a    | n/a  |
| Acres           | 0.16        | Assessed Value   | Value \$5000              |              |           |        |      |

(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: 9/8/2025

Last Data Uploaded: 9/5/2025 7:32:38 PM

Developed by SCHNEIDER  
GEOSPATIAL



## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** October 6, 2025

**City Council Meeting Date:** October 14, 2025

**Agenda Item:** Settler's Hammock Phase 4– ROW Acceptance

#### Summary:

Ashley Durrance with LSSD Settlers Hammock, LLC has submitted a Quit- Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Daniel Trent Way and Pioneer Way. The one-year warranty period ended in May of 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on August 7, 2025 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report.

**Zoning:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball

Planning Director

----- [ SPACE ABOVE THIS LINE FOR RECORDING DATA ] -----

Return Recorded Document to:

Matthew C. Weiner  
636 Stephenson Ave.  
Savannah, Georgia 31405

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT CLAIM DEED

**THIS INDENTURE**, made this \_\_\_\_ day of September, 2025, between **LSSD SETTLERS HAMMOCK, LLC**, a Georgia limited liability company, party of the first part (hereunder called “Grantor”), and **CITY OF KINGSLAND**, party of the second part (hereinafter called “Grantee”) (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

**WHEREAS** that Grantor, for and in consideration of the sum of One and No/100's (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, its heirs, successors and assigns, that certain real property consisting of 50 foot right of way located in the County of Camden, State of Georgia, and identified as “Daniel Trent Way (50’ Right of Way)” and “Pioneer Way (50’ Right of Way)” on Exhibit “A” attached hereto and incorporated herein.

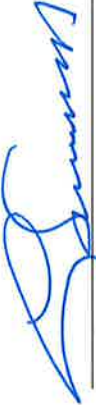
**TO HAVE AND TO HOLD** the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging, its heirs, successors and assigns, so that neither Grantor nor any person or persons claiming under Grantor shall have, claim or demand any right to the above- described property, or its appurtenances.

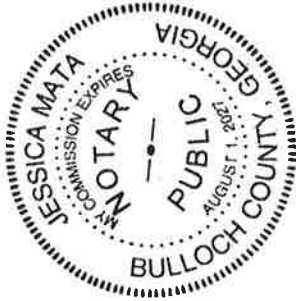
**IN WITNESS WHEREOF**, the said Grantor has hereunto executed this instrument by and through its duly authorized corporate officers, with the Corporate Seal attached hereto, on the day and year first above written.

Signed, sealed and delivered in the presence of:

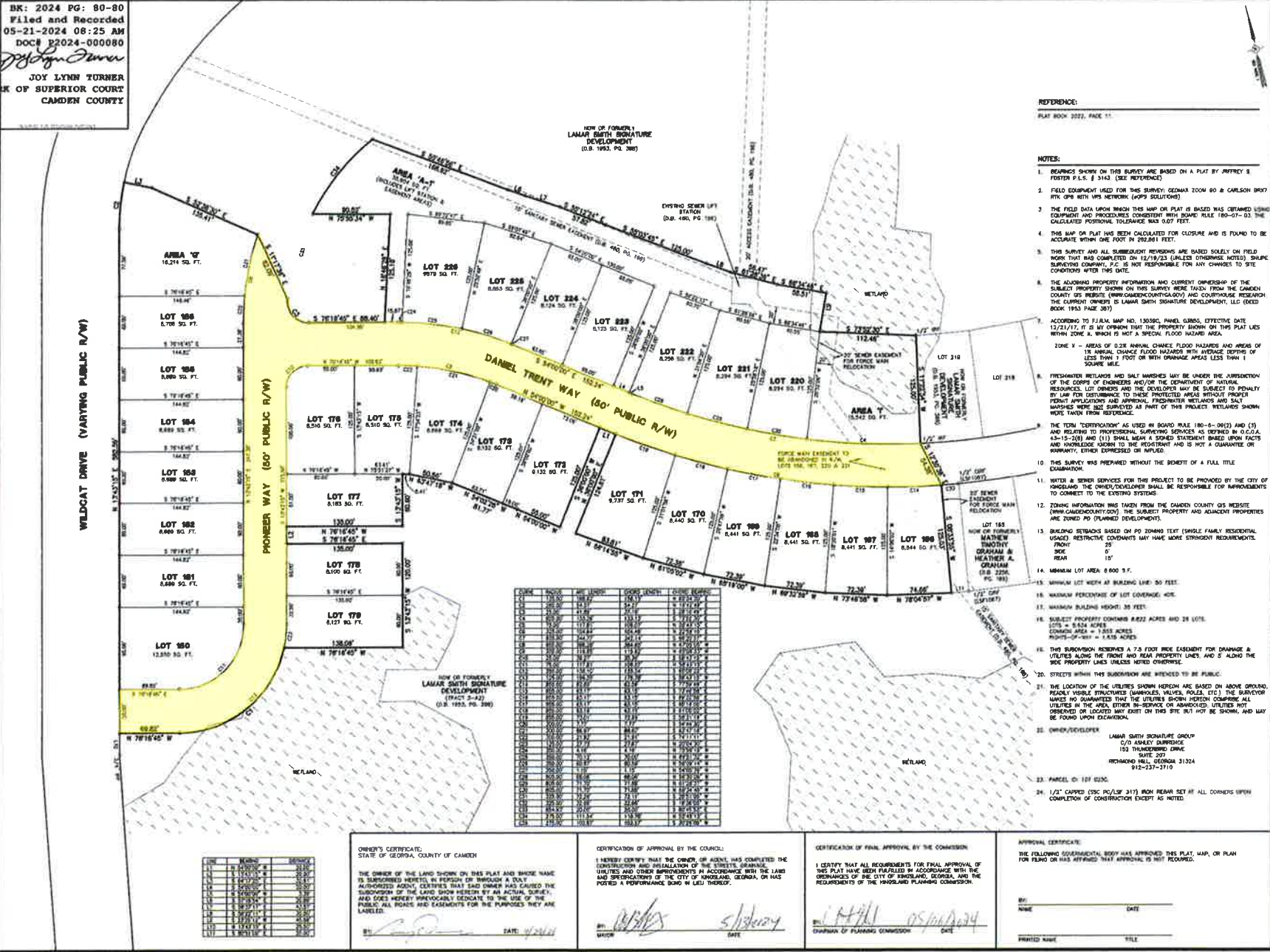
Jylen Bragg  
(Unofficial Witness)  
Jessica Mata  
(Notary Public)

LSSD SETTLERS HAMMOCK, LLC

 (Seal)  
By: Byron Lamar Smith  
Its: Manager



BK: 2024 PG: 80-80  
Filed and Recorded  
05-21-2024 08:25 AM  
DOC# P2024-000080  
JOY LYNN TURNER  
CLERK OF SUPERIOR COURT  
CAMDEN COUNTY



REFERENCE:  
PLAT BOOK 2023, PAGE 11.

- NOTES:
1. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A PLAT BY JEFFREY E. FORSTER P.L.S. # 3143 (SEE REFERENCE).
  2. FIELD EQUIPMENT USED FOR THIS SURVEY: EDMAN ZOOM 80 & CARLSON BRUI RTN GPS WITH VRS NETWORK (GPS SOLUTIONS).
  3. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH BOARD RULE 180-07-03. THE CALCULATED PORTION, HOWEVER, WAS NOT FIELD.
  4. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 252,801 FEET.
  5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 12/19/23 (UNLESS OTHERWISE NOTED). SHAPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
  6. THE ADJACENT PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CAMDEN COUNTY GIS WEBSITE (WWW.CAMDENCOUNTYGA.GOV) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS LAMAR SMITH SIGNATURE DEVELOPMENT, LLC (DEED BOOK 1943 PAGE 387).
  7. ACCORDING TO FLA.M. MAP NO. 13038C, PANEL QUNO, EFFECTIVE DATE 12/21/17, IT IS AN OROGRAPH THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE A, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
  8. ZONE A - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS LESS THAN 1 SQUARE MILE.
  9. FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS AND SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT. WETLANDS SHOWN WERE TAKEN FROM REFERENCE.
  10. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-0-0(5) AND (1) RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. §43-15-20(8) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
  11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE.
  12. WITH A SIGNED SERVICES FOR THIS PROJECT TO BE PROVIDED BY THE CITY OF KENNESAW, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEM.
  13. ZONING INFORMATION HAS BEEN TAKEN FROM THE CAMDEN COUNTY GIS WEBSITE (WWW.CAMDENCOUNTYGA.GOV). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED PD (PLANNED DEVELOPMENT).
  14. BUILDING SETBACKS BASED ON PD ZONING TEXT (SINGLE FAMILY RESIDENTIAL) UNLESS RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.  
FRONT: 20'  
SIDE: 5'  
REAR: 10'
  15. MINIMUM LOT AREA: 8,000 S.F.
  16. MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET.
  17. MAXIMUM PERCENTAGE OF LOT COVERAGE: 40%.
  18. MAXIMUM BUILDING HEIGHT: 35 FEET.
  19. SUBJECT PROPERTY CONTAINS 8.222 ACRES AND 28 LOTS.  
LOTS = 8.222 ACRES  
CONSIDERED AREA = 1.955 ACRES  
POINTS-OF-INTEREST = 1.615 ACRES
  20. THIS SURVEYOR RESERVES A 7.5 FOOT WIDE EASEMENT FOR DRAINAGE & UTILITIES ALONG THE FRONT AND REAR PROPERTY LINES AND 5' ALONG THE SIDE PROPERTY LINES UNLESS NOTED OTHERWISE.
  21. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
  22. THE LOCATION OF THE UTILITIES SHOWN HEREIN ARE BASED ON ABOVE GROUND, REARLY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREIN COMPREHEND ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
  23. OWNER/DEVELOPER: LAMAR SMITH SIGNATURE GROUP  
C/O ASHLEY BURNETTE  
100 THUNDERBOLT DRIVE  
SUITE 207  
ROCKHAWK HILL, GEORGIA 31324  
912-337-3710
  24. PARCEL ID: 101 0230.
  25. 1/2" CAPPER (50% PC/50% 31") MON REBAR SET #1 ALL CORNERS UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED.

VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHAPE SURVEYING COMPANY. NO REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHAPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD OR OTHERWISE, IN THIS DOCUMENT ARE NOT PERMITTED.

SW: BORN REBAR FOUND  
ORF: CAPTER BORN REBAR FOUND (L51007)  
UT: MON PIPE FOUND  
W: WETLAND

SURVEYOR'S RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO WHETHER USE OF ANY PARTS THEREOF. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLETES WITH THE SURVEILANCE STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REDEVELOPMENT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-87.

SEAL OF SURVEYOR

DATE: 5/1/2024

FINAL PLAT OF:

SETTLER'S HAMMOCK, PHASE 4

1000TH G.M.D., CAMDEN COUNTY, GEORGIA

PREPARED FOR: LNU BATTLES HAMMOCK, LLC

SHAPE SURVEYING COMPANY, P.C.  
3837 CARLSON HIGHWAY  
IRVINGVILLE, GA 31525  
912-285-0862

CERTIFICATE OF AUTHORIZATION: 00001

SCALE: 1" = 80'

FILE: 20241207

DRAWING DATE: 5/2/2024

DRAWN BY: JLM/MS

CHECKED BY: JLM

SHEET 1 OF 1

**EXHIBIT “A”**

[see attached]

RESOLUTION ACCEPTING PROPERTY

Whereas, the City of Kingsland has previously approved the subdivision plan of:

Settler's Hammock, Phase 4 Subdivision, as shown on that plat of survey prepared by Jeffery S. Foster Registered Surveyor No. 3143, dated 5/21/24, recorded in Plat Book 2024, Page 80-80, Camden County, Georgia, records.

Whereas, all streets and other improvements required under ordinance of the City of Kingsland have been completed and accepted by the City of Kingsland: and

Whereas, LSSD Settlers Hammock, LLC has tendered to the City of Kingsland a Quit Claim Deed conveying the following property:

All that certain real property consisting of a 50 foot right of way located in the County of Camden, State of Georgia, and identified as "Daniel Trent Way (50' Right of Way)" and "Pioneer Way" and more fully and accurately shown and desried on that certain plat of survey prepared by GARY R. NEVILL Registered Surveyor No. 2401, dated 5/21/24, recorded in Plat Book 2024, Page 80-80, Camden County, Georgia, records.

Together with all water and sewer systems and infrastructure located therein and also together with all utility and drainage easements rights dedicated on the aforementioned subdivision plat. This conveyance shall not include any irrigation lines and wells located within the property being conveyed. Grantor hereby reserve an easement over, under and through the aforesaid property for the placement, repair, and maintenance of irrigation lines and wells.

Which deed is acceptable to the City of Kingsland:

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from LSSD Settlers Hammock, LLC to the City of Kingsland, Georgia, conveying the aforesaid street and easements within the subdivisions, dated \_\_\_\_\_, is hereby accepted by the City of Kingsland.

THIS \_\_\_\_ day of \_\_\_\_\_, 2025

City of Kingsland, Georgia

By: \_\_\_\_\_

Its Mayor

Attest: \_\_\_\_\_

Its Clerk

**CLERK’S CERTIFICATE**

I, Jean O. Seigler-Horne, the duly appointed, qualified, and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2025.

I further certify that the attached is a true and correct copy of said resolution, as adopted at that meeting, and that it remains on file and of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Kingsland this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jo Seigler



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:** October 14, 2025

**Agenda Item:** Alcohol License

**Summary:** John Kormalos, owner of Karv Bistro, LLC has applied for an alcohol license for the Karv Bistro restaurant located at 102 Marsh Harbour Drive, Suite 100. The purpose of the alcohol license is for the sale of beer/wine by the drink to be consumed on the premises. 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



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](http://www.KingslandGeorgia.com)

**Rick Evans, Chief of Police**

**Jason Seaward, Deputy Chief**

To: Scott Kimball,

September 11, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by John G Kormalos for Karv Bistro 102 Marsh Harbor Pkwy Suite 100, Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Kormalos and no criminal history was located. There is no record of Kormalos having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Kormalos did not locate any information that would disqualify Kormalos from licensing.

I spoke with the three persons listed as references on the application.

On 09/09/2025, I spoke with Jamie Foddrell, [REDACTED]. Foddrell stated that he is Kormalos' food rep, that the business has been open for approximately a year and a half and that Kormalos is a good guy just looking for a way to expand his business. Foddrell stated he knows of no reasons why Kormalos should not be granted this application.

On 09/09/2025, I spoke with Martin Turner, [REDACTED]. Turner stated Kormalos is a great guy, very community oriented and ethical. Turner stated he has eaten at Kormalos' restaurant multiple times. Turner stated he knows of no reasons why Kormalos should not be granted this application.

I attempted multiple times to contact the third reference Mike Sains, [REDACTED], and left multiple voicemails but was never contacted back.

Based on the above information I believe John G Kormalos is qualified for this alcohol license.

Respectfully,

Captain Samantha Swartz  
Criminal Investigations Division  
Office of Professional Standards  
Kingsland Police Dept.  
912-729-8624



License # 6098

## 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                                                                 |          | Wine Retail           |          |
| Packaged to Go:                                                                             |          | Packaged to Go:       |          |
| Consumed on Premises:                                                                       | <u>X</u> | Consumed on Premises: | <u>X</u> |
| Complimentary Beer/Wine Consumed on Premises _____                                          |          |                       |          |
| Intoxicating Liquor (distilled/Spirituuous Liquors) By the Drink Consumed on Premises _____ |          |                       |          |

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

Seating Capacity: 64 Zoning District: C2

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:

Karv Bistro LLC / John A. Karmalov  
 Address of Applicant 102 Marsh Harbour Pkwy Suite 100  
 Phone Number: 912-882-8882  
 Applicant's Date of Birth \_\_\_\_\_

2. State the business name under which the business or establishment to be licensed:

Address: Karu Bistro  
102 Marsh Harbour Pkwy Kingstons GA 31528

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.

5. If Applicant is a corporation, state the following:

- (a) Shareholders' names, Social Security numbers, telephone numbers, and addresses:

N/A

- (b) Officers' names, Social Security numbers, telephone numbers, and addresses:

President: N/A

Vice President: N/A

Secretary: N/A

Treasurer: N/A

6. If applicant is a corporation, attach a copy of the Articles of Incorporation:

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 Manger the establishment or business licensed:

N/A  
JOHN KORMALOS 1985 Holman Forest Dr. Hoschton GA

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:

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:

NO

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:

N/A

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:

NO

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.

NO N/A

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:

N/A NO

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

K 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.

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

α 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.

X 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).

X 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.

X 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.

X 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.

X 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.

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

X 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

1. Jaine Foddrell

Name Address

2. Merton Turner

Name Address

3. Pastor Mike Gaines

Name Address

18. If at current address for less than three years, list previous address:

Residential

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A

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

N/A

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? NO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

John 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.kingslandgeorgia.com](http://www.kingslandgeorgia.com))

Sworn to and subscribed to this 8<sup>th</sup> day of September, 2025

JOHN KORMALOS

[Redacted Signature]

KARV BISTROO@gmail.com

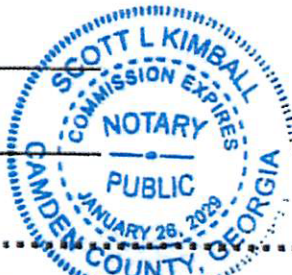
APPLICANT (s)

Natalie Mordant

WITNESS

Scott L Kimball

NOTARY PUBLIC  
(SEAL)



Karv Bistoo@gmail.com

To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve \_\_\_\_\_ Disapprove DK Initials

Recommendation of Police Chief ✓ Approve \_\_\_\_\_ Disapprove DK Initials

Recommendation of Building Insp. ✓ Approve \_\_\_\_\_ Disapprove DK Initials

Date of Publication 9/25 & 10/2/25

Dates of Reading by Council 10/14/25

Council Voted to: \_\_\_\_\_ Approve \_\_\_\_\_ Disapprove \_\_\_\_\_ Initials

Date License Issued (subject to Council Approval): 10/15/25

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 wherein legal advertisement are published. After the application is complete and all information is received by the license officer a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.

## **AGREEMENT**

Between the City of Kingsland and the Camden County Chamber of Commerce  
For Business & Economic Development Services

**THIS AGREEMENT** is entered into this \_\_\_\_ day of \_\_\_\_\_, **20**, by and between the **CITY OF KINGSLAND, GEORGIA**, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the “City”), and the **CAMDEN COUNTY CHAMBER OF COMMERCE**, a nonprofit membership organization organized and existing under the laws of the State of Georgia (hereinafter referred to as the “Chamber”). The City and the Chamber are each referred to as a “Party” and collectively as the “Parties.”

### **RECITALS**

WHEREAS, the City is authorized under O.C.G.A. § 36-34-2 and O.C.G.A. § 36-30-1 to contract and be contracted with for services that further the welfare of its citizens; and

WHEREAS, the Chamber is authorized under its charter and bylaws to promote commerce, business, workforce development, tourism, and community growth in Camden County, Georgia; and

WHEREAS, the City desires to allocate municipal funds to the Chamber to provide professional services including business and workforce development support, community and tourism event coordination, and regional marketing that benefit the City of Kingsland and its residents; and

WHEREAS, the Parties mutually find that this Agreement serves a public purpose and provides substantial benefit to the citizens of Kingsland.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties agree as follows:

### **ARTICLE I – TERM**

This Agreement shall commence on the date executed, and shall continue for a period of one (1) year, unless earlier terminated as provided herein. The Agreement may be renewed annually upon mutual written consent of the Parties and subject to budget appropriation by the City.

### **ARTICLE II – SERVICES TO BE PROVIDED**

The Chamber shall provide staffing and services equivalent to:

- **Business & Economic Development Services** – coordination of business retention, expansion, and workforce development programs.
- **Event Coordination** – organization, management, and execution of community and tourism-related events that promote the City of Kingsland and Downtown District including, but not

limited to Annual Catfish Festival, Christmas in Kingsland, Home for the Holiday Christmas Light contest.

- **Marketing & Promotion Services** – promotion of Kingsland businesses, cultural assets, and attractions through branding, advertising, public relations, and digital/social media outreach including, but not limited to Seasonal Lamppost Banners, Veterans Memorial Park Brick Orders, Annual Sponsorship Packages.
- **Board and Committee Management** - Coordinate KDDA Board meetings committee meetings (agendas, notices, minutes, financials), Coordinate KDA Board meetings committee meetings (agendas, notices, minutes, financials), Ensure Board member training compliance and provide annual authority registration updates to DCA (KDDA, KDA)
- **Marketing and Communications** - Maintain and Update Websites: DowntownKingsland.com, KingslandCatfishFestival.org; Manage social media pages: facebook.com/KingslandRoyalDistrict, facebook.com/KingslandCatfishFestival

The Chamber's Executive Director shall be responsible for carrying out the day-to-day duties described in this Agreement. The Chamber's Board of Directors shall retain the authority to approve the hiring of additional personnel, contractors, or support staff if funding is available within the approved budget or through supplemental revenue sources, grants, or fundraising activities not to include net proceeds from festival and event revenue.

### **ARTICLE III – FUNDING**

The City agrees to provide the Chamber with annual funding in the amount of \$45,805.00, appropriated from the City's general fund or other lawful source, to support the staffing and operational costs necessary to perform the functions described herein.

The City shall be responsible for the cost of certain materials and items necessary to carry out the functions under this Agreement, including but not limited to supplies, advertising, banners, bricks, Christmas lights, and other approved expenses. Such expenditures shall be made directly through the City's requisition process and shall be subject to, and in accordance with, the approved budget. Any expenditure outside of the approved budget shall require the City's prior written authorization.

Net proceeds from festival and event revenue shall continue to be allocated, as deemed appropriate and as approved by Council, to DDA-specific projects including The Lawn, Downtown Festivals and Events, and other DDA activities, provided that such allocations receive prior written approval from the City.

Disbursement of funds shall be made in accordance with the City's fiscal procedures, and the Chamber shall provide such financial reports, receipts, or invoices as reasonably required by the City.

All funding shall be subject to annual review and appropriation by the City Council. No provision of this Agreement shall be construed to obligate the City to appropriate funds beyond the term of this Agreement.

The City may, at its discretion, provide additional support staff or resources at the City's expense for special events and activities when deemed necessary.

#### **ARTICLE IV – ACCOUNTABILITY AND REPORTING**

The Chamber shall submit to the City quarterly activity and financial reports, detailing services provided, events conducted, marketing efforts, and expenditures of allocated funds.

The City shall have the right to audit or review the records of the Chamber relating to this Agreement upon reasonable notice.

The Chamber shall comply with all applicable federal, state, and local laws, including the Georgia Open Records Act (O.C.G.A. § 50-18-70 et seq.).

#### **ARTICLE V – TERM & TERMINATION**

Either Party may terminate this Agreement for cause by providing ninety (90) days written notice to the other Party, stating the reasons for termination.

Either Party may terminate this Agreement without cause by providing ninety (90) days written notice to the other Party.

Upon termination, any unexpended funds shall be returned to the City within sixty (60) days.

#### **ARTICLE VI – LEGAL COMPLIANCE**

This Agreement is entered into pursuant to and in compliance with Article IX, Section III, Paragraph I of the Georgia Constitution and O.C.G.A. § 36-34-2, authorizing municipalities to contract for services.

Nothing herein shall be construed to create a partnership or joint venture; the Chamber shall remain an independent entity.

This Agreement shall be governed by and construed under the laws of the State of Georgia. Venue for any dispute shall be in Camden County, Georgia.

#### **ARTICLE VII – MISCELLANEOUS**

**Entire Agreement** – This Agreement constitutes the entire understanding between the Parties and supersedes all prior negotiations or agreements, whether written or oral.

**Amendments** – This Agreement may be amended only by a written instrument executed by both Parties.

**Severability** – If any provision of this Agreement is determined invalid, the remaining provisions shall remain in full force and effect.

**Notices** – All notices shall be delivered in writing to the respective addresses of the Parties:

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

Camden County Chamber of Commerce  
Attn: President/CEO  
531 N Lee Street  
Kingsland, GA 31548

**SIGNATURES**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement under seal as of the day and year first written above.

CITY OF KINGSLAND, GEORGIA

By: \_\_\_\_\_

Attest: \_\_\_\_\_

City Clerk

(SEAL)

CAMDEN COUNTY CHAMBER OF COMMERCE

By: \_\_\_\_\_

Chairman, Board of Directors

Attest: \_\_\_\_\_

President/CEO

(SEAL)

**RESOLUTION OF THE CAMDEN COUNTY CHAMBER OF COMMERCE BOARD OF DIRECTORS**

WHEREAS, the Camden County Chamber of Commerce (the "Chamber") is authorized under Georgia law and its bylaws to promote commerce, workforce development, tourism, and economic growth in Camden County; and

WHEREAS, the City of Kingsland and the Chamber desire to enter into an Agreement, effective \_\_\_\_\_ 1, 20\_\_, whereby the City will allocate funds to the Chamber for the provision of business, event, and marketing services; and

WHEREAS, the City has agreed to provide annual funding for these services, and the Chamber has agreed to administer said services in compliance with the Agreement; and

WHEREAS, the Chamber Board of Directors finds it to be in the best interest of the organization and the community to approve said Agreement and to authorize additional personnel hires, as may be necessary, provided such hires are within the approved budget allocation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Camden County Chamber of Commerce that:

1. The Board hereby approves and adopts the Agreement between the City of Kingsland and the Chamber, effective \_\_\_\_\_ 1, 20\_\_, in substantially the form presented to the Board.
2. The Board hereby authorizes the Chairman of the Board to execute the Agreement on behalf of the Chamber and to take all actions necessary to carry out the intent of this Resolution.
3. The Board further authorizes the President/CEO of the Chamber to administer, supervise, and report on all activities and expenditures related to the Agreement, in accordance with state law, Board policy, and the requirements of the City of Kingsland.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20.

BOARD OF DIRECTORS

Camden County Chamber of Commerce

By: \_\_\_\_\_

Chairman

Attest: \_\_\_\_\_

Secretary

(SEAL)

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE CAMDEN COUNTY CHAMBER OF COMMERCE

WHEREAS, the Constitution of the State of Georgia, Article IX, Section III, Paragraph I, and O.C.G.A. § 36-34-2 authorize municipalities to enter into agreements for the provision of services; and

WHEREAS, the City of Kingsland desires to enhance the vitality of its business community, expand tourism opportunities, and coordinate community events and marketing; and

WHEREAS, the Camden County Chamber of Commerce is authorized by its charter to promote business, workforce development, and community growth within Camden County; and

WHEREAS, the City of Kingsland and the Chamber have negotiated an Agreement, effective \_\_\_\_\_ 1, 20\_\_, under which the City will allocate funds for the provision of business support, event coordination, and marketing services; and

WHEREAS, the City Council of the City of Kingsland finds that the execution of the Agreement will serve the public interest, promote economic growth, and improve the quality of life for Kingsland residents.

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

1. The City Council hereby approves and adopts the Agreement with the Camden County Chamber of Commerce, effective \_\_\_\_\_ 1, 20\_\_, in substantially the form presented.
2. The City Council hereby authorizes the Mayor and/or City Manager to execute the Agreement on behalf of the City and to take all actions necessary to carry out the intent of this Resolution.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20.

CITY COUNCIL OF KINGSLAND, GEORGIA

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

(SEAL)

### ARTICLE III. HOMESTEAD EXEMPTION (Amended)

#### ARTICLE III. HOMESTEAD EXEMPTION

##### Sec. 1. Grant of exemption.

(a) Senior Citizen's Homestead Exemption. Each resident of the City of Kingsland who is 62 years of age or older and who otherwise meet the qualifications and criterion specified in O.C.G.A. § 48-5-40 and O.C.G.A. 48-5-47(b) shall be entitled to a senior citizen's homestead ad valorem taxation exemption upon the terms and conditions as set forth in the afore-cited Section of the Official Code of Georgia.

The exemption provided by this act shall not exceed \$25,000.00. For purposes of this act, gross income verification and income minimums shall not be required. The value of all property in excess of such exemption granted shall remain subject to taxation.

(b) Disabled Veteran's Homestead Exemption. Pursuant to O.C.G.A. § 48-5-48 any disabled veteran meeting the definition, qualifications, and criterion set forth therein shall be entitled to the homestead exemption from municipal ad valorem taxation upon the terms, conditions, and requirements set forth in such Section of the Official Code of Georgia.

The exemption provided by this act shall not exceed \$25,000.00. For purposes of this act, any disabled veteran who was discharged under honorable conditions and qualifying for the homestead exemption shall file with the governing authority of the City of Kingsland or its designee, a copy of his DD Form 214 (discharge papers from his military records), along with a letter from the Department of Veterans Affairs, or a physician licensed to practice medicine, stating the qualifying disability. The value of all property in excess of such exemption granted shall remain subject to taxation.

(1992 Ga. Laws, page 5686; Ord. No. 2001-08, § 1, 5-14-2001)

##### Sec. 2. Application.

Exemptions granted by this act shall be automatically applied based on information received from the Camden County tax digest. Individual applications to the City of Kingsland are not required to receive the exemption.

(1992 Ga. Laws, page 5686; Ord. No. 2001-08, § 1, 5-14-2001; Ord. No. 2002-09, § 1, 8-12-2002)

##### Sec. 3. Renewals.

After any property owner has filed the proper application and has been granted the exemption provided in this act, the exemption shall be automatically renewed from year to year as long as the owner claims the residence as a homestead. It shall be the duty of any person granted the homestead exemption, to notify the governing authority of the City of Kingsland or its designee in the event the property becomes ineligible for such exemption.

(1992 Ga. Laws, page 5686; Ord. No. 2001-08, § 1, 5-14-2001)

#### Sec. 4. Status relative to other homestead exemptions.

The exemption granted by this act shall be in lieu of and not in addition to any other homestead exemption from the City of Kingsland ad valorem taxes.

(1992 Ga. Laws, page 5686)

#### Sec. 5. Date of commencement.

The exemption granted by this act shall apply to all taxable years beginning on or after January 1, 1993.

(1992 Ga. Laws, page 5686)

#### Sec. 6. Status relative to county and state taxes.

The exemption granted by this act shall not apply to or affect any county taxes for county purposes, county school district taxes for educational purposes, or state taxes.

(1992 Ga. Laws, page 5686)

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, REQUESTING THAT THE GEORGIA GENERAL ASSEMBLY, THROUGH THE CITY'S LEGISLATIVE DELEGATION, INTRODUCE AND PASS LOCAL LEGISLATION TO LOWER THE AGE REQUIREMENT FOR THE SENIOR CITIZEN HOMESTEAD EXEMPTION FROM SIXTY-FIVE (65) YEARS TO SIXTY-TWO (62) YEARS, AND TO PROVIDE FOR A REFERENDUM TO ALLOW THE VOTERS OF THE CITY OF KINGSLAND TO APPROVE SUCH CHANGE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Kingsland currently provides a senior citizen's homestead exemption for residents who are sixty-five (65) years of age or older; and

WHEREAS, the Mayor and Council find it to be in the best interest of the City and its residents to extend this exemption to residents who are sixty-two (62) years of age or older; and

WHEREAS, such amendment to the homestead exemption requires approval of the Georgia General Assembly through the introduction of local legislation and ratification by the voters in a local referendum; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Kingsland, Georgia, that the City hereby formally requests that the City's legislative delegation to the Georgia General Assembly introduce and support local legislation to amend the City's enabling legislation to lower the qualifying age for the senior citizen's homestead exemption from sixty-five (65) years to sixty-two (62) years, and to provide for submission of such amendment to the qualified voters of the City in a referendum election.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be transmitted to the City's legislative delegation to the Georgia General Assembly, including the State Representative and State Senator representing the City of Kingsland, for their consideration and action.

SO RESOLVED, this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF KINGSLAND, GEORGIA

By: \_\_\_\_\_  
Dr. C. Grayson Day, Jr., Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

City of Kingsland  
Bid Tabulation - Disaster Debris Removal Services  
RFP #COK 25 - 027  
26-Aug-25

|                                               | Unit | AFTERMATH | CERES | CROWDER<br>GULF | DRC       | EDS | GREENTREE<br>SERVICES | LOOKS GREAT<br>SERVICES | PHILLIPS | SDR       | TFR       |
|-----------------------------------------------|------|-----------|-------|-----------------|-----------|-----|-----------------------|-------------------------|----------|-----------|-----------|
| OPERATIONS SUPERVISOR                         | Hour | \$ 95.00  |       |                 |           |     |                       |                         |          |           |           |
| CREW FOREMAN                                  | Hour | \$ 95.00  |       |                 |           |     |                       |                         |          |           | \$ 70.00  |
| EQUIP OPERATOR                                | Hour | \$ 50.00  |       |                 |           |     |                       |                         |          |           |           |
| TRUCK DRIVER                                  | Hour | \$ 60.00  |       |                 |           |     |                       |                         |          |           |           |
| TRAFFIC CONTROL                               | Hour | \$ 50.00  |       |                 |           |     |                       |                         |          |           |           |
| ER ROAD CLOSURE                               | Hour |           |       |                 | \$ 445.00 |     |                       |                         |          | \$ 295.00 |           |
| LABORER WITH CHAIN SAW                        | Hour | \$ 55.00  |       |                 |           |     |                       | \$ 85.00                |          |           | \$ 60.00  |
| Chainsaw                                      | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 10.00  |
| LABORER WITH SMALL TOOLS                      | Hour | \$ 50.00  |       |                 |           |     |                       |                         |          |           | \$ 55.00  |
| CLIMBER WITH GEAR                             | Hour | \$ 95.00  |       |                 |           |     |                       |                         |          |           | \$ 90.00  |
| CLERICAL / ADMIN ASSIST                       | Hour | \$ 50.00  |       |                 |           |     |                       |                         |          |           |           |
| AIR-CURTAIN INCINERATOR-SELF CONTAIN          | Hour | \$ 105.00 |       |                 |           |     |                       |                         |          |           |           |
| TUB GRINDER                                   | Hour | \$ 500.00 |       |                 |           |     |                       |                         |          |           |           |
| WHEEL LOADER                                  | Hour | \$ 125.00 |       |                 |           |     |                       |                         |          |           |           |
| JD 544 Wheel Loader w Debris Grapple          | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 160.00 |
| JD 644 Wheel Loader w Debris Grapple          | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 170.00 |
| BUCKET TRUCK                                  | Hour | \$ 200.00 |       |                 |           |     |                       | \$ 235.00               |          |           |           |
| 40-60' BUCKET TRUCK                           | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 230.00 |
| >60' BUCKET TRUCK                             | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 245.00 |
| EXTENDED BOOM FORKLIFT                        | Hour | \$ 220.00 |       |                 |           |     |                       |                         |          |           | \$ 115.00 |
| SKID STEER LOADER                             | Hour | \$ 105.00 |       |                 |           |     |                       | \$ 175.00               |          |           |           |
| 753 Bobcat Skid Steer Loader w Debris Grapple | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 155.00 |
| 753 Bobcat Skid Steer Loader w Bucket         | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 150.00 |
| 753 Bobcat Skid Steer Loader w Street Sweeper | Hour |           |       |                 |           |     |                       |                         |          |           | \$ 145.00 |
| 30-50 HP FARM TRACTOR WITH BOX BLADE          | Hour | \$ 105.00 |       |                 |           |     |                       |                         |          |           | \$ 140.00 |
| 2-2.5 CU YD ARTICULATED LOADER WITH BUCKET    | Hour | \$ 140.00 |       |                 |           |     |                       |                         |          |           | \$ 190.00 |
| 3.0-4.0 CU YD ARTICULATED LOADER WITH BUCKET  | Hour | \$ 150.00 |       |                 |           |     |                       |                         |          |           | \$ 200.00 |
| LOG SKIDDER                                   | Hour | \$ 125.00 |       |                 |           |     |                       |                         |          |           | \$ 170.00 |
| CAT D4 DOZER                                  | Hour | \$ 145.00 |       |                 |           |     |                       |                         |          |           | \$ 100.00 |
| CAT D5 DOZER                                  | Hour | \$ 150.00 |       |                 |           |     |                       |                         |          |           | \$ 125.00 |
| CAT D6 DOZER                                  | Hour | \$ 165.00 |       |                 |           |     |                       |                         |          |           | \$ 150.00 |
| CAT D7 DOZER                                  | Hour | \$ 175.00 |       |                 |           |     |                       |                         |          |           | \$ 175.00 |
| CAT D8 DOZER                                  | Hour | \$ 185.00 |       |                 |           |     |                       |                         |          |           | \$ 215.00 |
| FRONT END LOADER                              | Hour | \$ 145.00 |       |                 |           |     |                       | \$ 195.00               |          |           |           |
| TRACKHOE WITH DEBRI GRAPPLE                   | Hour | \$ 170.00 |       |                 |           |     |                       |                         |          |           | \$ 165.00 |
| TRACKHOE WITH BUCKET & THUMB                  | Hour | \$ 170.00 |       |                 |           |     |                       |                         |          |           | \$ 170.00 |
| RUBBER TIRE BACKHOE                           | Hour | \$ 165.00 |       |                 |           |     |                       |                         |          |           | \$ 175.00 |
| BRUBBER TIRE BACKHOE WITH DEBRI GRAPPLE       | Hour | \$ 175.00 |       |                 |           |     |                       |                         |          |           |           |
| BRUBBER TIRE EXCAVATOR WITH DEBRI GRAPPLE     | Hour | \$ 220.00 |       |                 |           |     |                       |                         |          |           | \$ 170.00 |
| 210 PRENTISS KNUCKLE-BOOM WITH DEBRI GRAPPLE  | Hour | \$ 220.00 |       |                 |           |     |                       |                         |          |           | \$ 290.00 |

City of Kingsland  
Bid Tabulation - Disaster Debris Removal Services  
RFP #COK 25 - 027  
26-Aug-25

|                                         | Unit | AFTERMATH | CERES | CROWDER<br>GULF | DRC | EDS | GREENTREE<br>SERVICES | LOOKS GREAT<br>SERVICES | PHILLIPS | SDR | TFR       |
|-----------------------------------------|------|-----------|-------|-----------------|-----|-----|-----------------------|-------------------------|----------|-----|-----------|
| SELF LOADING DUMP TRUCK W DEBRI GRAPPLE | Hour |           |       |                 |     |     |                       |                         |          |     | \$ 275.00 |
| GRAPPLE TRUCK (45CY) W OPERATOR         | Hour |           |       |                 |     |     |                       | \$ 265.00               |          |     |           |
| SELF-LOADER SCRAPER (CAT 623)           | Hour | \$ 195.00 |       |                 |     |     |                       |                         |          |     | \$ 180.00 |
| HAND-FED DEBRI CHIPPER                  | Hour | \$ 195.00 |       |                 |     |     |                       |                         |          |     | \$ 165.00 |
| 30-60 TON CRANE                         | Hour | \$ 175.00 |       |                 |     |     |                       |                         |          |     |           |
| 30 TON CRANE                            | Hour |           |       |                 |     |     |                       |                         |          |     | \$ 260.00 |
| 61-90 TON CRANE                         | Hour | \$ 195.00 |       |                 |     |     |                       |                         |          |     |           |
| 50 TON CRANE                            | Hour |           |       |                 |     |     |                       |                         |          |     | \$ 320.00 |
| 100 TON CRANE (8 HR MIN)                | Hour |           |       |                 |     |     |                       |                         |          |     | \$ 450.00 |
| SERVICE TRUCK                           | Hour | \$ 50.00  |       |                 |     |     |                       |                         |          |     | \$ 120.00 |
| WATER TRUCK                             | Hour | \$ 95.00  |       |                 |     |     |                       |                         |          |     | \$ 115.00 |
| PORTABLE LIGHT PLANT                    | Hour | \$ 80.00  |       |                 |     |     |                       |                         |          |     | \$ 45.00  |
| EQUIP TRANSPORT                         | Hour | \$ 115.00 |       |                 |     |     |                       |                         |          |     |           |
| FOREMAN W PICKUP TRUCK                  | Hour |           |       |                 |     |     |                       | \$ 100.00               |          |     |           |
| PICKUP TRUCK                            | Hour | \$ 25.00  |       |                 |     |     |                       |                         |          |     | \$ 30.00  |
| SUPERINTENDENT W PICKUP TRUCK           | Hour |           |       |                 |     |     |                       | \$ 105.00               |          |     |           |
| FLATBED TRUCK                           | Hour | \$ 45.00  |       |                 |     |     |                       |                         |          |     | \$ 45.00  |
| LOW-BOY TRACTOR TRAILER FOR EQUIP TRANS | Hour | \$ 115.00 |       |                 |     |     |                       |                         |          |     | \$ 120.00 |
| TRAILER (40CY)                          | Hour | \$ 30.00  |       |                 |     |     |                       |                         |          |     |           |
| TEMP OFFICE TRAILER                     | Hour |           |       |                 |     |     |                       |                         |          |     | \$ 160.00 |
| MOBILE COMMAND & COMM TRAILER           | Hour |           |       |                 |     |     |                       |                         |          |     | \$ 125.00 |
| WATER TRUCK                             | Hour | \$ 95.00  |       |                 |     |     |                       |                         |          |     |           |
| SERVICE TRUCK FOR HEABY EQUIP           | Hour | \$ 50.00  |       |                 |     |     |                       |                         |          |     |           |
| SELF-LOADING DUMP TRUCK W KNUCKLE-BOOM  | Hour | \$ 190.00 |       |                 |     |     |                       |                         |          |     |           |
| DUMP TRUCK 5-12CY                       | Hour | \$ 170.00 |       |                 |     |     |                       |                         |          |     | \$ 170.00 |
| DUMP TRUCK 16-20CY                      | Hour | \$ 170.00 |       |                 |     |     |                       |                         |          |     | \$ 175.00 |
| DUMP TRUCK 21-40CY                      | Hour | \$ 170.00 |       |                 |     |     |                       |                         |          |     | \$ 185.00 |
| DUMP TRUCK 41-60CY                      | Hour | \$ 190.00 |       |                 |     |     |                       |                         |          |     | \$ 195.00 |
| DUMP TRUCK 61-90CY                      | Hour | \$ 190.00 |       |                 |     |     |                       |                         |          |     | \$ 210.00 |
| Tandem Axle Dump truck 51-80 CY         | Hour |           |       |                 |     |     |                       |                         |          |     | \$ 210.00 |
| POWER SCREEN                            | Hour | \$ 160.00 |       |                 |     |     |                       |                         |          |     |           |
| STACKING COVEYER                        | Hour | \$ 70.00  |       |                 |     |     |                       |                         |          |     |           |
| OFF ROAD TRUCKS                         | Hour | \$ 25.00  |       |                 |     |     |                       |                         |          |     |           |
| GENERATOR WITH LIGHTING                 | Hour | \$ 80.00  |       |                 |     |     |                       |                         |          |     |           |
| MOTOR GRADER WITH 12' BLADE CAT 125     | Hour | \$ 150.00 |       |                 |     |     |                       |                         |          |     | \$ 170.00 |
| HYDRAULIC EXCAVATOR 1.5 CY              | Hour | \$ 135.00 |       |                 |     |     |                       |                         |          |     |           |
| HYDRAULIC EXCAVATOR 2.5 CY              | Hour | \$ 135.00 |       |                 |     |     |                       |                         |          |     |           |
| SOIL COMPACTOR                          | Hour | \$ 85.00  |       |                 |     |     |                       |                         |          |     |           |
| SELF LOADING BARGE 30-45 FT             | Hour | \$ 500.00 |       |                 |     |     |                       |                         |          |     |           |
| AIR BOAT 15-25 FT                       | Hour | \$ 225.00 |       |                 |     |     |                       |                         |          |     |           |
| MARSH BUGGY                             | Hour | \$ 300.00 |       |                 |     |     |                       |                         |          |     |           |

City of Kingsland  
 Bid Tabulation - Disaster Debris Removal Services  
 RFP #COK 25 - 027  
 26-Aug-25

|                                            | Unit | AFTERMATH | CERES   | CROWDER<br>GULF | DRC     | EDS     | GREENTREE<br>SERVICES | LOOKS GREAT<br>SERVICES | PHILLIPS | SDR     | TFR     |
|--------------------------------------------|------|-----------|---------|-----------------|---------|---------|-----------------------|-------------------------|----------|---------|---------|
| Vegitative Debris removal to DMS <10mi     | CY   |           |         | \$ 9.50         |         | \$ 7.55 |                       | \$ 8.50                 |          |         |         |
| Vegitative Debris removal to DMS <15mi     | CY   | \$ 7.25   |         |                 |         |         |                       |                         |          |         |         |
| Vegitative Debris removal to DMS 10.1-15mi | CY   |           |         |                 |         | \$ 7.95 |                       |                         |          |         |         |
| Vegitative Debris removal to DMS 10.1-20mi | CY   |           |         | \$ 10.50        |         |         |                       | \$ 9.50                 |          |         |         |
| Vegitative Debris removal to DMS 15.1-20mi | CY   |           |         |                 |         | \$ 8.25 |                       |                         |          |         |         |
| Vegitative Debris removal to DMS 15.1-30mi | CY   | \$ 8.25   |         |                 |         |         |                       |                         |          |         |         |
| Vegitative Debris removal to DMS 20.1-30mi | CY   |           |         | \$ 11.50        |         |         |                       |                         |          |         |         |
| Vegitative Debris removal to DMS >20.1mi   | CY   |           |         |                 |         | \$ 8.65 |                       | \$ 10.50                |          |         |         |
| Vegitative Debris removal to DMS 30.1-45mi | CY   | \$ 9.25   |         |                 |         |         |                       |                         |          |         |         |
| Vegitative Debris removal to DMS 45.1-60mi | CY   | \$ 11.25  |         |                 |         |         |                       |                         |          |         |         |
| Vegitative Debris removal to DMS >60mi     | CY   | \$ 13.25  |         |                 |         |         |                       |                         |          |         |         |
| SINGLE VEG COLLECT & REMOVE PRICE          | CY   |           |         |                 | \$ 8.62 | \$ 9.25 |                       |                         | \$ 10.50 | \$ 7.25 | \$ 6.95 |
| SINGLE VEG COLLECT & REMOVE PRICE public   | CY   |           |         |                 |         |         | \$ 8.50               |                         |          |         |         |
| SINGLE VEG COLLECT & REMOVE PRICE private  | CY   |           |         |                 |         |         | \$ 9.50               |                         |          |         |         |
|                                            |      |           |         |                 |         |         |                       |                         |          |         |         |
| Vegitative Debris removal <10mi            | CY   | \$ 16.90  |         | \$ 14.00        | \$ 5.24 |         |                       | \$ 17.00                |          |         |         |
| Vegitative Debris removal <15mi            | CY   | \$ 16.90  | \$ 8.98 |                 | \$ 5.24 |         |                       |                         |          |         |         |
| Vegitative Debris removal 10.1-20mi        | CY   |           |         | \$ 15.00        | \$ 5.24 |         |                       | \$ 19.00                |          |         |         |
| Vegitative Debris removal 15.1-30mi        | CY   | \$ 18.90  | \$ 8.98 |                 | \$ 5.24 |         |                       |                         |          |         |         |
| Vegitative Debris removal >20mi            | CY   |           |         |                 |         |         |                       | \$ 21.00                |          |         |         |
| Vegitative Debris removal 20.1-30mi        | CY   | \$ 18.90  |         | \$ 16.00        | \$ 5.24 |         |                       |                         |          |         |         |
| Vegitative Debris removal 30.1-45mi        | CY   | \$ 20.90  | \$ 8.98 |                 | \$ 5.24 |         |                       |                         |          |         |         |
| Vegitative Debris removal 45.1-60mi        | CY   | \$ 22.90  | \$ 8.98 |                 | \$ 5.24 |         |                       |                         |          |         |         |
| Vegitative Debris removal >60mi            | CY   | \$ 24.90  |         |                 | \$ 5.24 |         |                       |                         |          |         |         |
|                                            |      |           |         |                 |         |         |                       |                         |          |         |         |
| C&D Debris removal to DMS <10mi            | CY   |           |         | \$ 9.50         |         | \$ 7.25 |                       | \$ 8.50                 |          |         |         |
| C&D Debris removal to DMS <15mi            | CY   | \$ 7.25   | \$ 8.98 |                 |         |         |                       |                         |          |         |         |
| C&D Debris removal to DMS 10.1-15mi        | CY   |           |         |                 |         | \$ 7.50 |                       |                         |          |         |         |
| C&D Debris removal to DMS 10.1-20mi        | CY   |           |         | \$ 10.50        |         |         |                       | \$ 9.50                 |          |         |         |
| C&D Debris removal to DMS 15.1-20mi        | CY   |           |         |                 |         | \$ 7.95 |                       |                         |          |         |         |
| C&D Debris removal to DMS 15.1-30mi        | CY   | \$ 8.25   | \$ 8.98 |                 |         |         |                       |                         |          |         |         |
| C&D Debris removal to DMS >20.1            | CY   |           |         |                 |         | \$ 8.25 |                       | \$ 10.50                |          |         |         |
| C&D Debris removal to DMS 20.1-30mi        | CY   |           |         | \$ 11.50        |         |         |                       |                         |          |         |         |
| C&D Debris removal to DMS 30.1-45mi        | CY   | \$ 9.25   | \$ 8.98 |                 |         |         |                       |                         |          |         |         |
| C&D Debris removal to DMS 45.1-60mi        | CY   | \$ 11.25  | \$ 8.98 |                 |         |         |                       |                         |          |         |         |
| C&D Debris removal to DMS >60mi            | CY   | \$ 13.25  |         |                 |         |         |                       |                         |          |         |         |
| SINGLE VEG COLLECT & REMOVE PRICE          | CY   |           |         |                 | \$ 8.86 | \$ 8.65 | \$ 11.25              |                         | \$ 10.50 | \$ 7.50 | \$ 7.95 |
|                                            |      |           |         |                 |         |         |                       |                         |          |         |         |
| C&D Debris removal to Disposal <10mi       | CY   |           |         | \$ 14.00        | \$ 9.24 |         |                       | \$ 19.00                |          |         |         |
| C&D Debris removal to Disposal <15mi       | CY   | \$ 16.90  | \$ 4.98 |                 | \$ 9.24 |         |                       |                         |          |         |         |
| C&D Debris removal to Disposal 10.1-20mi   | CY   |           |         | \$ 15.00        | \$ 9.24 |         |                       | \$ 21.00                |          |         |         |

City of Kingsland  
Bid Tabulation - Disaster Debris Removal Services  
RFP #COK 25 - 027  
26-Aug-25

|                                                   | Unit  | AFTERMATH | CERES     | CROWDER<br>GULF | DRC       | EDS       | GREENTREE<br>SERVICES | LOOKS GREAT<br>SERVICES | PHILLIPS  | SDR       | TFR       |
|---------------------------------------------------|-------|-----------|-----------|-----------------|-----------|-----------|-----------------------|-------------------------|-----------|-----------|-----------|
| C&D Debris removal to Disposal 15.1-30mi          | CY    | \$ 18.90  | \$ 4.98   |                 | \$ 9.24   |           |                       |                         |           |           |           |
| C&D Debris removal to Disposal >20mi              | CY    |           |           |                 |           |           |                       | \$ 25.00                |           |           |           |
| C&D Debris removal to Disposal 20.1-30mi          | CY    |           |           | \$ 16.00        | \$ 9.24   |           |                       |                         |           |           |           |
| C&D Debris removal to Disposal 30.1-45mi          | CY    | \$ 20.90  | \$ 4.98   |                 | \$ 9.24   |           |                       |                         |           |           |           |
| C&D Debris removal to Disposal 45.1-60mi          | CY    | \$ 22.90  | \$ 4.98   |                 | \$ 9.24   |           |                       |                         |           |           |           |
| C&D Debris removal to Disposal >60mi              | CY    | \$ 24.90  |           |                 | \$ 9.24   |           |                       |                         |           |           |           |
| SINGLE C&D DEBRI REMOVAL TO DISPOSAL PRICE        | CY    |           |           |                 |           |           | \$ 8.75               |                         |           | \$ 9.75   | \$ 8.95   |
| Reduced Debris DMS to Disposal <10mi              | CY    |           |           | \$ 5.90         |           |           |                       |                         |           |           |           |
| Reduced Debris DMS to Disposal 10.1-20mi          | CY    |           |           | \$ 7.90         |           |           |                       |                         |           |           |           |
| Reduced Debris DMS to Disposal 20.1-30mi          | CY    |           |           | \$ 9.50         |           |           |                       |                         |           |           |           |
| SINGLE REDUCED DEBI TO DISPOSAL PRICE             | CY    |           |           |                 |           |           | \$ 2.85               |                         |           | \$ 5.75   | \$ 5.00   |
| DMS Site Management                               | CY    | \$ 1.75   | \$ 1.98   | \$ 2.00         | \$ 1.62   | \$ 2.70   | \$ 1.40               | \$ 1.10                 | \$ 1.50   |           | \$ 2.00   |
| Grinding Vegetative Debris                        | CY    | \$ 2.75   | \$ 2.98   | \$ 4.00         | \$ 4.24   | \$ 3.25   | \$ 3.24               | \$ 3.50                 | \$ 3.50   | \$ 3.75   | \$ 1.95   |
| Air Curtain Incineration of Debris                | CY    | \$ 1.75   |           | \$ 3.00         | \$ 2.86   | \$ 3.25   | \$ 2.25               |                         | \$ 3.00   | \$ 3.75   | \$ 1.25   |
| Open Incineration of Debris                       | CY    | \$ 1.25   | \$ 1.98   |                 | \$ 1.86   | \$ 4.25   | \$ 1.45               | \$ 3.00                 | \$ 2.50   |           |           |
| Compaction of C&D Debris                          | CY    | \$ 2.00   | \$ 1.45   | \$ 4.00         | \$ 0.86   | \$ 2.95   | \$ 1.25               | \$ 2.95                 | \$ 3.00   | \$ 1.50   | \$ 1.50   |
| Reduce Debris haul from DMS to Disposal <10mi     | CY    |           |           |                 |           |           |                       | \$ 5.50                 |           |           |           |
| Reduce Debris haul from DMS to Disposal <15mi     | CY    | \$ 5.00   | \$ 4.98   |                 | \$ 5.24   | \$ 8.10   |                       |                         | \$ 7.00   |           |           |
| Reduce Debris haul from DMS to Disposal 10.1-20mi | CY    |           |           |                 |           |           |                       | \$ 6.50                 |           |           |           |
| Reduce Debris haul from DMS to Disposal 15.1-30mi | CY    | \$ 5.50   |           |                 | \$ 5.24   | \$ 8.25   |                       |                         | \$ 7.00   |           |           |
| Reduce Debris haul from DMS to Disposal 20.1-30mi | CY    |           |           |                 |           |           |                       | \$ 8.00                 |           |           |           |
| Reduce Debris haul from DMS to Disposal 30.1-45mi | CY    | \$ 6.00   |           |                 | \$ 5.24   | \$ 8.50   |                       |                         | \$ 7.00   |           |           |
| Reduce Debris haul from DMS to Disposal 30.1-40mi | CY    |           |           |                 |           |           |                       | \$ 10.00                |           |           |           |
| Reduce Debris haul from DMS to Disposal 45.1-60mi | CY    | \$ 6.50   |           |                 | \$ 5.24   | \$ 8.50   |                       |                         |           |           |           |
| Reduce Debris haul from DMS to Disposal 60-90MI   | CY    |           |           |                 |           | \$ 9.25   |                       |                         |           |           |           |
| Reduce Debris haul from DMS to Disposal >60mi     | CY    | \$ 7.00   |           |                 | \$ 5.24   |           |                       |                         |           |           |           |
| SINGLE DMS TO DISPOSAL PRICE                      | CY    |           |           |                 |           | \$ 11.50  |                       |                         |           | \$ 5.25   | \$ 8.95   |
| HAZ TREE REMOVAL 6"-12.99"                        | TREE  | \$ 95.00  | \$ 150.00 | \$ 100.00       | \$ 45.00  | \$ 190.00 |                       | \$ 115.00               | \$ 250.00 | \$ 120.00 | \$ 100.00 |
| HAZ TREE REMOVAL 13"-24.99"                       | TREE  | \$ 125.00 | \$ 150.00 | \$ 200.00       | \$ 115.00 | \$ 265.00 |                       | \$ 250.00               | \$ 250.00 | \$ 225.00 | \$ 250.00 |
| HAZ TREE REMOVAL 25"-36.99"                       | TREE  | \$ 315.00 | \$ 200.00 | \$ 300.00       | \$ 195.00 | \$ 309.00 |                       | \$ 425.00               | \$ 350.00 | \$ 320.00 | \$ 350.00 |
| HAZ TREE REMOVAL 37"-48.99"                       | TREE  | \$ 315.00 | \$ 250.00 | \$ 400.00       | \$ 350.00 | \$ 429.00 |                       | \$ 650.00               | \$ 450.00 | \$ 450.00 | \$ 450.00 |
| HAZ TREE REMOVAL >49"                             | TREE  | \$ 315.00 | \$ 250.00 | \$ 500.00       | \$ 350.00 | \$ 495.00 |                       | \$ 650.00               | \$ 450.00 | \$ 450.00 | \$ 525.00 |
| HAZ HANG LIMB REMOVAL                             | TREE  | \$ 80.00  | \$ 125.00 | \$ 115.00       | \$ 86.50  | \$ 85.00  |                       | \$ 80.00                | \$ 120.00 |           | \$ 98.00  |
| HAZ HANG LIMB REMOVAL 1-3 HANGERS                 | TREE  |           |           |                 |           |           |                       |                         |           | \$ 77.00  |           |
| HAZ HANG LIMB REMOVAL > 4 HANGERS                 | TREE  |           |           |                 |           |           |                       |                         |           | \$ 97.00  |           |
| HAZ STUMP REMOVAL <24.1"                          | STUMP |           |           |                 |           |           |                       |                         | \$ 250.00 |           |           |
| HAZ STUMP REMOVAL 24.1"-36.99"                    | STUMP | \$ 275.00 | \$ 200.00 | \$ 350.00       | \$ 150.00 | \$ 395.00 |                       | \$ 500.00               | \$ 350.00 | \$ 210.00 | \$ 275.00 |
| HAZ STUMP REMOVAL 37"-48.99"                      | STUMP | \$ 275.00 | \$ 250.00 | \$ 550.00       | \$ 225.00 | \$ 495.00 |                       | \$ 600.00               | \$ 450.00 | \$ 340.00 | \$ 375.00 |

City of Kingsland  
Bid Tabulation - Disaster Debris Removal Services  
RFP #COK 25 - 027  
26-Aug-25

|                                                      | Unit  | AFTERMATH   | CERES     | CROWDER<br>GULF | DRC       | EDS       | GREENTREE<br>SERVICES | LOOKS GREAT<br>SERVICES | PHILLIPS  | SDR       | TFR       |
|------------------------------------------------------|-------|-------------|-----------|-----------------|-----------|-----------|-----------------------|-------------------------|-----------|-----------|-----------|
| HAZ STUMP REMOVAL >49"                               | STUMP | \$ 400.00   | \$ 300.00 | \$ 750.00       | \$ 325.00 | \$ 595.00 |                       | \$ 650.00               | \$ 450.00 | \$ 475.00 | \$ 475.00 |
| SUPPLY & PLACE BACKFILL MATERIAL AS REQUIRED         | CY    |             |           |                 |           |           |                       | \$ 10.00                |           |           |           |
| REMOVAL OF PLACED CURB SIDE STUMPS                   | EACH  |             |           |                 |           | \$ 125.00 |                       |                         |           |           |           |
| GRINDING STUMP, BACKFILLING, GRADING STUMP HOLE      | CY    |             |           |                 |           |           |                       |                         | \$ 50.00  |           | \$ 27.00  |
| DEBRI REMOVAL FROM WATERWAYS/CANALS/STREAMS          | CY    | \$ 80.00    |           |                 |           | \$ 28.10  |                       |                         |           |           |           |
| STORM SEWER AND CULVERT CLEANING                     | LF    | \$ 22.00    |           |                 |           |           |                       |                         |           |           |           |
| DEMO STRUCTURES WITH NON-ASBESTOS                    | CY    | \$ 12.25    |           | \$ 9.50         | \$ 6.00   | \$ 10.30  |                       | \$ 5.50                 | \$ 23.00  | \$ 1.00   | \$ 12.75  |
| DEMO STRUCTURES WITH ASBESTOS                        | CY    | \$ 22.25    |           | \$ 18.60        | \$ 6.50   |           |                       |                         |           |           | \$ 16.75  |
| REMOVAL OF ASBESTOS                                  | LB    |             |           |                 |           |           |                       |                         | \$ 20.00  |           |           |
| HAZ HOUSEHOLD WASTE REMOVAL                          | LB    | \$ 16.00    |           | \$ 12.00        | \$ 9.95   | \$ 23.12  | \$ 3.15               | \$ 40.00                | \$ 15.00  | \$ 3.50   | \$ 5.00   |
| BIOWASTE                                             | LB    |             |           |                 |           | \$ 28.00  | \$ 7.00               |                         | \$ 8.00   |           | \$ 10.00  |
| ANIMAL CARCASSES                                     | LB    | \$ 16.00    |           | \$ 3.00         | \$ 1.00   | \$ 6.18   |                       |                         | \$ 1.00   | \$ 1.50   | \$ 2.00   |
| WHITE GOODS REMOVAL                                  | UNIT  | \$ 50.00    | \$ 60.00  | \$ 60.00        | \$ 40.00  | \$ 45.00  | \$ 0.89               | \$ 80.00                | \$ 65.00  | \$ 37.00  | \$ 45.00  |
| FREON MANAGEMENT                                     | UNIT  | \$ 45.00    | \$ 30.00  | \$ 50.00        | \$ 35.00  | \$ 38.00  | \$ 30.00              |                         | \$ 30.00  |           | \$ 45.00  |
| FREON REMOVAL AND DISPOSAL                           | EACH  |             |           |                 |           | \$ 47.00  |                       |                         |           |           |           |
| REMOVAL AND DISPOSAL/RECYCLING OF ELECTRONICS        | EA    |             | \$ 19.00  | \$ 50.00        | \$ 20.00  | \$ 40.00  |                       | \$ 75.00                | \$ 50.00  | \$ 30.00  | \$ 15.00  |
| SAND COLLECTION AND SCREENING                        | CY    | \$ 65.00    |           |                 |           | \$ 21.10  |                       |                         |           |           | \$ 26.00  |
| DREDGING/SAND AND DESIMENT REMOVAL                   | CY    | \$ 95.00    |           |                 |           |           |                       |                         |           |           |           |
| SOIL, MUD, AND SEDIMENT REMOVAL                      | CY    | \$ 65.00    |           |                 | \$ 12.86  | \$ 90.00  |                       |                         |           | \$ 9.90   | \$ 31.00  |
| LAND-BASED DERELICT VESSEL REMOVAL                   | LF    | \$ 40.00    |           |                 |           |           |                       |                         |           |           |           |
| MARINE-BASED DERELICT VESSEL REMOVAL                 | LF    | \$ 80.00    |           |                 |           |           |                       |                         |           |           |           |
| DERELICT VEHICLE REMOVAL - PASSANGER CAR             | EACH  | \$ 395.00   |           |                 |           | \$ 395.00 |                       |                         |           |           | \$ 250.00 |
| DERELICT VEHICLE REMOVAL - TRUCKS/VANS/SUV           | EACH  | \$ 495.00   |           |                 |           |           |                       |                         | \$ 425.00 |           |           |
| REMOVAL OF CONCRETE                                  | CY    |             |           |                 |           |           |                       |                         | \$ 20.00  |           |           |
| Vessel Removal (Land)                                | LF    |             |           |                 |           | \$ 695.00 |                       |                         |           |           | \$ 450.00 |
| REMOVAL OF VESSEL <30                                | LF    |             |           |                 |           |           |                       |                         | \$ 50.00  |           |           |
| REMOVAL OF CVESSEL >30                               | LF    |             |           |                 |           |           |                       |                         | \$ 75.00  |           |           |
| REMOVAL OF WOODEN LIGHT / UTILITY POLE               | EACH  |             |           |                 |           |           |                       |                         | \$ 500.00 |           |           |
| OPERATION OF SECURE HOLDING SITE                     | DAY   | \$ 1,000.00 |           |                 |           |           |                       |                         |           |           |           |
| DISPOSAL SITE INSPECTION TOWER (ERECTION TO REMOVAL) | EACH  |             |           |                 |           |           |                       | \$ 3,500.00             |           |           |           |
| STORAGE OF VEHICLE AT SECURE HOLDING SITE            | DAY   | \$ 100.00   |           |                 |           |           |                       |                         |           |           |           |
| REMOVAL OF EQUIP WITH SMALL ENGINES                  | EACH  | \$ 295.00   |           |                 | \$ 20.00  |           |                       |                         |           | \$ 25.00  |           |



Bid Tabulation  
Purchase of Garbage Cans  
10/7/2025

| Company    | unit price | 1/2 Load (300)  | Delivery   | Total       | ETA        |
|------------|------------|-----------------|------------|-------------|------------|
| Toter, LLC | \$57.00    | \$17,100.00     | \$1,858.38 | \$18,958.38 | 30-45 Days |
|            |            |                 |            |             |            |
| Company    | unit price | Full Load (580) | Delivery   | Total       |            |
| Toter, LLC | \$57.00    | \$33,060.00     | \$1,858.38 | \$34,918.38 | 30-45 Days |



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

October 8, 2025

Honorable Mayor Dr. C. Grayson Day, Jr.  
City of Kingsland  
107 South Lee Street  
Kingsland, GA 31548

Subject: **Project No.: N/A, Camden County**  
**PI No.: 0016566**  
**Contract Item Agreement Undated -- Sewer Facilities**

Dear Mayor Day:

In accordance with your request, the adjustment of Sewer facilities belonging to the **City of Kingsland** is being included in the Department's contract for the roadway work on the above numbered project.

We are transmitting three counterparts of an undated Contract Item Agreement which sets forth the conditions under which the State agrees to have its Contractor perform the work and by which the **City of Kingsland** will reimburse the Department for this work. As outlined in Article 8, the non-binding Pre-let estimate including betterment for this work is **\$670,310.00, comprising \$538,350.00 for In-Kind Costs and \$131,960.00 for Betterment Costs, based on the LOCAL AGENCY'S estimate attached hereto of which the Department shall bear \$134,587.50 or 25% of the In-Kind Costs in Utility Aid and the LOCAL AGENCY shall bear \$403,762.50 or 75% of the In-Kind Costs and \$131,960.00 or (100% of Betterment Costs), totaling \$535,722.50.** Also, attached is a cost estimate supporting the Agreement.

If the Agreement meets with your approval, please handle for execution on behalf of the City of Kingsland and return all three (3) counterparts to the State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10<sup>th</sup> Floor, Atlanta, Georgia 30308 for execution on behalf of the Department. Also, complete the attached resolution form and insert the date of resolution on page 5 of the Agreement. The Official Seal of the City of Kingsland is also required to be affixed to each counterpart in compliance with instructions from our Attorney General's Office.

Also please provide the City of Kingsland's Federal Employee Identification Number (FEIN) in the blank shown on page 4 of the Agreement.

In accordance with Articles 8, 9, and 10 of the Agreement, the Department shall notify the **City of Kingsland** in writing of the amount due the Department based upon the aforementioned commitment letter at the time of execution. At that time a check for the amount required to perform the work will be requested as outlined in the Agreement. The Department will refund any overpayment or request in writing that the City of Waycross pay the Department the revised amount as determined by the aforesaid method.

Honorable Mayor Dr. C. Grayson Day, Jr.  
Project No.: N/A, Camden County  
PI No. 0016566  
Contract Item Agreement Undated — Sewer Facilities  
October 8, 2025: Page 2 of 2

If you have any questions or need further information, please contact Frantz Boileau at 404-347-0605 or by email at [fboileau@dot.ga.gov](mailto:fboileau@dot.ga.gov). Please send correspondence by mail addressed to State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10<sup>th</sup> Floor, Atlanta, Georgia 30308 for execution on behalf of the Department.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Shajan Joseph', with a stylized flourish at the end.

Shajan Joseph, P. E.  
Assistant State Utilities Administrator

For: Nicholas Fields  
State Utilities Administrator

NF: SJ: MGC: FB

Attachments

cc: Troy D. Pittman, District 5 Engineer  
Leslie Dubberly, District 5 Utilities Manager  
Rhonda Hines, Project Manager  
Danah Bonny, Utilities Preconstruction Specialist

Account No. – Class: 733005-309

Department ID: 4848010000

Program No.: 4181401

STANDARD UTILITY AGREEMENT  
CONTRACT ITEM AGREEMENT

Georgia Project Nos.: N/A, Camden County  
G.D.O.T. P.I. Nos.: 0016566

THIS AGREEMENT, made this \_\_\_\_\_, by and between the Department of Transportation, an agency of the State of Georgia, hereinafter called the DEPARTMENT, first party, and the **City of Kingsland**, a political subdivision of the State of Georgia, hereinafter called the LOCAL AGENCY, second party;

WITNESS that:

WHEREAS, the DEPARTMENT proposes under the above numbered project to replace the existing bridge on CS 140/OLD STILL ROAD @ CROOKED RIVER in Camden County, Georgia; and

WHEREAS, due to the construction of this project, it will become necessary to make certain adjustments or additional installation of utility facilities of the LOCAL AGENCY, the cost of which shall be determined in accordance with Articles 8, 9, & 10 below; and

WHEREAS, the LOCAL AGENCY has requested that the DEPARTMENT include the adjustment or installation of sewer facilities in its highway construction contract as shown on the attached plans; and

WHEREAS, this Agreement being for the sole purpose of providing a contractor for work performed on the LOCAL AGENCY'S water and sewer facilities, the LOCAL AGENCY shall bear the cost of said work to be determined as hereinafter set forth;

WHEREAS, the preliminary engineering, including preparation of detailed plans and contract estimate for adjustment of the utilities described above have been accomplished by the LOCAL AGENCY;

WHEREAS, the DEPARTMENT has relied on the LOCAL AGENCY'S design in the plans for the utility work, which has been approved by the LOCAL AGENCY and accepted by the DEPARTMENT prior to commencing work;

NOW THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed:

1. All construction engineering and contract supervision shall be the responsibility of the DEPARTMENT and the DEPARTMENT shall be responsible to assure that all utility work is accomplished in accordance with plans and specifications and to consult with the LOCAL AGENCY or LOCAL AGENCY'S Consultant before authorizing any changes or deviations which affect the LOCAL AGENCY'S facility.

STANDARD UTILITY AGREEMENT  
CONTRACT ITEM AGREEMENT

2. The LOCAL AGENCY or the LOCAL AGENCY'S Consultant shall have the right to visit and inspect the work at any time and advise the DEPARTMENT'S Engineer of any observed discrepancies or potential problems. The DEPARTMENT agrees to notify the LOCAL AGENCY when all utility work is completed and ready for final inspection by the LOCAL AGENCY.

3. It is specifically understood that the project number shown above is for the DEPARTMENT'S identification purposes only and may be subject to change by the DEPARTMENT. In the event it becomes necessary for the DEPARTMENT to assign a different project number, the DEPARTMENT shall notify the LOCAL AGENCY of the new project designation. Such change in project designation shall have no effect whatsoever on any of the other terms of this Agreement.

4. The DEPARTMENT shall include in its contract for this project all work necessary to accomplish the adjustment of the LOCAL AGENCY'S facilities as shown on the highway plans along with the necessary specifications to assure that the work conforms to sound construction practices.

5. In the event it becomes necessary to add pay items that are not provided for in the contract, the DEPARTMENT shall negotiate prices with the contractor and enter into a supplemental agreement with the contractor for completion of the additional items. Upon notification, the LOCAL AGENCY shall furnish a check for the additional cost as determined in Article 8 below.

6. The DEPARTMENT shall furnish on the project the construction engineering inspection and testing by its own forces required to assure that the work is done in accordance with the plans, specifications and Special Provisions.

7. Upon completion of the work and upon certification by the DEPARTMENT'S engineers that the work has been completed in accordance with the aforesaid plans and specifications, the LOCAL AGENCY shall accept the adjusted and additional facilities and shall thereafter operate and maintain the adjusted and additional facilities without further cost to the DEPARTMENT or its contractor. Such maintenance and all operations and activities shall be subject to the DEPARTMENT'S rules, policies and procedures as contained in its Utility Accommodation Policy and Standards, current edition. The DEPARTMENT, its employees, officers, consultant, and officials shall have no liability stemming from the DEPARTMENT's reliance upon the LOCAL AGENCY'S design plans for the utility relocation.

8. The DEPARTMENT shall include in its highway contract those items shown as "materials" for permanent installation on the aforesaid plans. The price bid for the appropriate items shall include all labor, materials and incidentals necessary to complete the work. The cost of the requested work shall be determined from unit quantities and unit prices as shown in the DEPARTMENT'S tabulation of bids. The approximate non-binding pre-let estimate, including betterment, is **\$670,310.00, comprising \$538,350.00 for In-Kind Costs and \$131,960.00 for Betterment Costs**, based on the LOCAL AGENCY'S estimate attached hereto of which the Department shall bear **\$134,587.50 or 25% of the In-Kind Costs in Utility Aid and**

STANDARD UTILITY AGREEMENT  
CONTRACT ITEM AGREEMENT

**the LOCAL AGENCY shall bear \$403,762.50 or 75% of the In-Kind Costs and \$131,960.00 or (100% of Betterment Costs), totaling \$535,722.50.**

9. It is mutually agreed that as soon as practicable after the opening of bids and acceptance of a bid by the DEPARTMENT, the DEPARTMENT shall notify the LOCAL AGENCY in writing of the amount due the DEPARTMENT. The LOCAL AGENCY shall pay to the DEPARTMENT the amount due with the following payment installments: **Installment 1:** 50% (\$267,861.25) – Due immediately after the Project Let (February 2026) and **Installment 2:** 50% (\$267,861.25) – Due ten (10) months after the Project Let (January 2027).

10. It is further mutually agreed that the final cost of the work performed on behalf of the LOCAL AGENCY shall be determined by measurement of the actual quantities of installed materials, including added items under Article 5, multiplied by the actual bid prices. Accordingly, after the project has been completed, the DEPARTMENT shall determine the final cost to be borne by the LOCAL AGENCY and, as the case may be, shall refund to the LOCAL AGENCY or shall request of the LOCAL AGENCY an additional payment in the amount of the difference between the final cost to be borne by the LOCAL AGENCY and the amount which the LOCAL AGENCY has previously paid to the DEPARTMENT. In the event additional payment is due to the DEPARTMENT, the LOCAL AGENCY agrees to pay same within sixty (60) days after the statement is received from the DEPARTMENT. In the event a refund is due the LOCAL AGENCY, the DEPARTMENT agrees to pay the LOCAL AGENCY within sixty (60) after the refund amount is determined or final acceptance is made by the DEPARTMENT.

11. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

12. Pursuant to O.C.G.A. Sec. 50-5-85, LOCAL AGENCY hereby certifies that it is not currently engaged in, and agrees that for the duration of this contract, it will not engage in a boycott of Israel.

13. It is mutually agreed between the parties hereto that this document shall be deemed to have been executed in the Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.

14. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.

STANDARD UTILITY AGREEMENT  
CONTRACT ITEM AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in three counterparts, each to be considered as original by their authorized representative the day and date hereinabove written.

CITY OF KINGSLAND

BY: \_\_\_\_\_  
MAYOR

Signed on behalf City of Kingsland pursuant to resolution dated \_\_\_\_\_.

\*\*\*\*\*  
FEIN \_\_\_\_\_ BY: \_\_\_\_\_  
\*\*\*\*\*  
CITY CLERK  
(OFFICIAL SEAL)

\_\_\_\_\_  
ACCEPTED:  
DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
COMMISSIONER

PROJECT NO.: N/A  
COUNTIES: Camden  
G.D.O.T. P.I. NO.: 0016566  
DATE: October 8, 2025, FB

Signed, sealed and delivered this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_,  
(OFFICIAL SEAL OF THE DEPARTMENT)

I attest that the seal imprinted herein is the Official Seal of the DEPARTMENT.

BY: \_\_\_\_\_  
TREASURER  
OFFICIAL CUSTODIAN OF THE SEAL

STANDARD UTILITY AGREEMENT  
CONTRACT ITEM AGREEMENT

**RESOLUTION**

STATE OF GEORGIA

CITY OF KINGSLAND

BE IT RESOLVED by the MAYOR of the CITY OF KINGSLAND, and it is hereby resolved, that the foregoing attached Agreement, relative to PROJECT NO.: N/A, CAMDEN COUNTY, P.I. No.: 0016566 to replace the existing bridge on CS 140/OLD STILL ROAD @ CROOKED RIVER in Camden County and that the Honorable Dr. C. Grayson Day, Jr., as Mayor and \_\_\_\_\_, as City Clerk, be and they are, thereby authorized and directed to execute the same for and in behalf of said by the Mayor of the CITY OF KINGSLAND.

Passed and adopted, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

\_\_\_\_\_  
CITY CLERK

BY: \_\_\_\_\_  
MAYOR

STATE OF GEORGIA,

CITY OF KINGSLAND

I \_\_\_\_\_, as City Clerk, do hereby certify that I am custodian of the books and records of the same, and that the above and foregoing copy of the original is now on file in my office, and was passed by the MAYOR of the CITY OF KINGSLAND WITNESS my hand and official signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
CITY CLERK

**CERTIFICATION OF COMPLIANCE WITH  
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/  
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

\_\_\_\_\_  
Title of Authorized Officer or Agent

\_\_\_\_\_  
Date



## GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

|                                                                        |                                                                                                             |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Contractor's Name:</b>                                              | CITY OF KINGSLAND                                                                                           |
| <b>Solicitation/Contract No./ Call No.<br/>or Project Description:</b> | PROJECT NO.: N/A, PI # 0016566, CAMDEN COUNTY – BRIDGE REPLACEMENT - CS 140/OLD STILL ROAD @ CROOKED RIVER. |

### CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Federal Work Authorization User Identification Number  
(EEV/E-Verify Company Identification Number)

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
Name of Contractor

**I hereby declare under penalty of perjury that the foregoing is true and correct**

\_\_\_\_\_  
Printed Name (of Authorized Officer or Agent of Contractor)

\_\_\_\_\_  
Title (of Authorized Officer or Agent of Contractor)

\_\_\_\_\_  
Signature (of Authorized Officer or Agent)

\_\_\_\_\_  
Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

[NOTARY SEAL]

My Commission Expires: \_\_\_\_\_

[illegible]

## Quote for Services



# The Scruggs Company

P.O. Box 2065  
Valdosta, GA 31604  
229-242-2388 / 229-242-7109 fax  
www.scruggscompany.com

October 8, 2025

To: City of Kingsland Al Gay & Middle School Road Project

Change Order - Al Gay Road 6 IN GAB Base - Cut Out Unsuitable Material

The Scruggs Company is pleased to provide the following quote:

| Item No | Description       | Unit | Approx Qty | Unit Price  | Approx Amt   |
|---------|-------------------|------|------------|-------------|--------------|
| 1       | Grading Complete  | LS   | 1.00       | \$24,867.95 | \$24,867.95  |
| 2       | 6 IN Limerock GAB | SY   | 4,304.00   | \$23.61     | \$101,617.44 |
|         | Total             |      |            |             | \$126,485.39 |
|         |                   |      |            |             |              |
|         |                   |      |            |             |              |
|         |                   |      |            |             |              |

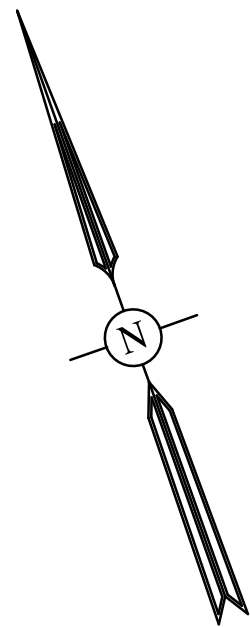
We look forward to working with you.

Sincerely,

**The Scruggs Company**

Brandon Wallace, Estimator

RESERVED FOR RECORDING PURPOSES



MAP TO SHOW RETRACEMENT SURVEY OF  
A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND

1606th G.M.D., CAMDEN COUNTY, GEORGIA

(ACCORDING TO DEED RECORDED IN D.B. 1559, PG. 430, PUBLIC RECORDS OF SAID COUNTY)

FOR: CITY OF KINGSLAND AND RAYDIENT, LLC

TAX PARCEL 108 049  
NOW OR FORMERLY LANDS OF  
PROSPERA LLC  
(D.B. 1762, PG. 59)  
(P.C. 4, FILE 36-A)

TAX PARCEL 108 050A  
NOW OR FORMERLY LANDS OF  
BARBARA M EASON &  
JESSEE ALAN EASON  
(D.B. 549, PG. 509)  
(P.C. 1, FILE 155-A)

TAX PARCEL 108 050L

COMMERCE DRIVE  
(60' RIGHT-OF-WAY ~ PAVED)

POINT OF REFERENCE  
N 284,196.87  
E 824,409.21

TAX PARCEL 108 050C

SOUTH 50th STREET  
(60' RIGHT-OF-WAY ~ PAVED)

TAX PARCEL 108 050D  
SUBJECT PROPERTY CONTAINS  
±2.05 ACRES  
"VACANT & WOODED"

TAX PARCEL 108 072  
NOW OR FORMERLY LANDS OF  
GEORGIA III, LLC  
(D.B. 1454, PG. 242)  
(P.D. 24, MAP 58)

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE CITY OF KINGSLAND, 1606TH G.M.D., CAMDEN COUNTY, GEORGIA AND BEING A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 1559, PAGE 430, PUBLIC RECORDS OF SAID COUNTY. FOR A POINT OF REFERENCE COMMENCE AT A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 50TH STREET (AN 80 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE (AN 80 FOOT RIGHT-OF-WAY) AND RUN THENCE NORTH 70°-25'-30" WEST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE, A DISTANCE OF 553.27 FEET TO THE POINT OF BEGINNING LYING AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF GEORGIA III, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1454, PAGE 242, PUBLIC RECORDS OF SAID COUNTY). FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE SOUTH 19°-34'-30" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 446.00 FEET TO A POINT; RUN THENCE NORTH 70°-25'-30" WEST ALONG A NORTHERLY LINE OF THE AFOREMENTIONED LANDS OF GEORGIA III, LLC, A DISTANCE OF 200.00 FEET TO A POINT LYING ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF PROSPERA, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1762, PAGE 59, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 19°-34'-30" EAST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 446.00 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE (AN 80 FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 70°-25'-30" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 2.05 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

REFERENCES:

- D.B. 1762, PG. 59.
- P.C. 4, FILE 36-A
- P.C. 1, FILE 106-D
- P.C. 1, FILE 155-A
- D.B. 1559, PG. 430
- P.D. 24, MAP 58

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE BEARING OF S70°25'30"E FOR THE NORTHERLY RIGHT-OF-WAY LINE OF SUBJECT PROPERTY, ACCORDING TO DEED RECORDED IN D.B. 1559, PG. 430, PUBLIC RECORDS OF SAID COUNTY.
- 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. 13039C03956, COMMUNITY No. 130238, PANEL No. 0395, SUFFIX "G".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
- REFER TO CITY OF KINGSLAND ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.

SCALE: 1" = 40'

DWN. BY: M.C. CKD. BY: J.S.F.  
FIELD BOOK 122, PAGE 18-19  
SURVEY DATE: 05-29-2025

DWG. # B-2-2935-06-24

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15031 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 900,000 FEET.

EQUIPMENT USED:

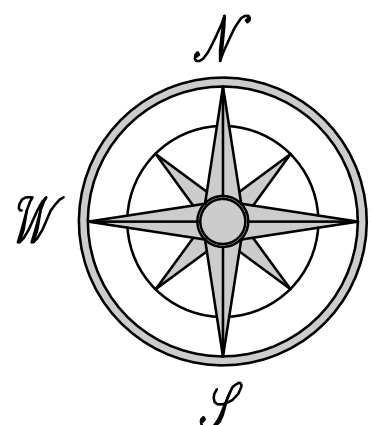
ANGULAR: TOPCON ES  
LINEAR: TOPCON ES

LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET CONCRETE MONUMENT LSF 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
- △ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED

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  
EMAIL: AKM\_SURVEYING@TDS.NET



PREPARED BY:

AKM  
SURVEYING, INC.  
SURVEYORS & LAND PLANNERS

CERTIFICATION: This plot 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 plot 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  
GA. REGISTERED SURVEYOR No. 3143  
DATE: 09/30/2025

## CONVEYANCE AGREEMENT

**THIS CONVEYANCE AGREEMENT** (“**Agreement**”) is made effective this \_\_\_\_ day of \_\_\_\_\_, 2025 (the “**Effective Date**”), by and between **RAYDIENT LLC**, a Delaware limited liability company (“**Raydient**”), and the **CITY OF KINGSLAND**, a municipal corporation created under the laws of the State of Georgia (the “**City**”), and

### WITNESSETH:

WHEREAS, the City has requested that Raydient convey to the City approximately 2.00 acres of land, in the general location shown on Exhibit A (the “**Land**”) for the location of a water utility expansion site (the “**Water Tower**”) for the amount of \$10,000.00 (the “**Purchase Price**);

WHEREAS, Raydient is willing to convey the Land to the City for the Water Tower for the Purchase Price; and

WHEREAS, the City and Raydient are executing this Agreement to memorialize their agreements related to the conveyance of the Land and for the Water Tower.

Now therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties, Raydient and the City hereby agree as follows:

Section 1. Conveyance. Subject to the terms and conditions of this Agreement, Raydient will convey the Land to the City on the date of closing, which shall be 30 days from the Effective Date (the “**Conveyance Date**”). Possession of the Land will be transferred on the Conveyance Date.

Section 2. Survey. The City, at its own cost and expense, may obtain a survey of the Land (the “**Survey**”) meeting the requirements of applicable law as a Survey prior to the Conveyance Date.

Section 3. Inspection Period.

A. The City will have a period from the Effective Date to the Conveyance Date (the “**Inspection Period**”) to conduct its due diligence, including by obtaining a title search and any title insurance commitment it desires, and to enter upon the Land by license to determine its suitability for the City’s intended purposes, and to conduct on the Land such surveys, tests, and examinations as the City deems necessary, upon the express condition that the City exercise its privileges under this right of entry at the City’s own risk and its sole cost and expense. Provided, the City will not conduct any invasive, soil disturbing, or environmental Phase II testing without obtaining the prior written approval of Raydient, which approval Raydient will not unreasonably withhold.

B. The City agrees to notify Raydient prior to its initial entry upon the Land and prior to surveying or conducting tests. Access by the City or its employees, agents, contractors, consultants, surveyors, engineers or other party acting on behalf of the City (collectively, “**City Parties**”) will be limited to reasonable daylight hours. The City Parties will exercise due care while on the Land and in carrying out such surveys, tests, and examinations.

C. The City hereby absolutely, unconditionally, expressly and knowingly waives any and all claims, rights and causes of action the City may have against Raydient or its affiliated or related companies and their respective employees, officers, directors, representatives or agents and hereby releases Raydient, its affiliated or related companies and their respective employees, officers, directors, representatives and agents (“**Raydient Released Parties**”) from any and all liability relating to, or arising in connection with, directly or indirectly, the presence on the Land by the City Parties and the carrying out of such surveys, tests, and examinations by the City Parties. Further, the City unconditionally and absolutely covenants not to bring any action against the Raydient Released Parties for any claim whatsoever relating to or involving the presence on the Land and the carrying out of such surveys, tests, and examinations by the City Parties.

D. The City will pay when due, any cost, charge or claim arising under or by reason of any work performed at or upon the Land by engineers, environmental consultants, surveyors or other agents or contractors performing services at the request of the City and will promptly bond off and indemnify and hold Raydient harmless from any liens against the Land arising therefrom. The City will also indemnify and hold harmless Raydient and the Raydient Released Parties for any claim, loss, cost, or expense in any way arising under or in connection with the City’s entry on the Land or inspections, including without limitation the entry or activities on the Land by the City or the City Parties, and including without limitation claims for property damage, personal injury, or death.

E. This Section 3 will survive any termination of this Agreement and the Conveyance Date.

#### Section 4. Termination.

A. If the City conducts a title examination and determines that the state of title is not suitable for its purposes, the City will give written notice of its objection to the state of title to Raydient, and Raydient will have a right, without obligation, to attempt to cure the title objection within a reasonable time following the notice of objection. If Raydient elects not to cure the title objection or is unable to cure the title objection to the City’s satisfaction, then the City’s sole and exclusive remedy will be to terminate this Agreement as stated in Section 4(B).

B. If the City determines that the Land is not suitable for its purposes prior to the end of the Inspection Period, it may terminate this Agreement by written notice to Raydient, in which case this Agreement will terminate, and neither party will have any further rights or responsibilities under this Agreement, except for those that expressly survive the termination of this Agreement.

C. If the City terminates this Agreement for any reason, the City will promptly restore the Land to its pre-investigation condition. If the City is unable to restore the Land, it will compensate Raydient for any such damage done to timber or the Land within 30 days of request. In addition, following termination, the City will provide to Raydient copies of all of the City’s due diligence and planning materials, including without limitation title materials, surveys, soil reports, engineering reports, permits, approvals, or licenses (collectively, the “**City’s Due Diligence**”).

**Materials**”) and, upon request of Raydient, assign and convey to Raydient any of the City’s Due Diligence Materials requested by Raydient within 14 days of request.

D. This Section 4 will survive any termination of this Agreement and the Conveyance Date.

Section 5. Disclosures.

A. THE LAND WILL BE CONVEYED, AND THE CITY ACCEPTS THE LAND, IN ITS “AS IS” “WHERE IS” AND “WITH ALL FAULTS” CONDITION, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT OR IN THE DOCUMENTS PROVIDED AT CLOSING ON THE CONVEYANCE DATE. RAYDIENT SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE LAND. THIS DISCLAIMER SPECIFICALLY INCLUDES BUT IS NOT LIMITED TO (I) THE PRESENT OR FUTURE PHYSICAL CONDITIONS OR SUITABILITY OF THE LAND; (II) THE AVAILABILITY OF ROADWAY ACCESS, WATER, SEWER, OR ELECTRICAL, GAS OR OTHER UTILITY SERVICES; (III) THE LOCATION OF THE LAND OR ANY PORTION THEREOF WITHIN ANY FLOOD PLAIN, EVACUATION ZONE, FLOOD-PRONE AREA, OR WATERSHED; (IV) THE ACREAGE OF THE LAND; (V) THE CURRENT OR FUTURE ZONING CLASSIFICATION; (VI) APPLICABLE STATE, FEDERAL OR LOCAL LAND USE RESTRICTIONS, REGULATIONS OR COVENANTS; OR (VII) ANY OTHER MATTER OR THING AFFECTING OR RELATING TO THE LAND OR TO ITS SUITABILITY FOR ANY PURPOSE WHATSOEVER OTHER THAN THE HISTORIC PURPOSE FOR WHICH THE LAND WAS USED BY RAYDIENT, OR ITS AFFILIATED OR RELATED COMPANIES. THE CITY ACKNOWLEDGES THAT THE CITY IS ACQUIRING THE LAND BASED SOLELY UPON CITY’S OWN INDEPENDENT INVESTIGATION AND FINDINGS CONCERNING THE LAND AND EXCEPT AS OTHERWISE EXPRESSLY STATED IN THIS AGREEMENT, NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY RAYDIENT OR RAYDIENT’S AGENTS, EMPLOYEES, OR CONTRACTORS. ANY DOCUMENTS OR INFORMATION PROVIDED BY RAYDIENT TO THE CITY ARE AS AN ACCOMMODATION ONLY, AND RAYDIENT MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF COMPLETENESS OF SUCH DOCUMENTS.

B. Raydient advises the City that the Land or portions of it may be situated in remote locations, without paved access roads. The presence of such roads or their condition is not guaranteed in any way by Raydient. The City acknowledges that there may be certain inherent risks associated with conducting its intended activities on the Land due to the natural and unimproved nature of the Land. The City acknowledges this disclaimer and agrees that the City Parties shall exercise due care (in consideration of the condition of the Land and the possible activities on the Land) while on the Land. The City hereby absolutely, unconditionally, expressly and knowingly waives any and all claims, rights and causes of action the City may have against the Raydient Released Parties

and hereby releases the Raydient Released Parties from any and all liability relating to, or arising in connection with, directly or indirectly, the condition of the Land and the activities of others on the Land. Further, the City unconditionally and absolutely covenants not to bring any action against the Raydient Released Parties for any claim whatsoever relating to or involving the condition of the Land and the activities of others on the Land.

C. This Section 5 will survive the termination of this Agreement and the Conveyance Date.

Section 6. Environmental Accountability.

A. For purposes of this Agreement the following terms have the following meanings:

(i) “**Environmental Laws**” means all federal, state and local laws, statutes, regulations, ordinances, applicable agency guidance, administrative and judicial determinations relating to the protection of the environment, safety and health, or to any Hazardous Material, including, without limitation, CERCLA, the Resource Conservation and Recovery Act, the Clean Water Act, the Clean Air Act, the Toxic Substances Control Act and all laws pertaining to reporting, licensing, permitting, investigation or remediation of releases or threatened releases of Hazardous Materials as well as their counterpart state authorities, whether in effect as of the date of closing or subsequent thereto.

(ii) “**Hazardous Materials**” means all hazardous, toxic, explosive, radioactive or harmful materials, wastes, pollutants, contaminants or substances of any kind or nature that are regulated pursuant to any Environmental Law.

B. This transaction is a commercial transaction by which a tract of land has been considered and valued by and through negotiations, and is conveyed and acquired by and between sophisticated enterprises. The records of Raydient do not reflect use at the Land of any Hazardous Materials, other than gasoline, diesel fuel, oil and grease, solvents and/or detergents as might be used ancillary to operation of motor vehicles, and small amounts of other miscellaneous materials used in connection with commercial forest land use.

C. Raydient has no knowledge of any claim or notice of violation of any federal, state or local law, regulation or ordinance governing the use, handling, storage or disposition at or upon the Land of any Hazardous Materials.

D. The City has the opportunity to examine the Land from the inception of negotiations until Conveyance Date, under the terms and conditions set forth in this Agreement. It is the City’s responsibility to have the site investigation completed prior to Conveyance Date, and Conveyance Date shall not be delayed or extended by reason of the site investigation being delayed or incomplete. If the site investigation is delayed or incomplete, the City will be deemed to have elected to proceed to Conveyance Date as if it had waived the site investigation. If the City’s site investigation reveals the presence of Hazardous Materials which would mandate remediation under the United

States Environmental Protection Agency, or the Georgia Environmental Protection Division laws or regulations, the City will provide immediate notice thereof to Raydient and Raydient will have sole and exclusive responsibility to provide any notification to any federal, state, or local governmental agency, if notification is required by Environmental Law. As the City's sole and exclusive remedy for the presence of Hazardous Materials on the Land, and upon tender and assignment of the City's site investigation report, including an assignment of the contract by which the report was undertaken, and all engineering, testing and supporting data, and execution of a full and complete release of Raydient and its affiliated or related companies for any claims arising under or associated with this Agreement or the acquisition of the Land, the City will have the right to unilaterally terminate this Agreement. At the same time the City will abandon any legal or equitable rights in the Land to Raydient and return to Raydient any title evidence, surveys, or other similar documents received from Raydient and the City's copy of this Agreement, whereupon all rights and liabilities of the parties hereunder or in any way associated with the potential conveyance of the Land will cease, except for the provisions of this Agreement that specifically provide that they survive termination of this Agreement. If on the other hand the City (i) does not undertake a site investigation, or (ii) a site investigation is undertaken and the report reveals no Hazardous Materials above applicable federal or state cleanup standards, or (iii) the City chooses not to terminate this Agreement in accordance with the above provisions, then this Agreement will proceed to closing on the Conveyance Date. At such closing the Land will be conveyed from Raydient to the City, and as between the City and Raydient, for themselves, and their respective successors and assigns, the conveyance by deed will effectuate the parties' intent that all liability and responsibility under the Environmental Laws will be transferred to the City (including specifically, but without limitation, liabilities under the Comprehensive Environmental Response Compensation and Liability Act, as amended, (42 USC 9601 et seq.) ("**CERCLA**") and corresponding state statutory authorities, for which Raydient and its affiliated or related companies will thereafter be released by the City, its successors and assigns, with respect to any claim.

E. Following closing, the City hereby agrees to release and forever discharge, and to covenant not to sue, Raydient or its affiliated or related companies and their directors, officers, shareholders, employees, affiliates, assigns and successors, from any and all claims, injuries, demands, costs, penalties, attorneys' fees, costs of litigation and causes of action of any kind whatsoever, now or hereafter in existence, known or unknown, which the City may have against any Raydient or its affiliated or related companies and their directors, officers, shareholders, employees, affiliates, assigns and successors and which are related to the condition of the Land, including but not limited to the presence, suspected presence, release or suspected release of any Hazardous Material of any kind, past, present or future, whether into the environment, pavement, structures, tanks, containers, or other personalty at or on the Land or any other Land in which the City has or may acquire any interest.

F. This Section 6 will survive the termination of this Agreement and the Conveyance Date.

Section 7. Confidentiality. Any documents provided by Raydient to the City, and any information obtained by the City as a part of its inspections, will be maintained by the City in strict and complete confidence. The City will not publish, disclose, transfer, release or divulge, either directly or indirectly, any such documents or the information contained in the documents to any third party or use any such information for any purpose other than the potential acquisition of the Land, without

the prior written permission of Raydient, provided, however, that the City may disclose such information to the City's attorneys, consultants, agents and applicable governmental authorities, and to the extent required by Georgia law. The documents are to be returned in their entirety, including any paper or electronic copies, to Raydient upon any termination of this Agreement. In the event the City has incorporated any of the material in the documents into its own analysis, those documents will be destroyed and the City will certify such destruction to Raydient in writing. The City and Raydient agree that, as between them, Raydient will be responsible for providing any notice that might be required under any applicable law, including any Environmental Law, and that the City will notify Raydient if it believes that any such notice is required, including within a reasonable time before making any independent report. In the event of breach by the City of this confidentiality provision, Raydient will be entitled to any and all remedies available to it in law or equity. This Section 6 will survive any termination of this Agreement.

Section 8. Closing. The closing of the conveyance of the Land will be held on the Conveyance Date at the office of the City's attorney, with the attorney and the address of the attorney being designated in writing by the City to Raydient at least 14 days prior to the Conveyance Date, and if no attorney is designated the closing will occur at the office of the City. The Conveyance Date may be conducted as a mail-away escrow-style closing and neither party is required to be present in person at closing.

Section 9. Deed. Raydient will convey the Land to the City on the Conveyance Date by limited warranty deed subject to Raydient's standard limited warranty deed permitted exceptions, including but not limited to the following: any existing cemeteries, easements, encroachments, servitudes, covenants, restrictions, zoning ordinances, rights-of-way, outstanding mineral interests held by anyone other than Raydient or its affiliates, riparian rights, title to lands lying below the mean high water line of any bodies of water, and any matters discoverable from an inspection of the Land or the public records, and to the restrictive covenant and reversionary interest stated in Section 9. To the extent the Land may be subject to hunting licenses or similar use agreements, and to the extent Raydient has a contract right to do so, Raydient will give notice of termination of the hunting licenses or similar use agreements on or promptly after the Conveyance Date. The legal description of the Land in the deed is attached as Exhibit B.

A. Raydient has entered this Agreement for the sole purpose to permit the City to construct a Water Tower on the Land at the City's cost and expense, and to allow for other public infrastructure use, including for right-of-way. The City agrees that it will commence construction of the Water Tower (the "**Construction**") within seven years after the Conveyance Date (the "**Commencement Date**") and will complete the Construction within ten years of the Conveyance Date (the "**Completion Date**"). In the deed, Raydient will reserve a reversionary interest providing that, upon Raydient's request, the Land will revert to Raydient if the City has not commenced Construction on or before the Commencement Date or if the Construction is not completed on or before the Completion Date, and will restrict the use of the Land to the use of water tower and public infrastructure purposes only as stated in this Section 9(A).

B. This Section 9 will survive the termination of this Agreement and the Conveyance Date.

Section 10. Costs.

A. Raydient will pay solely its attorney's fees and its prorated amount of ad valorem taxes as stated in Section 10(C), and will not be responsible for any other cost incurred in connection with this Agreement.

B. The City will pay the Purchase Price to Raydient at closing. In addition, the City will pay all transaction and closing costs not enumerated in Section 10(A), including inspection costs, title examination fees, title insurance premiums, and all recording or filing fees, transfer taxes, closing fee of title company, title agent or closing attorney, local or county assessments, its prorated amount of ad valorem taxes pursuant to Section 10(C), and the cost of the Survey. In addition, the City will pay for all permitting (including without limitation any wetland permitting or mitigation), studies, zoning, entitlements and similar expenses necessary for the City's project, including the Water Tower, and infrastructure improvements (the "**Project**") and will, at its cost, review and approve all plans and designs for the Project and complete all construction of improvements for the Project including, but not limited to the Construction, infrastructure, vertical and horizontal construction, access and other improvements as may be mandated by governmental agencies with approval or permitting rights.

C. Ad valorem taxes for the year of conveyance will be prorated between the City and Raydient as of the date of Conveyance Date based on the amount of the latest taxes assessed against the Land. Raydient will not be responsible for any portion of increased taxes resulting from any use changes initiated or pursued by the City or as a result of the City's actions with regards to the Land, or change in the use of the Land from its present designation. If the Land is taxed as a part of a larger parcel for the year of the conveyance, the taxes attributable to the Land for the year of the conveyance will be determined by dividing the acreage of the Land by the acreage of the tax parcel of which the Land is a part and multiplying the quotient arising therefrom by the ad valorem taxes for the year of the conveyance for the tax parcel of which the Land is a part. The City will pay its portion of the prorated ad valorem taxes to Raydient on the Conveyance Date and Raydient will be responsible for making the payment for the taxes for the year of Conveyance Date. The City will be responsible for paying any taxes, penalties, or interest, including re-capture taxes, due as a result of the conveyance of the Land triggering the breach of a CUVA, FLPA, or other similar ad valorem tax designation.

D. This Section 10 will survive termination of this Agreement and the Conveyance Date.

Section 11. Default.

A. If Raydient defaults in its obligations under this Agreement, the City may, as its sole and exclusive remedy to either: pursue an action for specific performance of this Agreement within 60 days of the default, or to terminate this Agreement by written notice to Raydient, in which case this Agreement will terminate, and neither party will have any further rights or responsibilities under this Agreement, except for those that expressly survive termination and if the City fails to file an action for specific performance within 60 days of the default in the Superior Court of Camden County, Georgia, the City will be considered to have elected to terminate this Agreement and to have

waived the right to pursue an action of specific performance. The City hereby waives all other remedies, including any claim to monetary damages.

B. If the City defaults in its obligations under this Agreement prior to the Conveyance Date and closing of this Agreement, Raydient's sole and exclusive remedy, may terminate this Agreement by written notice to the City, in which case this Agreement will terminate, and neither party will have any further rights or responsibilities under this Agreement, except for those that expressly survive termination. Raydient hereby waives all other remedies, including any claim to monetary damages, for any default by the City prior to the Conveyance Date and closing of this Agreement. If the City defaults in its obligations under this Agreement after the Conveyance Date and closing of this Agreement, Raydient may pursue any and all remedies in law or equity for the City's default.

C. This Section 11 will survive the termination of this Agreement and the Conveyance Date.

Section 12. Miscellaneous.

A. This Agreement, and any ancillary agreements, will be governed by and enforced in accordance with the laws of the State of Georgia.

B. This Agreement sets forth the entire agreement between Raydient and the City with respect to the Land, including all prior communications, whether in person, in writing, or via Raydient's website or otherwise, and the terms of this Agreement may be amended only in writing and signed by both Raydient and the City.

C. This Agreement may be executed in two or more counterparts, each of which may be deemed an original but all of which will constitute one and the same instrument.

D. Neither party has engaged a real estate broker or any person entitled to a real estate commission related to the Land. Each party will indemnify and hold the harmless for any claim for a real estate commission due to the action of the indemnifying party.

E. Notices required or permitted by this Agreement will be given to the City at:

City of Kingsland  
Attn: \_\_\_\_\_  
107 S. Lee Street  
Kingsland, Georgia 31548  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

With a copy to:

\_\_\_\_\_  
\_\_\_\_\_

---

---

and to Raydient at:

Raydient LLC  
Attn: Brian Flick  
1 Rayonier Way  
Wildlight, Florida 32097  
(904) 557-5016  
Brian.Flick@raydient.com

With a copy to:

Rayonier Legal Department  
Attn: Andrew Shipp  
1 Rayonier Way  
Wildlight, Florida 32097  
(904) 603-3679  
Andrew.Shipp@rayonier.com

With a copy to:

HunterMaclean  
Attn: Joey Strength  
200 E Saint Julian Street  
Savannah, Georgia 31401  
(912) 236-0261  
JStrength@huntermaclean.com

Any notice or demand which must or may be given under this Agreement or by law shall be in writing or by electronic facsimile and shall be deemed to have been given when delivered either by a verified facsimile, personal delivery, by means of an overnight courier delivery service (such as Federal Express) or by certified mail, return receipt requested, full postage prepaid, addressed to the respective parties at the addresses stated herein. The foregoing addresses may be changed by facsimile, personal delivery or the giving of a written notice as provided in this Section 12(E).

F. Time is of the essence in this Agreement.

G. The rights or obligations of the City under this Agreement may not be assigned by the City without the express written consent of Raydient and any attempt to do so will be void.

H. No failure of either party to exercise any power given under this Agreement or to insist upon strict compliance with any obligations specified in this Agreement, and no custom or practice at variance with the terms of this Agreement, will constitute a waiver of any party's right to demand exact compliance with the terms of this Agreement; provided, however, that any party may, at its sole option, waive any requirement, covenant or condition in this Agreement established for the benefit of such party without affecting any of the other terms and provisions of this Agreement.

I. The City may not issue any press releases or publicity materials, or publicize the existence of this Agreement, any activities pursuant to or under this Agreement, or the Conveyance Date of the transaction contemplated by this Agreement, without notifying Raydient and coordinating same with Raydient. This provision is not applicable as to any requirements related to the City's approval process or disclosure in open meetings. Raydient may review and approve, in advance of issuance or publication, any press release or publicity materials to be issued by the City, its affiliates or assigns, in connection with this Agreement or the activities under this Agreement, including but not limited to the Conveyance Date of the transaction contemplated by this Agreement.

J. This Agreement includes and incorporates the following additional documents, which are incorporated herein by this reference:

**EXHIBIT A** Land

**EXHIBIT B** Legal Description

K. When used herein, the term "**Effective Date**" or the phrase "the date hereof" or "the date of this Agreement" means the last date that either the City or Raydient executes this Agreement.

**L. THIS DOCUMENT CONSTITUTES AND PRESENTS FOR THE CITY'S REVIEW THE TERMS UNDER WHICH RAYDIENT WILL CONSIDER AN OFFER FROM THE CITY FOR THE LAND, AND DOES NOT CONSTITUTE AN OFFER BY RAYDIENT TO CONVEY THE LAND TO THE CITY ON THE STATED TERMS, OR UPON ANY TERMS. THIS DOCUMENT WILL BE TREATED AS AN AGREEMENT ONLY WHEN SIGNED BY A VICE PRESIDENT OR PRESIDENT OF RAYDIENT LLC, OR ANOTHER AUTHORIZED DESIGNEE.**

M. Without limiting the foregoing, if this Agreement is not accepted, signed by the City, and received by Raydient **on or before 5:00 p.m. EST on the \_\_\_\_\_**, this Agreement will be considered null and void and will have no force and effect.

[Signature Pages Follow]

**IN WITNESS WHEREOF**, the parties have executed this Agreement which will be effective as of the date signed by the last party to this Agreement.

Date: \_\_\_\_\_

**CITY OF KINGSLAND,**

a municipal corporation created under the laws of  
the State of Georgia

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

[SEAL]

[Additional Signature Page Follows]

**IN WITNESS WHEREOF**, the parties have executed this Agreement which will be effective as of the date signed by the last party to this Agreement.

Date: \_\_\_\_\_

**RAYDIENT LLC**, a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

[SEAL]

EXHIBIT A  
Land

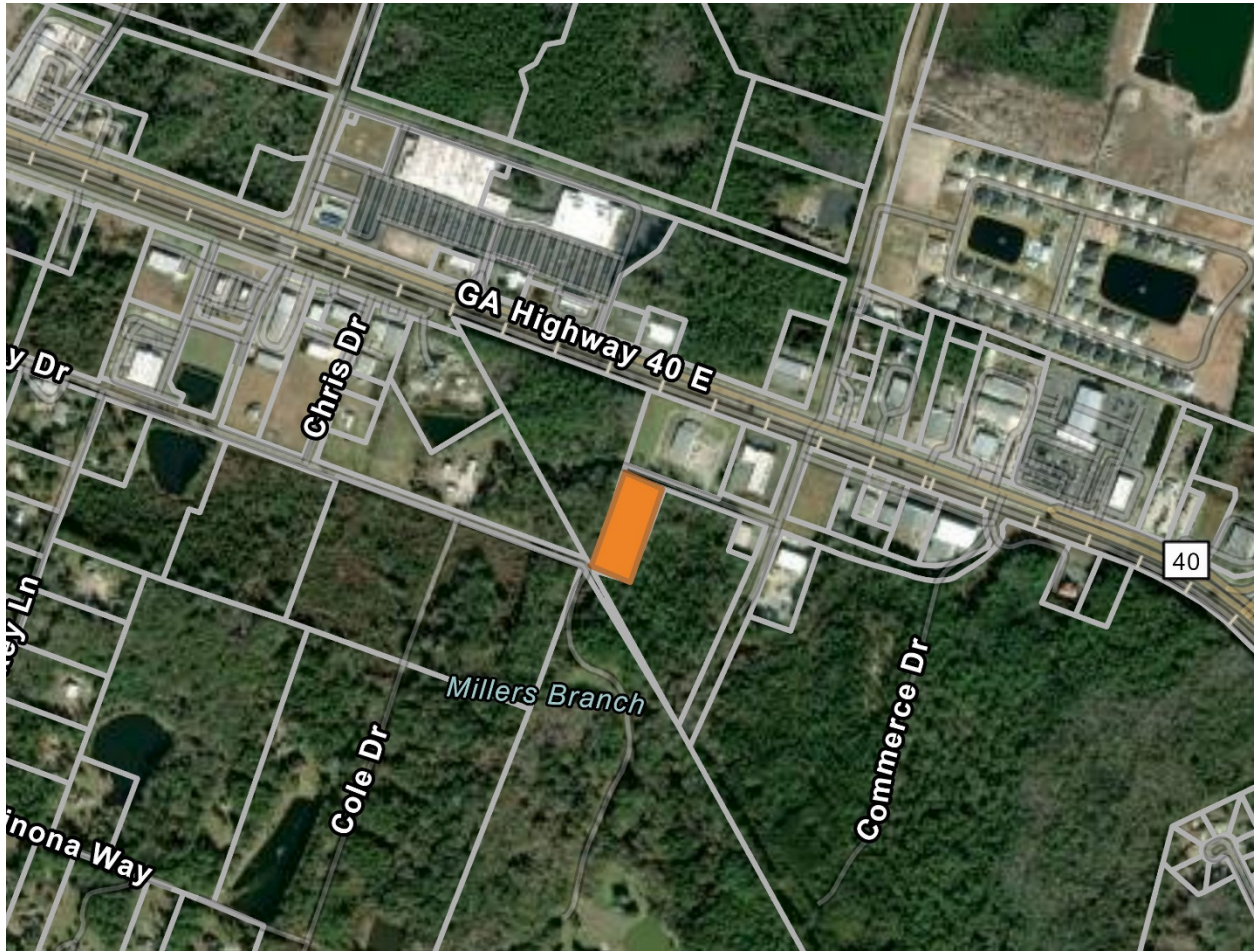


EXHIBIT B  
Legal Description

All that tract of land situate, lying and being in the City of Kingsland, Camden County, Georgia, containing approximately 2.0 acres, lying and being in the 1606<sup>th</sup> G.M. District, Camden County, Georgia. This property being the same property conveyed by Rayland Company, Inc. to State of Georgia, acting by and through the Department of Labor, dated October 17, 1989, by Quit Claim Deed recorded in Camden County Clerk of Superior Court Record Book 390, Pages 253-255, and also that Quitclaim Deed from the State of Georgia to TerraPointe LLC, dated December 31, 2010, recorded in Record Book 1559, Pages 430-433 in the office of the Camden County Clerk of Superior Court, and being more particularly described as follows:

For a Point of Reference commence at a bridge spike found at the point on the curved centerline of construction of Georgia State Highway No. 40 (a 75-foot right-of-way) where said curved centerline is intersected by the former centerline of Kings Bay Road (a 180-foot right-of-way, formerly a 130-foot right-of-way) and run in a Northwesterly direction along the arc of said curved centerline of Georgia State Highway No. 40, said curve being concave to the Southwest and having a radius of 1908.95 feet, a chord distance of 652.34 feet to a nail and cap found at the Point of Tangency of said curve, the bearing of the aforementioned chord being North 60° 35' 17" West; run thence North 70° 25' 30" West continuing along the centerline of said Georgia State Highway No. 40, a distance of 1617.31 feet to a point; run thence South 19° 34' 30" West, perpendicular to said Georgia State Highway No. 40, a distance of 505.30 feet to a point; run thence North 70° 25' 30" West, parallel to said Georgia State Highway No. 40, a distance of 793.27 feet to a pk nail found where last mentioned line intersects the Easterly line of lands of Florida Mining and Materials Corporation as described in deed recorded in Deed Book 190, Page 700, public records of said county; run thence South 19° 34' 30" West, along said Easterly line, a distance of 30.0 feet to a concrete monument found for the Point of Beginning.

From the Point of Beginning thus described run South 70° 25' 30" East, parallel to said Georgia State Highway No. 40, a distance of 200.0 feet to a ½ inch iron pipe (set); run thence South 19° 34' 30" West, a distance of 446.0 feet to a ½ inch iron pipe (set); run thence 70° 25' 30" West, parallel to said Georgia Highway No. 40, a distance of 200.0 feet to a ½ inch pipe set on the aforementioned Easterly line of Florida Mining and Materials; run thence North 19° 34' 30" East along said Easterly line, a distance of 446.0 feet to the Point of Beginning.

**Customer:**

City of Kingsland, Georgia  
 111 South Seaboard Street  
 Kingsland, Georgia 31548

**Quote#:** Q-04108

**Quote Date:** 10/06/25

**Agency ID:** 2801

**Terms:** Quote Only

**Unit:**

Police Department

| Start Date        | End Date | Scope of Services      | Rate       | Qty | Subtotal   | Disc. % | Amount            |
|-------------------|----------|------------------------|------------|-----|------------|---------|-------------------|
| 11/01/25          | 10/31/26 | NightHawk User License | \$3,899.00 | 1   | \$3,899.00 | 3.5%    | \$3,762.54        |
| <b>Total Due:</b> |          |                        |            |     |            |         | <b>\$3,762.54</b> |

**Terms & Conditions:**
**Agreement:**

Customer's proposal, quote, duly executed Subscription Services Agreement and applicable Order Form(s) shall form the Agreement. The Agreement constitutes the entire agreement between the parties and supersedes any prior or contemporaneous negotiations or agreements, whether oral or written, related to this subject matter. No modification or waiver of any term of this Agreement is effective unless both parties agree in writing to special conditions applicable to this Agreement.

**Applicable Taxes:**

FEES ARE EXCLUSIVE OF SALES, USE, WITHHOLDING, VAT, AND OTHER SIMILAR TAXES, AND IF REQUIRED BY LAW CUSTOMER IS RESPONSIBLE FOR PAYMENT OF SUCH TAXES. ANY TAXES REFERENCED AND/OR QUOTED ARE ESTIMATES ONLY, AND NOT ALL SERVICES AND/OR HARDWARE MAY BE SUBJECT TO TAXATION. FINAL TAX AMOUNTS WILL BE DETERMINED BASED ON APPLICABLE LAWS AT THE TIME OF INVOICING. CUSTOMER SHOULD PROVIDE A TAX EXEMPTION CERTIFICATE, IF APPLICABLE.

**Purchase Orders:**

LeadsOnline may include a purchase order number on Customer's invoice solely for Customer's internal payment and record keeping processes. Any terms within any purchase order provided to LeadsOnline in response to a quote, order form, invoice or otherwise will not modify or enlarge the obligations or liabilities of either party. Click [here](#) to download our W-9.

**Expiration:**

Pricing presented will expire on December 31, 2025. Any eligible credits will be reviewed, assessed, and applied following the full execution of the Agreement and Order Form(s).

**Bundle Discount Revocation Policy**

If the associated Agreement and/or Order Form(s) are terminated, whether by cancellation, expiration, mutual termination, or breach, all discounts granted under the terms of the Agreement and/or Order Form(s) will be revoked immediately. Customer will no longer be eligible for discounted rates.

**Bundle Discounts Applied:**

*Two-Product Discount*

**Thank you for your interest in LeadsOnline!**

July 25, 2024

**SUBJECT ► SOLE SOURCE DOCUMENTATION FOR Nighthawk SERVICES & TRAINING COURSES**

To Whom It May Concern:

Thank you for your interest in LeadsOnline's Nighthawk suite of services and training courses. We applaud and support your efforts to provide your agency with a powerful and comprehensive digital data fusion and analytics platform for investigations.

This letter serves as a sole source document for services provided by LeadsOnline, including Nighthawk LEOVision, Nighthawk University, and Nighthawk ASCEND.

**UNIQUE TECHNICAL FUNCTIONS OF Nighthawk LEOVISION INCLUDE:**

- Ingests and fuses disparate digital data on a level unmatched by any other single offering in the product space.
- Visualizes the disparate digital data using a proprietary process not available with any other offering in the product space.
  - Of significant importance is the proprietary feature SIFT (currently in the patent process) which uniquely visualizes communication and peripheral technologies' data combined.
- Allows for the ingestion of data from supportive technologies already within law enforcement use, maximizing return on investment (ROI) on those technologies.
- Uniquely designed using proprietary processes (currently in the patent process) to minimize storage needs, thus reducing peripheral storage costs.
- Accessible via personal or department owned desktops and laptops, and browser enabled MDT/MDC's (with use of proper credentials from agency verified employees).
- Designed for collaboration on an intra and interagency level as authorized by the agency. Includes the ability to restrict or expand access on an individual level.
- Designed for *Real-Time Collaboration* allowing multiple users to work together remotely.
- Provides deconfliction across users, user groups, and agencies to facilitate communication between investigators about shared case entities.
- Provides automated reporting of all investigative findings in a quick exportable format.
- Provides a full export of all case data and items in a sharable format compliant with discovery.
- Cloud based - All data uploaded and/or created by a user is stored in Amazon GovCloud, a secure cloud provider that complies with FedRAMP High baseline.
  - Data is encrypted in transit and at rest with AES256 encryption, is available 24/7/365 and can be downloaded as desired by the agency.
- Compliant with DOJ's Criminal Justice Information System (CJIS) Security Policy, with the use of individual accounts and multi-factor authentication (MFA) required.
  - Complies with FIPS 140-2 and runs in a private subnet within a secure Virtual Private Cloud (VPC).
- Does not touch agency network(s), requires no IT resources and does not require the agency to purchase any additional equipment, hardware or software.
- Updates are immediate, available to all users and do not require IT resources or support.
- Provides detailed user metrics on a case level, to include access and change metrics, while also providing agency wide usage metrics.
  - Typically used for auditing purposes, usage considerations and accountability.

**NIGHTHAWK ASCEND TRAINING COURSES INCLUDES:**

- Advanced LEOVision Tradecraft
- Digital Data Subject Matter Expert Training
- Introduction to digital Data Exploitation (DDEX)
- LEOVision Onboard Training

**NIGHTHAWK IS ONLY AVAILABLE FROM LEADS ONLINE**

- The Nighthawk LEOVision service and training courses are available only from LeadsOnline, who has developed the product and functionality exclusively for use in investigations.
- The Nighthawk LEOVision is the exclusive proprietary property of LeadsOnline and is protected under the United States Copyright Act (17 U.S.C.), as well as by all applicable state and international copyright laws, and by the Lanham Act (15 U.S.C. §§1051-1141n).
- No other supplier has access to this technology which has been developed specifically for use in investigations.
- Nighthawk LEOVision and ASCEND training courses are not available through dealers, resellers, or by any other means as LeadsOnline remains the sole provider.

We look forward to serving your agency, investigators, and community and are available to answer any additional questions you may have.

Sincerely,



**Shawna Evans**

Accounts Receivable

 **LEADS ONLINE**

**E** [accounting@leadsonline.com](mailto:accounting@leadsonline.com)

**T** +1.800.311.2656

**leadsonline.com**

**CITY OF KINGSLAND, GEORGIA  
ORDINANCE NO. 2025-16**

**AN ORDINANCE TO AMEND THE CITY OF KINGSLAND ZONING ORDINANCE**

**TO LIMIT THE NUMBER OF GROUND BANNER SIGNS PER PARCEL IN THE C-2 AND C-4 ZONING DISTRICTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.**

WHEREAS, the Mayor and City Council of the City of Kingsland find it necessary to promote orderly and consistent signage standards within commercial districts; and

WHEREAS, the City desires to limit the number of ground banner signs permitted per parcel in the C-2 and C-4 Zoning Districts to preserve community aesthetics and reduce visual clutter;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kingsland, Georgia, as follows:

**Section 1. Amendment to Zoning Ordinance**

That Appendix A, City of Kingsland Zoning Ordinance, Article VI, Section 61 (pertaining to Signs in Commercial Districts), is hereby amended by adding the following subsection:

**Section 61.4.3 – Ground Banner Signs (C-2 and C-4 Districts)**

In the C-2 (General Commercial) and C-4 (Interstate Commercial) Zoning Districts, no more than two (2) ground banner signs shall be permitted per parcel, regardless of the number of businesses or tenants located on the parcel.

All ground banner signs shall otherwise comply with the applicable standards for size, placement, and duration as provided in this ordinance.

This amendment shall be incorporated into and made a part of the City of Kingsland Zoning Ordinance.

**Section 2. Repealer**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 3. Severability**

If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date

This ordinance shall become effective immediately upon adoption by the Mayor and City Council of the City of Kingsland.

**ORDAINED AND ADOPTED** by the Mayor and City Council of the City of Kingsland, Georgia, this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF KINGSLAND, GEORGIA**

By: \_\_\_\_\_  
Dr. C. Grayson Day, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Jean O. Seigler-Horne  
City Clerk