



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • MAY 23, 2016

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. INVOCATION AND PLEDGE TO THE FLAG

III. ROLL CALL

Kenneth E Smith Sr
Charles Grayson Day Jr
James Ham
Jim McClain
Richard A. Winters

Mayor
Mayor Pro Tem
City Councilman
City Councilman
City Councilman

IV. CONSENT DOCKET

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

V. PRESENTATION

- 1. Affordable Housing -
Proposal to develop 72 units of tax credit housing on Village Drive.
- 2. Presentation - Brent A. Buice, Executive Director, Georgia Bikes -
- 3. 1645 : Golden Isle Model Rail Road Club - Paul Speich, President -

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. Declaration of Taking - Property Associated with the Boone Street Project - Staff Recommends Approval -

A 3007 sq. ft. portion of property, whose title is recorded in Deed Book 571, Page 162 in the office of the Clerk of Superior Court of Camden County, Georgia and which has been assigned Camden County Tax Assessor Parcel Identification number 108-002B and which has been assigned the address of 526 Kenneth Gay Drive, Kingsland, Georgia.

2. Adoption of Resolution #2016-11: a Resolution of Support for the Development of the Residences at Laurel Island by Oracle Consulting Services Located at the Corner of Winding Road and Laurel Island Parkway in Kingsland, Georgia. Staff Recommends Approval. -

3. Support Resolution for Southport Financial Services - Staff Recommends Approval -

Resolution supporting Southport Financial Services application to DCA to construct phase I of Kingsland Village affordable housing.

4. Bid Award: Street Sign Purchase Project Phase I - Staff Recommends Low Bid, Vulcan Signs. -

To purchase approximately 455 stop signs, 136 speed limit signs, and 591 posts to meet MUTCD specifications.

5. Bid Award: Probation Services for Municipal Court - Municipal Court Judge Robert Sweatt and Staff Recommend Satilla Probation Management. -

6. Bid Award: Propane Gas Services - Staff Recommends Approval of Sole Bidder, Cumberland Gas, Incorporated -

7. Mayor and City Council Appointment to the Joint Development Authority -

8. Approval of - Camden County Chamber of Commerce 2017-2020 Board of Directors Nominations -

The recommendations of the nominating committee for Directors of the Camden County Chamber of Commerce for 2017-2020 are:

- Lisa Dickerson SE GA Health Systems, Camden
- Lisa James Modern Woodmen of America
- Terry Landreth* Camden Bicycle Center
- Steven Sainz Camden Family Connection
- Walden, Rich Express Scripts
- Walker, Ed* Retired

*Incumbent

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED



Complete Streets Policy Workshop

Georgia Bikes is pleased to offer free policy workshops for communities in Georgia that are interested in adopting or improving a Complete Streets policy.

What are “Complete Streets”?

“Complete Streets” refers to an approach to transportation planning and engineering that balances the safety needs of all roadway users: people who drive, walk, use transit, or ride bicycles. A Complete Streets policy is *not* a one-size-fits-all mandate for designing streets in a particular way. A good policy is one that 1) prioritizes the safety of vulnerable road users and 2) requires best practice design solutions for accommodating all users of a roadway.

Our Policy Workshop can be customized to fit your community’s interests, needs, and availability, but all workshops will cover the following topics:

1. Need for Complete Streets policies in Georgia
2. Benefits of walkable, bikable communities
3. Complete Streets: What do they look like?
4. Model Complete Streets policies and ordinances
5. Best practices design guidance for bicycle and pedestrian facilities
6. Funding opportunities for Complete Streets implementation





May 23, 2016

Declaration of Taking

- I. The City of Kingsland, a municipal corporation of the State of Georgia (the “City”), having met at a regular meeting, and a quorum being present, considered this declaration of taking, wherein a majority of votes casts in favor of the declaration of taking. Wherefore, the City hereby makes its declaration of taking of the below-described real property. The City holds at least six regular meetings each year and which for a period of one year has levied and collected an ad valorem tax on the real property in the City.
- II. **PURPOSE:** The governing authority of the City of Kingsland orders and declares the taking of the private property described below for municipal street purposes. The lands are being taken for the use of the City of Kingsland (as the condemnor) subject to the order of the Camden County Superior Court as provided in O.C.G.A. § 32-3-12. The City takes a fee simple interest in the Condemned Property which will be used for present public road purposes and is intended to be used for enjoyment by the public and for the passage of vehicles in the City.
- III. **AUTHORITY & USES:** The authority by which the City makes this order, declares this taking, and takes the Condemned Property is the Georgia Code of Public Transportation, O.C.G.A. § 32-3-1 et seq. and such other authority granted to the City under the laws of the State of Georgia related to the Declaration of Taking method of exercising its power of eminent domain, especially found at O.C.G.A. § 32-3-4. The City will put the Condemned Property to present use as a public road available for use by members of the public.
- IV. **DESCRIPTION OF REAL PROPERTY TO BE TAKEN:** The real property subject to this declaration of taking is that certain **3,007 square foot** area described as the “Proposed Area” on that certain plat attached as **Exhibit ‘A’** and incorporated herein for the purpose of description. Such plat is titled “A portion of lands of Mark Lane, 1606th G. M. District, Camden County, Georgia, for the City of Kingsland” which is dated 3/16/2016 and prepared by AKM Surveying, Inc. and approved by Jeffrey S. Foster, Georgia Registered Land Surveyor number 3143. Such parcel is located within the city limits of the City of Kingsland, Camden County, Georgia. The legal description of this 3,007 sf parcel is described on Exhibit ‘A’. This 3,007 sf parcel is hereinafter referred to as the “**Condemned Property**”.

The Condemned Property *is a portion of* the real property owned by Mark Lane which has the legal description as shown on **Exhibit ‘B’** and whose title is recorded in Deed Book 571, Page 162 in the office of the Clerk of Superior Court of Camden County, Georgia and which has been assigned Camden County Tax Assessor Parcel Identification number 108-002B and which has been assigned the address of 526 Kenneth Gay Drive, Kingsland, Georgia.

- V. **PROPERTY OWNER; LEASEHOLD INTEREST HOLDER:** The Condemned Property is owned by Mark Lane. The tenant currently in possession of the premises described in Exhibit ‘B’ is Golf Cart Wholesale Outlet, LLC, a Georgia limited liability company.
- VI. **INTEREST TAKEN:** The City hereby takes a fee simple interest in the Condemned Property; and such interest shall be used for public road purposes. The interest and estates to be taken are described herein and are being taken from Mark Lane and Golf Cart Wholesale Outlet, LLC.
- VII. **PLAT:** A plat showing the lands taken by this declaration is attached as Exhibit “A”. Such plat depicts a triangular shaped parcel labeled “Proposed Area” which is 45.14' at its widest point as measured along Boone Street (a.k.a. Kenneth Gay Drive) and ends at the narrow point 144.95' along the western boundary of Mark Lane’s property described on Exhibit ‘B.’
- VIII. **APPRAISAL OF JUST COMPENSATION:** The City has appraised the Condemned Property. The City estimates a sum of money of **\$30,000.00** to be just compensation for the land taken from **Mark Lane**, including consequential damages to land not taken [the balance of lands owned by Mark Lane (Exhibit ‘B’) less the Condemned Property (Exhibit ‘A’)].

The City estimates a sum of money of **\$1.00** to be just compensation for the interest and estate of **Golf Cart Wholesale Outlet, LLC**, a leasehold interest holder.

Attached as Exhibit ‘C’ is a sworn copy of the appraiser’s statement justifying the above-stated sums. Such sums shall be made payable to Mark Lane in the amounts stated.

- IX. ORDER: The City finds that the circumstances are such that it is necessary to proceed in this particular case under Article I, Chapter 3, Title 32 of the Official Code of Georgia Annotated. The City of Kingsland specifically authorizes condemnation under Article I, Chapter 3, Title 32 of the Official Code of Georgia Annotated.

So Ordered, Found, and Declared, this 23rd day of May, 2016.

For the City of Kingsland, Georgia

Kenneth Smith, Mayor

Attest:

Linda O'Shaunnessy, Clerk

**A RESOLUTION OF SUPPORT FOR THE DEVELOPMENT
OF THE RESIDENCES AT LAUREL ISLAND BY
ORACLE CONSULTING SERVICES
LOCATED AT THE CORNER OF WINDING ROAD AND LAUREL ISLAND PARKWAY IN
KINGSLAND, GEORGIA #2016-11**

Whereas, Oracle Consulting Services is requesting support from the City for the development of The Residences at Laurel Island located at the corner of Laurel Island Parkway and Winding Road in Kingsland, Georgia; and

Whereas, The Residences at Laurel Island will provide 78 units of affordable family housing using Low Income Tax Credits from the Georgia Department of Community Affairs; and

Whereas, DCA has established certain regulations that require that local governments in which Low Income Housing Tax Credit projects are located have the opportunity to comment on such projects or provide a resolution of support to formally endorse the project by the local governing authority; and

Whereas, the City of Kingsland desires to support Oracle Consulting Services' application for 9% Low Income Housing Tax Credit under the 2016 Georgia Department of Community Affairs' Qualified Allocation Plan.

THE CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, HEREBY RESOLVES to endorse the application of Oracle Consulting Services to the Georgia Department of Community Affairs for 2016 low-income housing tax credits for The Residences at Laurel Island, to construction 78 affordable multifamily units located at Laurel Island Parkway and Winding Road, Kingsland, Georgia.

BE IT FINALLY RESOLVED, the Mayor, or his designee is authorized to sign all required endorsement documents.

ADOPTED: _____, 2016

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk

**A RESOLUTION OF SUPPORT FOR THE DEVELOPMENT
OF KINGSLAND VILLAGE BY
SOUTHPORT FINANCIAL SERVICES
LOCATED ON VILLAGE DRIVE
KINGSLAND, GEORGIA #2016-xx**

Whereas, Southport Financial Services is requesting support from the City for the development of Kingsland Village located on Village Drive at the corner of Plantation Drive in Kingsland, Georgia; and

Whereas, The Kingsland Village will provide 72 units of affordable family housing using Low Income Tax Credits from the Georgia Department of Community Affairs; and

Whereas, DCA has established certain regulations that require that local governments in which Low Income Housing Tax Credit projects are located have the opportunity to comment on such projects or provide a resolution of support to formally endorse the project by the local governing authority; and

Whereas, the City of Kingsland desires to support Southport Financial Services' application for 9% Low Income Housing Tax Credit under the 2016 Georgia Department of Community Affairs' Qualified Allocation Plan.

THE CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, HEREBY RESOLVES to endorse the application of Southport Financial Services to the Georgia Department of Community Affairs for 2016 low-income housing tax credits for Kingsland Village, for construction of 72 affordable multifamily units located on Village Drive, Kingsland, Georgia.

BE IT FINALLY RESOLVED, the Mayor, or his designee is authorized to sign all required endorsement documents.

ADOPTED: _____, 2016

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk

Attachment: A RESOLUTION OF SUPPORT KINGSLAND VILLAGE (1651 : Support Resolution for Southport Financial Services)



City of Kingsland

BID TABULATION

Sign Purchase Project Phase I

Wednesday, May 18, 2016 @ 2:00 PM

Vendor	Prismatic Stop Signs-455	Speed Limit Signs-136	12' U-Channel Posts-191	Total Cost of Project
Rocal, Inc.	\$11,688.95	\$2,794.80	No Bid	\$14,483.75
Vulcan Signs	\$9,154.60	\$2,260.32	\$8,581.32	\$19,996.24
Lightle Enterprises of Ohio, LLC	\$10,892.70	\$2,711.84	\$9,184.14	\$22,788.68
Protection Services, Inc.	\$12,558.00	\$3,277.60	\$10,726.65	\$26,562.25
Signs USA	\$21,611.00	\$6,461.20	\$16,622.85	\$44,695.05
Sign Wizards	\$21,612.50	\$6,052.00	\$17,139.00	\$44,803.50
Dalton Signs, Inc. ¹	\$23,091.25	\$7,616.00	\$20,685.00	\$51,392.25

*Advertised on City of Kingsland and GMA websites.

¹ Received late @ 2:39PM



City of Kingsland

BID TABULATION

Probation Services

Wednesday, May 18, 2016 @ 2:30 PM

Vendor	Supervision Fee	Community Service	Drug/Alcohol Screening	Pay Only
Satilla Probation Management	\$45.00	\$10.00	\$25.00	\$20.00
Professional Probation Services	\$35.00	\$0.00	\$12.00	\$35.00

*Advertised on City of Kingsland and GMA websites.

*Satilla Probation Management has a list of 25 established community service agencies available. Has all local courts-Camden Co., Charlton Co., City of St. Marys, Brantley Co. and Homerville, Ga. has a local office in Woodbine.

Professional Probation Services has no local Courts. Nearest Office is in Savannah, GA. Has a pending lawsuit filed against them in Alabama.

*There is NO COST to the City/Citizens for either Probation Co. Any money made comes from the Defendants.



City of Kingsland
BID TABULATION
Propane Gas Services

Vendor	Cost Per Gallon
Cumberland Gas, Inc	\$1.46
AmeriGas	No Bid Submitted
Griffis Gas	No Bid Submitted
Ferrellgas	No Bid Submitted



May 11, 2016

The following slate represents the recommendations of the nominating committee for Directors of the Camden County Chamber of Commerce for 2017-2020.

- Lisa Dickerson SE GA Health Systems, Camden
- Lisa James Modern Woodmen of America
- Terry Landreth* Camden Bicycle Center
- Steven Sainz Camden Family Connection
- Walden, Rich Express Scripts
- Walker, Ed* Retired

*Incumbent

Please NOTE:

- a. Of the limited number of nominations received from both directors and members (requested since April 4), a slate in excess of the number of directors needed to fill open seats are unavailable to be presented for a selection/vote
- b. With only 6 vetted nominees, the nominating committee determined to present a slate for approval by the board and when approved, presented to the membership

Please select:

_____ I approve the slate presented by the nominating committee for distribution to the membership to be voted as allowed in the bylaws of the Camden County Chamber of Commerce.

_____ I do not approve of the slate presented by the nominating committee and therefore recommend **

**Additional recommendation will require additional approval of the nominating committee and the Board before presentation to membership

Please return to rbaldwin.eds@gmail.com by Tuesday, May 23, 2016