CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA ● AUGUST 14, 2017

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

1. Reverend Donald Belcher, Sr., Pastor, Crooked River Baptist Church -

III. ROLL CALL

Kenneth E Smith Sr	Mayor
Charles Grayson Day Jr.	Mayor Pro Tem
James Ham	City Councilman
Jim McClain	City Councilman
Richard A. Winters	City Councilman

IV. CONSENT DOCKET

A. Approve the Council Minutes of the last regular Council Meeting

1. City Council - Regular Meeting - Jul 24, 2017 6:00 PM -

B. Approve the Agenda as Presented

C. Approve the Payments of Accounts Payable as Due and Funds Available

V. RECOGNITION

1. Award Presentation to Kingsland Police Department for Training for Crisis Intervention Team from Camden Family Connection Executive Director, Steven Sainz -

VI. PRESENTATION

1. Ms. Katie Howard and Ms. Dawn Haney Update on Employee Living Well Health Clinic -

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. PLANNING AND ZONING

1. ZONING MAP AMENDMENT – Reversal of 2014 Rezoning of Tax Parcel K20 02 001 -

A 2014 rezoning of Tax Parcel K20 02 001 on West King Ave from R-1 to I-l for development of a landscaping business has resulted in no activity. The City seeks to revert the zoning to R-1. The mailed notice to the property owner was returned as undeliverable, but telephone contact was made and the owner has no objections to the reversal. Planning Commission recommends approval.

X. NEW BUSINESS

1. FY 2017-18 Budget Presentation -
2. Intergovernmental Agreement for Grant Management Services -

Kingsland desires to contract with the County to provide assistance through its Grants Management Department to aid with services related to grants management. Staff recommends approval.

3. Adoption Of: Resolution of Support by the City of Kingsland as a Supportive Community Partner with the Salvation Army, St. Marys and Toys for Tots a Local Community Christmas Program Collaboration. -

Staff recommends approval.

4. Adoption Of: Joint Ordinance, Addressing & Street Naming -

Staff recommends approval.

5. Approval Of: TAD Policy Guidelines -

Mr. Darren Harper, Project Manager, Joint Development Authority will be available to answer any questions.

6. Approval Of: Memorandum of Understanding for Onsite Clinical Medical Services FY 2018 -

Staff recommends approval.

7. Approval Of: Contracted Services Agreement , School Resource Officers -

Staff recommends approval.

8. Approval Of: 2017 GEFA SRF Drinking Water AMR Project Change Order -

The net increase to this specific contract is $16,096.00 but this does not increase the amount of the approved 2017 GEFA Loan. This increase is off-set by the elimination of the downtown valve insertion project.

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED

City of Kingsland
Proposed FY 2017-18 Budget

	Department	FY 17-18 Requested Budget	FY 17-18 Recomm'd Budget	$ Increase/ Decrease from Requested Budget	Current Year FY 16-17 Budget	Variance from FY 16-17 budget to FY 17-18 Recom'd % Change	Variance from FY 16-17 budget to FY 17-18 Recom'd $ Increase/ Decrease	Summary of Changes From FY16-17 Budget to FY17-18 Budget Includes: Full cost of 1%-3% merit raises from FY16-17; police raises und year salary plan $38k; retirement funding 6.6% decrease: health & life insura 3% increase (employer & employee); health clinic 3% increase, lial insurance 5% increase.
General Fund	General Fund Revenues	$9,590,055	$10,148,080	$558,025	$9,554,102	6.22%	$593,978	**Contingency of $93,631**; **based on 7.5 mills.** Property tax digest shows a slight net increase of 5% in revenues. O increases are in insurance premium tax 5.5%, building permits 14%, h/m 10%, cash carry forward ($400k KDA loan pay down), and capital leases 7 (Gradall) . Decreases are in motor vehicle taxes, delinquent property ta penalty & interest.
General Fund	Administration	$1,438,613	$1,491,046	$52,433	$1,050,565	41.93%	$440,481	Increases in contract labor-elections $9k, professional services-shared g management services $10k (50%GF/50%WS), Camden Partnership contribu $17,363, KDA loan ($400k pay down, refinance over 6 years). Capital out recommended: replace City Hall carpet and blinds, $15,440. Includes c technology funds for downtown clock refurbishment, $11,000.
General Fund	Information Technology	$269,548	$256,998	-$12,550	$217,995	17.89%	$39,003	Step increase requested for Computer Support Specialist, 3.5%. Increases in health and retirement related to prior year new position. Increase in compute software to replace VMWare $7,750 (90%GF/10%WS). Capital outlay recommended: Thinkguard offsite storage $25,000 (65%GF/35%WS).
General Fund	Finance	$293,609	$293,609	$0	$285,637	2.79%	$7,972	Increase in repairs & maintenance for front doors and brick entrance on Wil Ave, $6,900 and in replacing 5 computers, $4,500. (65%GF/35%WS)
General Fund	Municipal Court	$427,159	$427,159	$0	$431,190	-0.93%	-$4,031	Decreases in court add-on costs related to fines and forfeitures.
General Fund	Police	$3,190,478	$2,823,763	-$366,715	$2,716,020	3.97%	$107,743	Includes raises under the 5 year salary plan for patrol officers, $38, Additional raises requested $177,793 (10% department & bonuses) recommended. Increases in liability insurance, communications, capital outl Capital outlays recommended: 5 used patrol vehicles, $22,500; insta equipment for patrol vehicles, $74,025; and 5 Watchguard camera syste $25,975. Additional capital outlay requested (5 new patrol vehicles $113,7 mobile forensic device $15,000; seismic sensor $5,000) not recommended.

City of Kingsland
Proposed FY 2017-18 Budget

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						% Change	$ Increase/ Decrease	Includes: Full cost of 1%-3% merit raises from FY16-17; police raises und year salary plan $38k; retirement funding 6.6% decrease: health & life insura 3% increase (employer & employee); health clinic 3% increase, lial insurance 5% increase.
General Fund	Fire	$2,735,258	$1,860,049	-$875,209	$2,067,951	-10.05%	-$207,902	Salary raises requested $108,163 (11% raises & bonuses) not recommen New cancer policy ($17,400) for all fire department employees and volunt included. Reductions in purchased/contracted services and supplies from year based on actual versus budget. Decrease in capital outlay from prior vehicle and building improvement. Capital outlays recommended: Fire Hou kitchen sink and cabinets, $10,000. Additional capital outlays requested House 4 driveway $50,000; refurbish fire engine $215,000; refurbish E- ladder truck $355,000; bunker gear rack $6,192) not recommended.
	Public Works	$2,067,966	$1,939,865	-$128,101	$1,636,617	18.53%	$303,248	Request for two new positions $52,894 (equipment operator & carpenter) recommended. Capital outlay recommended: used tractor $50,000; Gradall equipment to include demos/other brands/types, $300,000 (70%GF/30%\ 4x4 Truck $40,000 (50%GF/50%WS). Capital outlays requested (new tra $70,000; Gradall $405,000) not recommended.
	P&Z	$560,563	$560,563	$0	$461,587	21.44%	$98,976	Request for 3.5% salary increase to promote building inspector to super level, $1,520. Request for new position, building inspector $33,155 and vehicle $10,000 pending new development. Additional recommended ca outlay: plotter/scanner for GIS, $6,130. Increases in salaries to reflect full of prior year new hire, purchased/contracted services, and supplies.
	Econ. Dev./DDA	$172,210	$114,315	-$57,895	$93,681	22.03%	$20,634	Increases in salaries to allocate 10% of CVB director for oversight of functions and supplies. Request for J&A site clean-up phase I & II- $40, recommendation to defer Phase II, seek grant opportunities, limit phase I u $20,000. Reduced requested amounts for supplies, Christmas decorations, computers. Moved downtown clock refurbishment to court technology funds
	Fleet Services	$324,041	$287,082	-$36,959	$274,060	4.75%	$13,022	Increase in captured salaries due to dissolving IGA with County for management services. Request for 3% raises for hourly employees recommended, $6,519. Recommended capital outlay to replace two ga heaters, $8,000 (75%GF/25%WS).
	GF Total Expenditures	$11,479,445	$10,054,449	-$1,424,996	$9,235,303	8.87%	$819,146	

City of Kingsland
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						% Change	$ Increase/ Decrease	Includes: Full cost of 1%-3% merit raises from FY16-17; police raises und year salary plan $38k; retirment funding 6.6% decrease: health & life insura 3% increase (employer & employee); health clinic 3% increase, lial insurance 5% increase.
Water/Sewer Fund	Revenues for Water/Sewer Fund	$6,344,500	$6,434,500	$90,000	$7,663,880	-16.04%	-$1,229,380	**Contingency of $373,115; based on current rate structure**. Decreas SPLOST transfers. Increase in water/sewer revenues, tap fees, capital reco fees, and loan proceeds (gradall type/demo $300,000; 70%GF/30%WS).
	Administration	$528,542	$528,542	$0	$517,944	2.05%	$10,598	Increases in professional services-shared grant management services $ (50%GF/50%WS). Decreases in small equipment.
	Information Technology	$31,495	$37,045	$5,550	$26,173	41.54%	$10,872	Step increase requested for Computer Support Specialist, 3.5%. Increases in health and retirement related to prior year new position. Increase in compute software to replace VMWare $7,750 (90%GF/10%WS). Capital outlay recommended: Thinkguard offsite storage $25,000 (65%GF/35%WS).
	Finance	$167,520	$167,520	$0	$159,544	5.00%	$7,976	Increase in repairs & maintenance for front doors and brick entrance on Wil Ave, $6,900 and in replacing 5 computers, $4,500. (65%GF/35%WS)
	Fleet Services	$105,482	$98,196	-$7,286	$88,862	10.50%	$9,334	Increase in captured salaries due to dissolving IGA with County for F management services. Request for 3% raises for hourly employees recommended, $6,519. Recommended capital outlay to replace two ga heaters, $8,000 (75%GF/25%WS).
	Operations	$5,251,998	$5,230,082	-$21,916	$6,093,788	-14.17%	-$863,706	Decreases in repairs & maintenance, supplies, and capital outlays. Increas landfill fees, and capital lease payments (30% gradall). Capital out recommended: vaccon $380,000; replace 3 lift station fences $12,000; 2 station upgrades $80,000; davit retrievel system $6,500; Phase II water m replacement $800,000; lift station bypass pump $10,500; 4x4 truck $40, (505GF/50%WS); and gradall type/demo $300,000 (70%GF/30%WS).
	Water/Sewer Fund Total Expenses	$6,085,037	$6,061,385	-$23,652	$6,886,311	-11.98%	-$824,926	
Solid Waste	Solid Waste Revenues	$936,010	$1,004,278	$68,268	$1,121,755	-10.47%	-$117,477	**Contingency of $99,917; based on $1 residential rate increase; ove 8.2% increase in rate structure.** Decrease in capital lease proceeds for p year garbage truck purchase.
	Expenses	$904,361	$904,361	$0	$1,024,185	-11.70%	-$119,824	Increase in landfill disposal fees, supplies, and new position request (c worker $23,358) offset by decrease in capital outlays.

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						% Change	$ Increase/ Decrease	Includes: Full cost of 1%-3% merit raises from FY16-17; police raises und year salary plan $38k; retirement funding 6.6% decrease: health & life insura 3% increase (employer & employee); health clinic 3% increase, liab insurance 5% increase.
Other Funds	Confiscated Assets Fund	$40,025	$40,025	$0	$40,025	0.00%	$0	Based on estimated confiscated assets and remaining CISCO funds.
	Multiple Grant Fund	$242,928	$242,928	$0	$226,305	7.35%	$16,623	Based on grant awards expected during the fiscal year. Includes LMIG 2 $208,703 plus 30% match; Police vest $6,150 plus 50% match; Safety g $16,000; and Health & Wellness grant $9,000.
	CVB Fund (Tourism)	$508,700	$508,700	$0	$488,700	4.09%	$20,000	Revenues are based at 44% of estimated Hotel/motel tax revenues merchandise sales. 10% increase in hotel/motel tax revenue.
	Hotel/Motel Tax Fund	$965,910	$965,910	$0	$875,000	10.39%	$90,910	Based on estimated hotel/motel tax revenues. 10% increase in hotel/motel revenues.
	Downtown Development Authority Fund	$55,230	$55,230	$0	$13,770	301.09%	$41,460	Funded by DDA fundraising events. All expenses paid directly from the checking account. Increase from merging with Kingsland Betterment Comm in prior year.
	Kingsland Development Authority	$477,694	$530,127	$52,433	$122,299	333.47%	$407,828	Special Revenue Fund used to account for the blended component unit wh purpose is to finance construction of City's public buildings. Increase relate refinancing KDA loan with $400,000 lump sum down payment and 6 year pa for balance.
	SPLOST Fund #7	$3,009,453	$3,009,453	$0	$2,204,345	36.52%	$805,108	Based on funds available for projects outlined in the SPLOST VII agreem includes increase in both cash carry forward and transfer in from LMIG grant.
	General Debt Service	$632,874	$707,669	$74,795	$278,188	154.39%	$429,481	Based on current lease payments for governmental funds. Increase relate refinancing KDA loan and new loan for Gradall in public works depart.
	Debt Service Revenue Bond	$164,205	$164,205	$0	$148,750	10.39%	$15,455	17% of the hotel/motel tax is accounted here for the bond payment of welcome center. 10% increase in h/m tax revenues.

STATE OF GEORGIA

COUNTY OF CAMDEN

INTERGOVERNMENTAL SERVICES AGREEMENT FOR

GRANT MANAGEMENT SERVICES

This Intergovernmental Services Agreement for Grants Management Services is entered into this ___ day of ______ 2017, by and between the CAMDEN COUNTY BOARD OF COMMISSIONERS hereinafter called "County" and the CITY OF KINGSLAND, hereinafter called "Kingsland".

WITNESSETH

WHEREAS, County operates a Grants Management Department for the purpose of performing various functions related to grants, including: identification of potential new funding sources, development of funding resources for existing and proposed programs and/or services, writing grants, developing budgets, collaborating on grant applications with various organizational units and community organizations, and processing, monitoring and coordinating required report evaluations on existing grants, and

WHEREAS, Kingsland desires to contract with the County, to provide assistance through its Grants Management Department to aid with services related to grants management, and

WHEREAS, Kingsland, as a government, is authorized by 0.C.G.A. 36-34-2(5) to enter into intergovernmental services agreements; and

WHEREAS, the Camden County Board of Commissioners is authorized to make and execute contracts with municipalities in the same county where the City of Kingsland is located;

NOW THEREFORE, in consideration of the mutual conditions, covenants, and performances called for herein, the parties hereto agree:

A. County will provide to Kingsland, on an as-needed basis, grants management services to include, but not necessarily be limited to, the following, as directed by the County Administrator:

1. Coordinates all grant processes (e.g. evaluations, budget, finance, reports, etc.) for the purpose of ensuring compliance with the county, state, federal and other funder guidelines.

2. Researches grant opportunities (e.g. facility improvements, professional development, curriculum development, administrative needs, etc.)

3. Develops grant applications and related documents (e.g. required reports, budgets, specific inquiries, etc.) for the purpose of submitting highly effective grant applications to the appropriate funding agency.

4. Monitors the financial management of grants (e.g. budget preparation, budget adjustments, expenditures, etc.) for the purpose of complying with all program and funding guidelines of awarding organizations.

B. Kingsland agrees to pay the County, as compensation for providing grants management services described in Section A above. Billing for services described in Section A above shall be on an hour by hour basis in accordance with the staff hourly rates as shown on Exhibit A, which is attached and incorporated by reference in this agreement. The County will provide Kingsland with a monthly statement for services rendered, to include any accrued mileage. Kingsland will submit payments due in a timely manner. It is understood that compensation and IRS Travel Reimbursement Rates as called for in this paragraph may change on annual basis, to be agreed upon by both parties.

C. It is further understood that there will be times when the County is unable to provide the said assistance services due to vacation and sick days, current, pressing or directly competing projects, or an unforeseen circumstance.

D. This agreement shall terminate on September 30, 2018 and is renewable annually thereafter unless first terminated by either party. This agreement may be terminated by either party upon the following terms and conditions:

1. Notice must be provided in writing, and

2. Notice must include a termination date of no less than thirty- (30) days from the date of notification.

E. Time is of the essence in the performance of the obligations imposed in this agreement. This instrument contains the entire agreement between the parties and no modifications, release, discharge or waiver of any provisions hereof shall be of any force, effect, or value unless in writing and duly approved and executed by the parties hereto.

APPROVED by the Camden County Board of Commissioners on the ___ day of _____ 2017.

CAMDEN COUNTY

BOARD OF COMMISSIONERS

ATTEST: ________________________________ BY:__________________________________

County Clerk Chairman

CITY OF KINGSLAND

ATTEST: _________________________________ BY:___________________________________

City Clerk Mayor

EXHIBIT A

Camden County Staff Hourly Rates (Effective 10/01/2017)

Name/Position	Salary/Benefits Hourly Rate
Grants Manager	$41.72

Travel (Effective 10/01/2017)

IRS Travel Reimbursement Rate	$0.53 per mile

A Resolution of support by the City of Kingsland as a supportive community partner with the Salvation Army, St.Marys and Toys for Tots a local community Christmas program collaboration. #2017-10

WHEREAS, The Salvation Army and Toys for Tots are engrained in providing programs and assistance for those who request assistance during times of need and crisis.

WHEREAS, The City of Kingsland wishes to endorse and support The Salvation Army and Toys For Tots to offer more opportunities to those who seek Christmas assistance in Camden County.

WHEREAS, The Salvation Army currently assists with Emergency Financial Assistance, Food, Clothing, Camp, Summer Reading Programs, Disaster Response, Thanksgiving, Christmas, Pathway of Hope Programs and many self-investment educational opportunities in Camden County. Donations are derived from the local community and only used for local requests for assistance.

WHEREAS, Toys for Tots recognizes that children are one of our nation's most valuable resources. Today's children are tomorrow's leaders – civic, business and social. Alarmingly, approximately 13 million America children live in poverty. Studies reveal that growing up in poverty can have an adverse psychological impact on a child. One of the adverse impacts is low self-esteem – a by-product of little or no hope for the future.

WHEREAS, Nationally millions of needy children receive toys each Christmas from Marines, through the Toys for Tots Program and The Salvation Army's Angel Tree Program delivering a message of hope. By being excellent role models and setting an example for others to emulate, Marines, through Toys for Tots, perform passive mentoring. Economically disadvantaged children will receive toys through the Toys for Tots/The Salvation Army partnership in Camden County. In our first annual Salvation Army/Toys for Tots Christmas Program in Camden County they will have an opportunity to observe firsthand how young men and women, and just like themselves, have achieved success. Youngsters readily recognize that Marines achieve their success through adherence to the highest standards of discipline, grooming, patriotism, physical fitness and moral character.

WHEREAS, The City of Kingsland will provide a letter of support to The Salvation Army/Toys for Tots Camden Partnership to help establish the City of Kingsland as a Christmas Partner to improve the lives of the children we serve. A call to action list is below:

1) Donate a toy to our Christmas Program.
2) Donate your time to assist in the Christmas Program.
3) Donate service support to the Christmas Program.
4) Allow Marines to place a toy collection box at your location.
5) Be a role model for children in your community.
6) Be a model citizen and model adult.
7) Be a person of integrity, honesty and the highest moral character.

8) Demonstrate a positive attitude.
9) Demonstrate respect and concern for others and their property.
10) Help others at every opportunity.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF KINGSLAND, COUNTY OF CAMDEN, STATE OF GEORGIA, THAT: ____________DAY OF _______________, 2017 ADOPTED THIS RESOLUTION.

____

Kenneth E. Smith, Sr., Mayor

ATTEST:

____

Linda M. O'Shaughnessy, City Clerk

Joint - Addressing Ordinance: Camden County, Kingsland, St. Marys, and Woodbine, Georgia

Article **X**: Addressing & Street Naming

Sec. **YY**-1. – Purpose of article

The purpose of this article is to establish a procedure for the assignment or reassignment of address numbers and street names for property in Camden County. The policies and procedure utilized to assign or change address numbers shall be detailed in the *Addressing and Street Naming Policies and Procedures Manual* (Sec. **YY**-4:4).

Sec. **YY**-2. – Scope of article

The scope of this article shall include the assignment or reassignment of all official address numbers and street names, after first complying with the provision of GA Code §32-4, if applicable, to residential, nonresidential and other property according to the Addressing and Street Naming Policies and Procedures Manual, within the county inclusive of the corporate limits of the Cities of Kingsland, St Marys and Woodbine, including assignment of subaddresses.

Sec. **YY**-3. – Addressing Council

The Addressing Council shall be responsible for developing and amending policies and procedures contained within the *Addressing and Street Naming Policies Manual.* Resolutions shall be discussed by the members of the Council. These resolutions must be recognized by an absolute majority.

The Addressing Council will be made up of 10 members representing the following entities:

- Camden County (2) *including Addressing Coordinator (Chairperson)*
- City of Kingsland (2)
- City of St Marys (2)
- Woodbine (1)
- 911/Emergency Response (1 from each Jurisdiction)

Sec. **YY**-4. – Role of the Addressing Coordinator

The Addressing Coordinator role, housed within the Department of Planning and Community Development, shall be responsible for the final approval and notification of all new street names, after first complying with the provisions of GA Code §32-4, if applicable, and address information. The Addressing Coordinator shall also be responsible for facilitating changes to existing street names and address numbers and subaddresses. Primary duties are listed below and also includes those in the *Addressing and Street Naming Policies and Procedures Manual.*

(1) *Assignment of address numbers.* The Addressing Coordinator shall confirm and assign official address numbers in accordance with this article.

(2) *Street naming.* The Addressing Coordinator shall be responsible for researching, verifying and confirming the recommended name, type and directional for streets within the county inclusive of the corporate limits of the Cities of Kingsland, St. Marys and Woodbine.

(3) *Database development and maintenance.* The Addressing Coordinator shall be responsible for the maintenance of the Camden County Master Address Repository (MAR). This MAR shall contain the address numbers, street names, and subaddresses which have been assigned to parcels of land, buildings and their internal occupancies, or other facilities.

(4) *Addressing and Street Naming Policies and Procedures Manual*. The Addressing Coordinator shall be responsible for maintaining the *Addressing and Street Naming Guidelines and Procedures Manual* that sets forth the Address Reference System rules and other guidelines for the assignment of address numbers, street names, and subaddresses throughout the County and inclusive of the corporate limits of the Cities of Kingsland, St Marys and Woodbine. The Manual may be amended from time to time by the Addressing-Council to reflect new land use patterns, changes in addressing conditions and other changes as necessary.

Sec. **YY** -5. – Addressing format.

Address format established. All addresses shall comply with the Federal Geographic Data Committee (FGDC) United States Thoroughfare, Landmark, and Postal Address Data Standard. Each address shall at a minimum be comprised of the following elements, in the following order:

1) Address number, conforming to the coordinate grid
2) Directional prefix, as necessary, based on the Address Reference System referenced in *Addressing and Street Naming Procedures Manual (*Sec. **YY**-4:4)
3) Street name, conforming to this article and addressing policies
4) Street type, conforming to the list maintained in the addressing policies
5) Subaddress type, as necessary, and conforming to the addressing policies
6) Subaddress identifier, as necessary. The subaddress identifier may be comprised of letters, numbers or a combination of the two.

Sec. **YY** -6. – Violations and penalties

(a) *Enforcement.* The property owner shall display the assigned address in accordance with the requirements of this article. The failure of any person, firm or corporation which is an owner of a house, building or other structure to have affixed thereto or to have otherwise displayed the official address number of such property in accordance with the standards contained in the *Addressing and Street Naming Policies and Procedures Manual* shall be considered a violation of this article and an abatable nuisance. In addition to other remedies provided by law, the

Code Enforcement Officer shall have the authority to pursue enforcement of this article following written notice to the property owner or occupant in control of the property from the Code Enforcement Officer. The property owner of the property shall have five (5) days from the date of written notice to correct the deficiencies listed therein.

If the individual who received notice does not correct such deficiencies, the Code Enforcement Officer shall have authority to secure injunctions and abatement orders to insure compliance through the applicable Municipal/Magistrate Court.

(b) *Criminal enforcement.* Any person who violates this article or any provisions thereof, shall be guilty of a misdemeanor and may be fined not more than five hundred dollars ($500.00).

(c) *Civil enforcement.* In addition to criminal penalties, any person, firm or corporation violating any provisions of this article shall be subject to a civil penalty of one hundred dollars ($100.00), which can be recovered by the county in a civil action in the nature of a debt, if the offender does not pay the penalty within a prescribed period of time after being cited for violation of this article. No civil penalty shall be assessed until the person alleged to be in violation has been notified of the violation by the Code Enforcement Officer. Failure to correct the violation within five (5) days of the date of service of the notice, or by the end of the period of any extension, may result in the assessment of a civil penalty or other enforcement action. For good cause determined by the Code Enforcement Officer, the correction period may be extended by the Code Enforcement Officer. Each day of continuing violation shall constitute a separate violation.

(d) *Referral to attorneys.* If payment of penalties is not received within five (5) days after written demand for payment is made, the Code Enforcement Officer may refer the matter to the city/county's attorney, who is authorized to institute a civil action in the name of the city/county in the applicable Municipal/Magistrate Court for recovery of the penalty.

(e) Other relief. The city/county's attorney may secure, on behalf of the governing body, in addition to other remedies provided by law, injunctions, mandamus, abatement, or any other appropriate relief to prevent, enjoin, abate or address such unlawful action.

CITY
OF
KINGSLAND, GEORGIA

Redevelopment Powers Policy

As approved ________

SECTION I. REDEVELPMENT POWERS POLICY AND GUIDELINES

I. Introduction

By Act of the Georgia legislature, approved on May 22, 2011, and upon an affirmative referendum by voters in the City of Kingsland, approved on November 8, 2012 the City of Kingsland was granted full exercise of Redevelopment Powers in accordance with O.C.G.A. 36-44.

As the designated Redevelopment Agency for the City of Kingsland, the Mayor and Council, may provide for the review and approval of Redevelopment Areas, Redevelopment Plans, and Tax Allocation Districts. The City of Kingsland recognizes that Redevelopment Powers is an essential community economic development tool and as such the City will seek to use this tool for the benefit and general welfare of the citizens of the City of Kingsland. As referred to in O.C.G.A. 36-44-8(G)(i), the City predominately seeks to use Redevelopment Powers and Tax Allocations Districts to help sites that "but for" the approval and implementation of a redevelopment plan the site would "not reasonably be anticipated to be developed."

In accordance with O.C.G.A. 36-44-2 the purpose of Redevelopment Powers Law is outlined as…..

> "*It is found and declared that economically and socially depressed areas exist within counties and municipalities of this state and that these areas contribute to or cause unemployment, limit the tax resources of counties and municipalities, and create a greater demand for governmental services and, in general, have a deleterious effect upon the public health, safety, morals, and welfare. It is, therefore, in the public interest that such areas be redeveloped to the maximum extent practicable to improve economic and social conditions therein in order to abate or eliminate such deleterious effects. To encourage such redevelopment, it is essential that the counties and municipalities of this state have additional powers to form a more effective partnership with private enterprise to overcome economic limitations that have previously impeded or prohibited redevelopment of such areas. It is the purpose of this chapter, therefore, to grant such additional powers to the counties and municipalities of this state, and it is the intention of the General Assembly that this chapter be liberally construed to carry out such purpose*."

Within Redevelopment Powers, counties and municipalities may designate Redevelopment Agencies and Redevelopment Areas, create and approve Redevelopment Plans, and establish Tax Allocation Districts.

Redevelopment Agency is defined as *"the local legislative body of a political subdivision or a public body corporate and politic created as the redevelopment agency of the political subdivision or an existing public body corporate and politic designated as the redevelopment agency of the political subdivision pursuant to Code Section 36-4-4."*

Redevelopment Area is defined as *"an urbanized as determined by current data from the U.S. Bureau of the Census or an area presently served by sewer that qualifies as a "blighted or distressed area", a "deteriorating area", or an "area with inadequate infrastructure pursuant to O.C.G.A. 36-44-3(7)"*

Redevelopment Plan *means "a written plan of redevelopment for a redevelopment area or a designated portion thereof."*

Tax Allocation Districts (TADs) are defined as "*a contiguous geographic area within a redevelopment area which is defined and created by resolution of the local legislative body of a political subdivision pursuant to subparagraph (B) of paragraph (3) of Code Section 36-44-8 for the purpose of issuing tax allocation bonds to finance, wholly or partly, redevelopment costs within the area."*

As defined above, the City seeks to work with private enterprise to use Redevelopment Powers, Redevelopment Areas, Redevelopment Plans and Tax Allocation Districts (TADs) to overcome economic limitations that have previously impeded or prohibited redevelopment of these economically and socially depressed areas with the City of Kingsland.

II. General Policy

A. If, in the effort of redeveloping economically and/or socially depressed areas, a private enterprise seeks to use Redevelopment Powers to aid in the development of this area, the private enterprise should meet with City staff to discuss the project and determine if Redevelopment Powers is the most appropriate economic development tool for the area and project.

B. Project Specific TAD applications and Area TAD applications will both be considered.
- For Project Specific TADs, the redevelopment area within the TAD boundary will be comprised mostly of the parcel or parcels on which an identified redevelopment project is proposed.
- Area TADs may include a broad area with potential future redevelopment projects identified. If an Area TAD is approved, the City reserves the right to review and approve individual project specific redevelopment projects within the Area TAD.

C. It is the policy of the City of Kingsland, Georgia to consider the approval of Redevelopment Plans and Tax Allocation Districts (TADs) as well as the use of TAD funding to support those projects which clearly demonstrate a substantial public benefit and will, by creating new jobs and/or retain existing employment, eliminate blight, reduce crime, strengthen and diversify the employment and economic base of the City of Kingsland, increase property values and tax revenues, decrease poverty, create economic opportunity, redevelop underperforming neighborhoods and underutilized commercial lots, and assist in implementing the City's Comprehensive Plan and economic development strategy.

D. Developers who seek approval of their proposed area or project as a TAD, must provide proof of the following during the concept meeting with the City;
- A preliminary wetland assessment to validate the existence of sufficient upland property for redevelopment; and
- A market study prepared by an independent third party providing a thorough fiscal impact of the project; and
- A preliminary project cost outline and projected TAD increment revenue.

E. The City and its local partners will thoroughly evaluate each project to ensure that the benefits which will accrue from the project exceed the costs incurred in its implementation, and that said benefits are equitable to the City as a whole. TAD financing will generally be reserved for projects which do not qualify for alternative methods of funding or where gap funding is necessary

F. Each TAD application must demonstrate that "but for" the use of TAD funding, the project would not be economically feasible.

G. TAD increment proceeds will not result in private inurement or excessive profit (above typical industry standards) to developers or other project partners. The applicant must clearly document, within a proposed redevelopment plan, all approved TAD expenses and expenditures and verify that those expenses are within industry standards. TAD cost estimates and fees will be reviewed by the City (or its designated review party) to ensure their reasonableness.

H. Redevelopment of brownfield or greyfield shopping center sites or infill development sites will be given higher priority for TAD increment funding. TAD increment funding for greenfield development will be considered on a case-by-case basis.

I. The City will not consider funding requests for retroactive TADs which provide financial support for projects after land disturbance and/or construction has commenced.

J. TAD funding for major infrastructure improvements which will enable substantial future redevelopment to occur will be viewed more favorably than projects that propose to utilize tax increments for minor aesthetic improvements that other funding sources may be available for.

K. The City supports the use of TAD funding for quality mixed-use activity centers that contain a combination of land uses where residents of all ages and income levels can live, work and play, thereby reducing automobile travel trips and congestion in the area. High quality redevelopment projects will create a 'halo effect' of reinvestment in surrounding areas outside of the TAD boundary. The applicant should estimate the amount of 'halo effect' that would likely result from the TAD project based on reasonable assumptions over the life of the project and/or TAD bonds secured to fund the project.

L. Nothing in this policy is purposed to invalidate or supersede any existing local, state or federal regulations or laws regarding development projects, bond financing, or any other economic development or redevelopment law(s).

M. If a developer wishes to use other development tools such as, but not limited to, Community Improvement Districts (CIDs), Business Improvement Districts (BIDs), and/or Tourism Development Act (TDA) as revenue generation and/or reimbursement on a TAD project, the developer must provide a detailed explanation of this revenue generation and debt service allocation and must include this in the proposed redevelopment plan.

N. In accordance with O.C.G.A. 36-44-17, the City may not create a tax allocation district when the total current taxable value of property subject to ad valorem property taxes within the proposed district plus the total current taxable value of property subject to ad valorem property taxes within all its existing tax allocation districts exceeds 10 percent of the total current taxable value of all taxable property located within the area of operation of the City of Kingsland.

O. The City will refer to O.C.G.A. 36-44, "Redevelopment Powers Law" in relation to the review of issues and opportunities and other factors relating to Redevelopment Powers, Redevelopment Plans, Redevelopment Areas, and Tax Allocation Districts.

III. Guidelines

The following criteria will be used by the City's staff, or its designee, to evaluate proposed TAD projects:

A. Projects eligible for consideration of TAD funding assistance include, but are not limited to:
- mixed-use redevelopment, to include recreation and/or commercial uses with medium and high density residential development,.
- institutional-public,
- office-professional, and office-distribution-technology,

- light and heavy industrial.
- Retail-only projects will not be considered for TAD funding.
- Residential only projects will not be considered for TAD funding.

B. All taxing authorities participating in an approved TAD must enter into a project development agreement with the City and the project developer which will detail specific TAD policies and procedures as well as any and all special stipulations.

C. TAD funding assistance shall only be used to fund the eligible redevelopment costs for the associated eligible redevelopment activity as defined in this document and outlined in O.C.G.A. 36-44-3(5):

D. Unless otherwise agreed to in writing, parties to the development agreement agree to apply all tax allocation increments in excess of bond debt service and other bond related expenses and any applicable administrative fees to the early retirement of TAD related bonds. Bonds shall be limited to no more than 25 years, with earlier repayment substantiated by projections of excess tax allocation increments based on reasonable assumptions acceptable to the City.

IV. Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)

Concept plans for potential redevelopment projects or redevelopment areas may be discussed with the City staff at any time. The City requests that developers provide sufficient data to allow the staff to make a concise review of the applicability of the project within existing or future land use designations in the area proposed by the redevelopment activity.

Applications requesting formal approval by City Council of Redevelopment Areas, Redevelopment Plans, and/or Tax Allocation Districts must provide the following information;

A. All applications must include a past 10-year trend analysis of real property values for the site in question.

B. All applications must include three (3) 20-year projections that depict the following information:
1. value of the parcels that are the subject of the TAD request should redevelopment not occur;
2. value of the parcels should a TAD request be approved and the proposed project constructed; and
3. value of the parcels if the TAD request was not approved but minor redevelopment did take place. Under the latter scenario, the applicant may prepare reasonable development projections based on current zoning of the subject property or some other reasonable development proposal or offer to develop that has been identified by the applicant.

C. Generally, the total amount of TAD funding shall not exceed 15% of the total estimated project value excluding capitalized interest. The City reserves the right to determine, based on its review of all application materials and discussions with advisors, the portion of the total project costs to be reimbursed by TAD funds. The City also reserves the right to allow greater allocation of TAD funds to projects that are infrastructure related or for redevelopment projects that have a significant public benefit but require, and can support through generation of sufficient tax allocation increments, a greater degree of TAD assistance.

D. Each TAD application will be required to demonstrate that the real property tax increments expected to be generated by the project will be sufficient to provide at least 1.5 times coverage of the projected debt service on any such tax allocation bonds or notes. In addition, such applications will be required to verify the marketability of the bonds which may include a private placement of the bonds or the provision of credit enhancement or other additional security for the repayment of the bonds.

E. Supporting documentation displaying how the final project value was determined must be included in the application. This includes assumptions made regarding anticipated lease rates and sales prices, comparable appraisals, and input from the Camden County Tax Assessor.

F. TAD applications should clearly demonstrate the feasibility of the proposed project through market analysis, feasibility studies, product demand, absorption rates and other supporting documentation. The City reserves the right to request a review of relevant development pro forma(s) and may utilize an independent third-party consultant for analysis. All costs for third party consultants engaged by the City will be paid for by the developer of the proposed project. All third party engagements will be developed in consultation with the developer.

G. All applications must include a detailed development budget that includes uses of TAD bond proceeds with all costs verified as being reasonable by an independent third-party who must provide documentation stating all development costs have been thoroughly reviewed and said costs have been determined to be reasonable and consistent with generally accepted construction industry principles and practices. All costs for third party consultants engaged by the City will be paid for by the developer of the proposed project. All third party engagements will be developed in consultation with the developer. If a developer wishes to use other development tools such as, but not limited to, Community Improvement Districts (CID's) or Business Improvement Districts (BID's), and Tourism Development Act (TDA) as a revenue generation and/or reimbursement for debt service on a TAD project, the developer must provide a detailed explanation of this funding strategy and debt service allocation and must include this in the proposed redevelopment plan.

H. Each application must include evidence that the applicant:
1. Has the financial ability to complete and operate the project.
2. Will contribute equity (i.e., cash and/or subordinate debt) of at least 15% of the total cost of the project. Projects with equity contributions from the developer in excess of 15% will be viewed more favorably.
3. Has thoroughly explored alternative financing methods.
4. That the project has sufficient financing in place to initiate site engineering for the project within eighteen (18) months of securing approval of an Area or Project Tax Allocation District designation.

I. All applicants will be responsible for prompt repayment of all out-of pocket expenses that the City may incur in connection with the creation and approval of the TAD (in excess of any expenses paid to the City from the Application Fee) or thereafter related directly to the TAD, including, without limitation, fees and expenses of the City's third-party financial advisor and special counsel.

J. The City reserves the right to approve all Area and Project TADs and Redevelopment Projects within these TADs.

K. If there is any increased demand upon public services (i.e. fire, ems, police protection, public utility and road maintenance, and/or public education, etc.) an analysis, outline and mitigation plan for the cost associated with these increased service demands must be included.

V. Accountability

A. Applications for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation Districts(s) are expected to also include the following:

1. If the Application is being recommended based upon job creation, language will be included in the Plan stipulating that additional TAD assistance may be withheld by the City or, if such assistance is on a pay-as-you-go basis, the City's obligation to the applicant may be reduced, if satisfactory evidence is not shown that the indicated number and quality of jobs have been generated.

2. If in any proposed redevelopment project it is determined that existing businesses are to be relocated from an area under consideration for an Area or Project TAD to support the overall redevelopment plan, sufficient justification must be included in the Application to indicate why such relocation is being considered. An outline of any and all relocation plans must be included in the proposed redevelopment plan. If relocation expenses are associated with a project, the Applicant must provide evidence of funding responsibility to support said expenses. Relocation costs are those costs outlined in O.C.G.A. 36-44-3(8) (F). If relocation is only temporary, the application must provide an outline of how space is being provided for these temporarily relocated businesses is being provided in the proposed redevelopment plan.

B. Commencing in the second calendar year following the creation of a TAD, and continuing each year so long as such TAD is in effect, the Redevelopment Agency for each respective TAD will file with the City of Kingsland Finance Director:

1. By November 1 of each year (or such other date as may be approved by the City Council in writing) an annual report containing the following information, together with such other information as the City Council may request:

a) The amount of positive tax allocation increments and the use of such funds and

b) As to each TAD created within the city limits, listing of all real property and personal property located in the TAD, and

2. Within ten business days of its issuance, a copy of the annual audit of the appointed Redevelopment Agency, or within ten business days of its issuance, a copy of the annual audit of the related Tax Allocation District – TAD Project Fund.

VI. Method of Funding

TAD applications may request that TAD assistance be provided in one or more of the forms below:

A. Direct Reimbursement to the Applicant ("Pay-As –You-Go")
B. Tax Allocation Bond funding by the City.
C. Revenue Bond Funding by other appropriate entities.

In deciding which method of funding to use, the prevailing factor in making the determination will be total costs involved and, in the case of bond funding, the marketability and security for repayment of the bonds. The City will not guarantee any tax allocation bonds.

VII. Term

The maximum period for which a TAD may be established is 30 years. No TAD may be terminated as long as there are outstanding redevelopment costs as outlined in O.C.G.A. 36-44-12.

The maximum period for which a TAD Bond is 25 years, with earlier bond repayment substantiated by projections of excess tax allocation increments based on reasonable assumptions acceptable to the City.

VIII. Submittal of Forms/Application Fee

Applicants requesting approval by City Council of new TADs shall complete and submit no later than August 1 of the year in which the certification of the TAD tax base is proposed to be approved by the Commissioner of the Georgia Department of Revenue, the following materials:

A. Application in substantially the same form included in Section III or such other form as may be prescribed or approved by the City Council.

B. A non-refundable Application Fee which shall be initially payable in the minimum amount of $10,000, provided that the City Manager may increase the Application Fee up to a maximum amount of $15,000 depending on the complexity of the application and the City's analysis thereof, and any such increased Application Fee amount shall be due and payable within ten days following the date of the City Manager's written notice of such increase (checks will be made payable to the City of Kingsland).

C. Eight (8) printed copies and one (1) digital copy (in pdf form) of the Application, Area or Project Specific Redevelopment Plan and all supporting documentation.

IX. Exceptions

Certain requirements for TADs and TAD Projects may be waived by City Council if it is deemed to be in the best interest of the City of Kingsland and necessary in order to encourage the development of an especially unique or distinctive development or amenity that will serve as a smart-growth model for future projects, will enhance industrial growth within the City, or serve as a project to spur redevelopment in surrounding areas. However, the City will not waive the fee for the review of the TAD application.

X. Application Process *(Reference Section III above)*

A. Since the complete application is due by August 1, no later than June 1, the Applicant must meet with City of Kingsland staff and other stakeholders to discuss the project and receive further direction on completion of the Application, Redevelopment Plan and supporting documents.

B. No later than August 1, Applicant submits the completed application, the required Application Fee and TAD Redevelopment Plan or TAD Project Specific Plan with all supporting documents to the City of Kingsland.

C. City Manager convenes a meeting of the Redevelopment Advisory Committee to discuss the project including conformity with the City policies and plans. Said committee will be comprised of staff and other stakeholders as determined by the City Manager.

D. Within sixty days, the Redevelopment Advisory Committee will review the application and determine to;

- accept the application as is,
- propose amendments or revisions,
- or reject the application for lack of completeness or non-conformity with this or other City policies, land use, or other factors that might negatively impact the general welfare of the City and its residents.

E. Upon completion, or revision, of a Redevelopment Plan, an initial submittal and introduction of the Redevelopment Plan is presented to the Council by the Applicant at a regularly scheduled meeting or work session. At this meeting all parties involved in the development and review of the application will be available to answer questions of the Mayor and Council.

F. After this initial submittal and introduction of the plan, a digital copy of the Draft Redevelopment Plan and supporting documents (in pdf form) will be made available on the City website for review by the public. An additional printed copy will be made available for review by the public at Kingsland City Hall.

G. A public hearing will be conducted on the Application and Redevelopment Plan. After receiving public input and any other recommendations, the City Council may: A) accept the plan and recommendations B) reject the plans and recommendations or C) require the plan to be modified accordingly and reenter negotiations.

H. Once the TAD is approved, the City may formally enter into creation of a Development Agreement. Once all documents and development agreements are executed, and depending upon the timing engaged in the approval process and the wishes of the Mayor and Council, the TAD could be created, effective December 31 of the year of approval by the Mayor and Council and submitted for certification by the Commissioner of the Georgia Department of Revenue.

XI. Amendment to Redevelopment Areas and Tax Allocation Districts

In accordance with O.C.G.A. code section 36-44-7(d), a redevelopment plan may be amended only by the local legislative body of the political subdivision (the Mayor and Council of the City of Kingsland). Any request to amend a Redevelopment Area, or Tax Allocation District, must be included in an amendment to the current approved Redevelopment Plan.

The proposed redevelopment plan amendment shall include the following:

a.) Identification of the Redevelopment Area to which the amendment applies;
b.) A copy of the Redevelopment Plan as revised by the amendment;
c.) A brief narrative description of the proposed changes to the original Redevelopment Plan and how those changes will impact the original Redevelopment Area;
d.) If the amendment changes the boundaries, or in any way amends maps filed with the original Redevelopment Plan, a revised map, a revised legal description of the Redevelopment Area, and revised geographic reference points, and identification of new improvements, or projects proposed in the amendment;
e.) A description of the redevelopment assistance proposed to be employed, including the manner and location of such assistance relating to the proposed amendment;
f.) A financial plan relating to the proposed amendment, including the proposed cost of providing any redevelopment assistance and proposed projects to be funded, the sources of funding to meet those costs, projected incremental revenues, and the projected time period during which the financial obligations will be incurred;

g.) Proposed changes of any zoning ordinance, land use, comprehensive plan, master plan, map, building code or ordinance required to implement the proposed amendment;
h.) In compliance with the Georgia Department of Community Affairs rules concerning Developments of Regional Impact (110-12-3), any amendment which will be subject to this rule must coordinate plans with City of Kingsland Community Planning and Development to secure DRI approval prior to approval by the City Council.

If a lot adjacent to an existing Redevelopment Area or Tax Allocation District is being considered for amendment into a current approved Redevelopment Area, and the parcel is not currently inside the legal boundaries of the City of Kingsland, the parcel must first be annexed into the City before it can be amended into an existing, approved Redevelopment Area.

In accordance with O.C.G.A. 36-44-7(d), the Mayor and Council shall cause the date, time, place, and purpose of any meeting of the local legislative body at which an amendment to a Redevelopment Plan is to be considered to be advertised in the same manner as prescribed in O.C.G.A. 36-44-7(c).

In accordance with O.C.G.A. 36-44-10 (b), if the local legislative body of a political subdivision adopts an amendment to the resolution which created a tax allocation district and such amendment changes the boundaries of that tax allocation district so as to cause additional redevelopments costs for which tax allocation increments may be received by the political subdivision, the tax allocation increment base for the revised or amended district shall be re-determined pursuant to O.C.G.A. 36-44-10(a) as of the effective date of such amendment. (This means the amended tax base must be re-certified by the Commissioner of the Georgia Department of Revenue). The tax allocation increment base as re-determined is effective for the stated purposes of O.C.G.A. 36-44-10 only if it exceeds the original tax allocation increment base as determined under O.C.G.A. 36-44-10(a).

Developers must consult with the staff of the City of Kingsland to determine if their project amendments affect their project compliance with O.C.G.A. 36-44-10 and 36-44-17.

NOTE: ***In accordance with O.C.G.A. 36-44-17, No political subdivision may create a tax allocation district when the total current taxable value of property subject to ad valorem property taxes within the proposed district plus the total current taxable value of property subject to ad valorem within all its existing tax allocation districts exceeds ten (10%) percent of the total current taxable value of all taxable property located within the area of operation of the political subdivision.***

Applications for amendment to the boundary of a redevelopment area and/or Tax Allocation District must be received by August 1 of the year in which the project sponsor wishes to have the tax base of the overall Tax Allocation District recertified. Initial project discussion meetings must begin by June 1 prior to the Application deadline.

SECTION II. DEFINITION OF TERMS

Ad valorem property taxes means all ad valorem property taxes levied by each political subdivision, municipality, and independent board of education consenting to the inclusion of that board of education's property taxes as being applicable to a tax allocation district as provided by Code Section 36-44-9, except those ad valorem property taxes levied to repay bonded indebtedness.

Area of operation means, in the case of a municipality or its redevelopment agency, the territory lying within the corporate limits of such municipality; in the case of a county or its redevelopment agency, the territory lying within the unincorporated area of the county; and, in the case of a consolidated government or its redevelopment agency, the area lying within the territorial boundaries of the consolidated government. "Area of operation" may also mean the combined areas of operation of political subdivisions which participate in the creation of a common redevelopment agency to serve such participating political subdivisions as provided in subsection (d) of Code Section 36-44-4.

Brownfield means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Greenfield means an undeveloped or agricultural tract of land that is a potential site for industrial or urban development.

Greyfield means economically obsolescent, outdated, failing, moribund and/or underused real estate assets or land. The term has historically been applied to formerly-viable retail and commercial shopping sites (such as regional malls and strip centers) that have suffered from lack of reinvestment and have been "outclassed" by larger, better-designed, better-anchored malls or shopping sites.

Infill Development means is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program or as part of smart growth. It focuses on the reuse and repositioning of obsolete or underutilized buildings and sites. This type of development is essential to renewing blighted neighborhoods and knitting them back together with more prosperous communities. Infill buildings are constructed on vacant or underutilized property or between existing buildings.

Local legislative body means the official or body in which the legislative powers of a political subdivision are vested.

Political subdivision means any county, municipality, or consolidated government of the State of Georgia.

Redevelopment means any activity, project, or service necessary or incidental to achieving the development or revitalization of a redevelopment area or a portion thereof designated for redevelopment by a redevelopment plan or the preservation or improvement of historical or natural assets within a redevelopment area or a portion thereof designated for redevelopment by a redevelopment plan. Without limiting the generality of the foregoing, redevelopment may include anyone or more of the following:

A. The construction of any building or other facility for use in any business, commercial, industrial, governmental, educational, charitable, or social activity;

B. The renovation, rehabilitation, reconstruction, remodeling, repair, demolition, alteration, or expansion of any existing building or other facility for use in any business, commercial, industrial, governmental, educational, charitable, or social activity;

C. The construction, reconstruction, renovation, rehabilitation, remodeling, repair, demolition, alteration, or expansion of public or private housing;

D. The construction, reconstruction, renovation, rehabilitation, remodeling, repair, demolition, alteration, or expansion of public works or other public facilities necessary or incidental to the provision of governmental services;

E. The identification, preservation, renovation, rehabilitation, reconstruction, remodeling, repair, demolition, alteration, or restoration of buildings or sites which are of historical significance;

F. The preservation, protection, renovation, rehabilitation, restoration, alteration, improvement, maintenance, and creation of open spaces or green spaces;

G. The development, construction, reconstruction, repair, demolition, alteration, or expansion of structures, equipment, and facilities for mass transit;

H. The development, construction, reconstruction, renovation, rehabilitation, repair, demolition, alteration, or expansion of telecommunication infrastructure;

I. The development, construction, reconstruction, renovation, rehabilitation, repair, demolition, alteration, or expansion of facilities for the improvement, of pedestrian access and safety;

J. Improving or increasing the value of property; and

K. The acquisition and retention or acquisition and disposition of property for redevelopment purposes or the use for redevelopment purposes of property already owned by a political subdivision or any agency or instrumentality thereof.

Redevelopment Advisory Committee means a committee established by the City Manager as directed to review each redevelopment project application. Redevelopment Advisory Committee members may include the following;

1. Community Planning and Development
2. Finance (including outside Financial Advisors and/or Bond Counsel)
3. Representative of the Camden County Board of Education*
4. Representative of the Camden County Board of Commissioners*
5. Public Works/Municipal Utilities Department (MUD)
6. Fire/EMS
7. Police Department*
8. Tourism*
9. Camden County Joint Development Authority

**Representation from these departments/organizations to be determined on an "as needed" basis depending on the size and scope of the proposed project.*

Redevelopment agency means the local legislative body of a political subdivision or a public body corporate and politic created as the redevelopment agency of the political subdivision or an existing public body corporate and politic designated as the redevelopment agency of the political subdivision pursuant to Code Section 36-44-4.

Redevelopment costs, as outlined in O.C.G.A. 36-44-8, means any expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred to return a project site back to the point at which it is ready to accommodate the proposed redevelopment as provided in an approved redevelopment plan. Redevelopment costs may include any one or more of the following:

1. Capital costs, land clearing and grading, real property acquisition (provided said property is acquired for public use), demolition of existing structures, environmental remediation, construction of public

works* (including parking structures/decks) and other system improvements that may be necessary to support the proposed redevelopment project. **NOTE: Please note that TAD funds may be used to support infrastructure development to a Tax Allocation District, as long as the infrastructure is located within the Redevelopment Area.*

2. Tax Allocation District financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include (i) payment of interest on any TAD obligations issued in accordance with this policy accruing for a period not to exceed 42 months during and after the estimated period of construction of any project with respect to which any Permitted Redevelopment Capital Costs are financed in whole or in part by such obligations (which may include the time necessary for the increased property valuation derived from the redevelopment project to be reflected on the tax rolls and for the resulting tax allocation increments to be collected), (ii) reasonable debt service reserves related thereto, and (iii) principal and interest paid to holders of evidences of indebtedness issued to pay for Permitted Redevelopment Capital Costs and any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity;

3. Professional service costs incurred in connection with Permitted Redevelopment Capital Costs (as described above), including those costs incurred for architectural, planning, engineering, financial, conducting environmental impact analysis, legal services, and including such costs incurred by the City and other consenting jurisdictions.

4. All other redevelopment costs or cost related to redevelopment activities deemed eligible as outlined in O.C.G.A 36-44-3.

Redevelopment plan means a written plan of redevelopment for a redevelopment area or a designated portion thereof which:

A. Specifies the boundaries of the proposed redevelopment project;

B. Explains the grounds for a finding by the local legislative body that the redevelopment area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the redevelopment plan or that the redevelopment area includes one or more natural or historical assets which have not been adequately preserved or protected and such asset or assets would not reasonably be anticipated to be adequately preserved or protected without the approval of the redevelopment plan;

C. Explains the proposed uses after redevelopment of real property within the redevelopment area;

D. Describes any redevelopment project proposed to be authorized by the redevelopment plan, estimates the cost thereof, and explains the proposed method of financing such projects;

E. Describes any contracts, agreements, or other instruments creating an obligation for more than one year which are proposed to be entered into by the political subdivision or its redevelopment agency or both for the purpose of implementing the redevelopment plan;

F. Includes a statement that the proposed redevelopment plan conforms with the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision or explains any exceptions thereto;

G. Estimates redevelopment costs to be incurred or made during the course of implementing the redevelopment plan;

H. Recites the last known assessed valuation of the redevelopment area and the estimated assessed valuation after redevelopment;

I. Provides that property which is to be redeveloped under the plan and which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the "Georgia Historic Preservation Act," or is listed on or has been determined by any federal agency to be eligible for listing on the National Register of Historic Places will not be:

    1) Substantially altered in any way inconsistent with technical standards for rehabilitation; or

    2) Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer, although nothing in this subparagraph shall be construed to require approval of a redevelopment plan or any part thereof by the state historic preservation officer;

J. Specifies the proposed effective date for the creation of the tax allocation district and the proposed termination date;

K. Contains a map specifying the boundaries of the proposed tax allocation district and showing existing uses and conditions of real property in the proposed tax allocation district;

L. Specifies the estimated tax allocation increment base of the proposed tax allocation district;

M. Specifies property taxes for computing tax allocation increments determined in accordance with Code Section 36-44-9 and supported by any resolution required under paragraph (2) of Code Section 36-44-8;

N. Specifies the amount of the proposed tax allocation bond issue or issues and the term and assumed rate of interest applicable thereto;

O. Estimates positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds;

P. Specifies the property proposed to be pledged for payment or security for payment of tax allocation bonds which property may include positive tax allocation increments derived from the tax allocation district, all or part of general funds derived from the tax allocation district, and any other property from which bonds may be paid under Code Section 36-44-14, subject to the limitations of Code Sections 36-44-9 and 36-44-20; and

Q. Includes such other information as may be required by resolution of the political subdivision whose area of operation includes the proposed redevelopment area.

Resolution means a resolution or ordinance by which a local legislative body takes official legislative action.

Special fund means the fund provided for in subsection (c) of Code Section 36-44-11.

Tax allocation bonds means one or more series of bonds, notes, or other obligations issued by a political subdivision to finance, wholly or partly, redevelopment costs within a tax allocation district and which are issued on the basis of pledging for the payment or security for payment of such bonds positive tax allocation increments derived from the tax allocation district, all or part of general funds derived from the tax allocation district, and any other property from which bonds may be paid under Code Section 36-44-14, as determined by the political subdivision subject to the limitations of Code Sections 36-44-9 and 36-44-20. Tax allocation bonds shall not constitute debt within the meaning of Article IX, section V of the Constitution.

Tax allocation district means a contiguous geographic area within a redevelopment area which is defined and created by resolution of the local legislative body of a political subdivision pursuant to subparagraph (B) of paragraph (3) of Code Section 36-44-8 for the purpose of issuing tax allocation bonds to finance, wholly or partly, redevelopment costs within the area.

Tax allocation increment means that amount obtained by multiplying the total ad valorem property taxes, determined as provided in Code Section 36-44-9, levied on all taxable property within a tax allocation district in any year by a fraction having a numerator equal to that year's taxable value of all taxable property within the tax allocation district minus the tax allocation increment base and a denominator equal to that year's taxable value of all taxable property within the tax allocation district. In any year, a tax allocation increment is "positive" taxable value of all taxable property and "negative" if such base exceeds such taxable value.

Tax allocation increment base means the taxable value of all taxable property, as certified by the state revenue commissioner, located within a tax allocation district on the effective date such district is created pursuant to Code Section 36-44-8.

Taxable property means real and personal property subject to ad valorem property taxes of a political subdivision, including property subject to local ad valorem taxation for educational purposes.

Taxable value means the current assessed value of taxable property as shown on the tax digest of the county in which the property is located.

SECTION III. Outline of Approval Process of Redevelopment Area, Redevelopment Plans, and Tax Allocation Districts (TADs)

Step 1 A redevelopment project concept may be discussed with City staff at any time the project sponsor feels appropriate. This concept presentation is facilitated to gain further direction in formatting a formal Application for Approval of Redevelopment Areas, Plans, and Tax Allocation Districts.

Step 2 When the project sponsor is ready to seek formal approval, the project sponsor must prepare a project redevelopment plan, including proposed redevelopment area and project pro forma to match. The project sponsor must support the pro forma with project related feasibility studies and market studies displaying the impact of the project in the City of Kingsland, Camden County community and/or region. Include background information on project developer, partners, and completed projects

Step 3 Submit project redevelopment plan, pro forma, feasibility and market studies, and other supporting documents along with the Project Application to the City of Kingsland for consideration and analysis.

Step 4 City of Kingsland staff (and or their designee(s) will review the plan, the proposed redevelopment area, pro forma, feasibility and market studies and conduct cost benefits analysis on the project. The City will also perform due diligence on the project developer(s), partner(s), and completed projects.

Step 5 After review, the City, on behalf of the redevelopment project, may request a public work session on the proposed redevelopment project. During this work session, the Council may ask questions of the developer, their associates, or staff.

Step 7 Within the 60 days after the plan is formally submitted, the City shall hold at least one public hearing on the proposed redevelopment plan. Publication of the public hearing must be made at least once during a five day period immediately preceding the date of the public hearing. Publication must be in the legal organ of publication in the City and/or County. During the public hearing the community, as well as any other parties, may make comments regarding the project.

Step 8 If there are no objections by the Council, within 45 days after completing these public hearing(s), the City schedules a meeting to vote on the proposed redevelopment plan and publishes, at least 5 days prior to the meeting, a notice of such meeting at least once in one or more newspapers of general circulation in the City and/or County.

Step 9 The local legislative body may approve the plan as submitted, as amended and approved, or rejected and returned. If the plan is rejected, a new plan must be prepared and submitted for consideration prior to a new public hearing and approval process.

Step 10 If a redevelopment plan for a TAD that is adopted by a City contemplates that the County tax increment from property in the TAD are to be used in support of the redevelopment plan for the TAD, then the County must approve the plan in order for its tax increments to be so used. A certified copy of the resolution granting any such consent must be submitted to the City prior to the inclusion of such other tax increment revenues in the calculation of the tax allocation increment. This same process applies if the tax increment of the local school board is contemplated in support of the redevelopment project. (Similar rules for approvals by a board of education are provided by the Redevelopment Power Law)

Step 11 No later than the effective creation date of the tax allocation district, the redevelopment agency shall apply, in writing to the state revenue commissioner for a determination of the property tax base of the tax allocation district. Within a reasonable time, and not exceeding 60 days after the effective date of the creation of the tax allocation district, the state revenue commissioner shall certify such property tax base of the tax allocation district.

Step 12 If TAD bonds are to be issued, an underwriter, bond counsel, and other persons on the project funding team would be selected (if not previously selected). The City reserves the right to secure the services of its own bond and/or underwriter. The details of the TAD bond issue would be established and TAD bond resolution and supporting documents would be submitted for review and/or approval to the City.

Step 13 Once the TAD Bond materials have been prepared, the Council can request an additional work session to discuss the TAD Bond materials.

Step 14 Upon completion of the work session, the Council can call for a public hearing and approval of the TAD Bonds at the next regularly scheduled council meeting.

Step 15 During the public hearing the community, as well as any other parties, may make comments regarding the project in the community. If there are no objections by the Council, the approval of the TAD Bond resolution and supporting materials will be considered by the Mayor and Council for approval.

Step 16 Upon approval of the TAD Bond resolution, the issuer counsel/bond counsel will prepare the TAD Bond Documents for validation. Validation and Certification by the Justice Department will proceed according to the regulations in O.C.G.A 36-82-2 and would commence, with a hearing date in about 20 days; notices would be published in the legal organ of the bond issuer at least once each week for the two calendar weeks prior to the week of the hearing.

Step 17 Upon validation of the TAD Bonds, the bonds would be sold and issued on behalf of the identified TAD project.

COUNTY OF CAMDEN

MEMORANDUM OF UNDERSTANDING
ESTABLISHING A COOPERATIVE PARTNERSHIP
BETWEEN THE CAMDEN COUNTY BOARD OF COMMISSIONERS
AND THE CITY OF KINGSLAND, GEORGIA
FOR PROVIDING ONSITE CLINICAL MEDICAL SERVICES
BY CAMDEN COUNTY TO EMPLOYEES OF THE CITY OF KINGSLAND

This Memorandum of Understanding (herein after the "MOU") between the Camden County Board of Commissioners (herein after the "CCBC") and the City of Kingsland, Georgia (herein after the "CITY") entered into this the 18th day of ..l!!.!.y, 2017 for providing of clinical medical services by Camden County for the employees of the City of Kingsland for the period starting July 1, 2017 and continuing through June 30, 2018 as defined and as agreed to as set forth herein:

1.

WHEREAS the CCBC and the CITY are lawful governments as envisioned by Georgia Law.

2.

WHEREAS the CCBC is a self-insured body for the purposes of providing health insurance benefits to CCBC's employees; and the CITY has purchased a health insurance policy for the purposes of providing health insurance benefits to CITY 's employees.

3.

WHEREAS both CCBC and CITY desires to manage their employer provided health insurance costs in the most economical manner.

4.

WHEREAS CCBC has an established onsite medical clinic to provide a wellness program for employees in an attempt to reduce health insurance costs for CCBC. The clinic is at 701 Charles Gilman Jr. Avenue, Suite B, Kingsland, Georgia.

5.

WHEREAS CCBC has contracted with a local Georgia licensed physician, a nurse practitioner, and two (2) Georgia licensed registered nurses to oversee and provide medical services for CCBC's employees at the afore-stated clinic in an effort to reduce costs associated with the self-insured program.

6.

WHEREAS CCBC and CITY have entered into discussions that have led to the CITY and CCBC entering into this MOU which creates a cooperative partnership so as to allow CITY 's employees to utilize the afore-stated clinic whereby the physician, nurse practitioner, and the registered nurses will provide an onsite medical clinical treatment program to CITY's employees while performing the onsite medical clinical treatment program for CCBC.

7.

NOW THEREFORE BE IT RESOLVED the CCBC and CITY hereby enters into this MOU which establishes a cooperative partnership between the parties hereto for the providing of onsite medical clinical services to the employees of the City of Kingsland, pursuant to the following terms.

a.

This MOU shall be effective upon the final approval by the CCBC (Camden County Board of Commissioners) and CITY (the Council for the City of Kingsland, Georgia) and entered upon the lawful minutes of each political body.

b.

Operational dates of this MOU shall be effective on July 1, 2017, upon final approval by CCBC and CITY, and shall continue until either party provides proper notification for termination. Either CCBC or the CITY may terminate this MOU at any time by informing the other party in writing 30 days prior to the termination of the agreement which shall be delivered to the County Administrator for CCBC or the City Manger for the CITY.

c.

CCBC shall establish the medical clinics hours of operation as stated herein below; and shall have sole authority for the retaining of the afore-said professional medical services for this MOU and the clinic; the location and hours of operations shall be:

1. Nurse(s) will be available Monday through Thursday 7:30a.m. – 5:30p.m. ; Friday 8:00a.m. -12:00 p.m.
n. Physician/Physician's Assistant/Nurse Practitioner will be available a minimum of thirty hours a week.

d.

In the forming of this cooperative partnership the CCBC and the CITY shall each be responsible for the total clinic operations cost on a pro-rata basis pursuant to the following formula.

CCBC has determined the estimated budgeted operating cost for CCBC's Fiscal Year 2017-2018 to be $465,629. This budgeted amount is to cover any and all expenses associated with the onsite clinic (physician, physician's assistant, registered nursing staff, malpractice liability insurance premiums, non-medical staff, medical supplies, medications, and the utility and maintenance costs to operate the clinic).

It has further been determined that the CITY utilized the onsite medical clinic for CCBC's Fiscal year 2017-2018 for a pro-rated use percentage of 10% ofthe total operating costs for the afore-stated fiscal budget year.

It is hereby agreed and consented to by the parties hereto that the CITY shall pay to CCBC 10% of the afore-stated $465,629 budget, conditioned on the CITY use ofthe clinical services not exceeding the projected 10% use of the clinic for 2017-2018 Fiscal Budget Year.

CITY shall pay to CCBC the total annual amount of $46,562.90 for medical services provided by the CCBC's onsite clinic to the CITY. Said annual amount shall be paid in 12 monthly installments of$3,880.24. CITY shall pay CCBC for the monthly installment payment by the 10th day of each month for the services performed in the previous month starting with July 1, 2017.

The aforesaid formula for payment of clinical services provided to the CITY shall be reviewed by CCBC on a quarterly basis in an effort to keep the CITY informed of the percentage of clinical services provided and costs so associated with the provided services in comparison to the funding so allocated for the onsite clinic operations. Upon review of the quarterl y reports, the CITY shall be notified by the CCBC of the actual costs and utilization as well as any differential in pay.

The quarterly reviews are for the periods of July 1, 2017 to September 30, 2017; October 1, 2017 to December 31, 2017; January 1, 2018 to March 31, 2018; and April 1, 2018 to June 30, 2018. The completed quarterly review shall be presented by the CCBC to CITY on or before the 20th day of the month following the quarter just completed.

e.

CITY will be notified by CCBC in a timely manner of a change in clinic's hour of operation so that the CITY's employees may schedule their time to meet with the health care providers. Representatives of the CCBC's Human Resources Department and the

CITY's Human Resources Department shall meet as needed to work out clinic schedules as necessary.

f.

This MOU does not establish an employer/employee relationship between CITY 's employees and CCBC.

g.

CITY agrees to hold hannless and indemnify CCBC from any damages, liability, actions, claims, or demands that may arise within the scope of this MOU in regards to CITY 's agents, servants, employees, invitees, or licenses arising out of this MOU during the tenn of this MOU.

h.

The services as defined herein shall only be provided to those CITY employees that are currently enrolled in the CITY's employer provided health insurance program. City shall provide to CCBC a list of currently enrolled employees in CITY's employer provided health insurance program as may be amended from time to time.

Hereby agreed to by the parties hereto on the date as approved:

This __21st_ day of _June 2017

James H. Starline, Chairman
Camden County Board of Commissioners

ATTEST:
Kathryn Bishop, County Clerk

____
Kenneth E. Smith, Mayor

This _____day of ________________2017

ATTEST:_________________________
Linda M. O'Shaughnessy,
City Clerk

CAMDEN COUNTY SCHOOLS

m South East Street
Kingsland, GA 31548

Telephone (912) 729-'5687
Fax (912) 729-1489

Dr. William C. Hardin. Superintendent

Contracted Services Agreement

Name of Individual or Business: City of Kingsland

Address: P.O. Box 250 Kingsland. GA 31548

Social Security!Tax Identification Number: ____________________

Date(s) of Service: (list individual dates) July 1. 2017 -June 30. 2018

Type of Service Provided: (3) School Resource Officer

Contracted Service Fee Structure:

Flat Rate: Total Flat rate: ____________

OR

Hourly rate: __ Total based on hourly rate = ________

Hourly rate calculation:

OR

(# of days ___ X# of hours_ X hourly rate__=_____-

Other Fee Structure (Explain) Not to Exceed =Total Other $ $123.025.00

Total $ $123,025.00

CONTRACTOR'S SIGNATURE Date

ADMINISTRATOR'S SIGNATURE Date

SUPERINTENDENT'S SIGNATURE Date

Accounting Code: 100-2600-9990-2600-000-20-21-0000-559500-00000 $86.477.00
100-2600-9990-2600-000-31-21-0000-559500-00000 $36.548.00

TRS Approval: ___ Not Applicable Granted Not Granted

ASSISTANT SUPERINTENDENT FOR
HUMAN RESOURCES AND OPERATIONS Date

1ark Gtddens · Jimmy Coffel J ason Chance

Revised 217/17

Memorandum of Understanding
Employment and Utilization of School Resource Officers

The Camden County School System, the City of Kingsland, and the Kingsland Police Department will partner with one another to help provide a safe and secure learning environment at Camden County High School and Camden Middle School. The employment of School Resource Officers will be an integral part meeting this objective. Officers will not only assist in maintaining this safe environment, they will also provide opportunities for counseling and mentoring students as well as delivering prevention and education programs.

Specific Goals and Objectives

The following goals and objectives will be the focus ofthe School Resource Officer's Duties.

1. Increase awareness and effectiveness of community based policing programs.
2. Increase the effectiveness of the "Drug Free School Zone" policy through intervention and education programs at the school level.
3. Monitor and mentor, or counsel students consistent with the law and orders of the court, who are on probation for violations of both school rules and community laws.
4. Assist in improving the communication between the Juvenile Court system and the school officials.
5. Assist in developing programs that are aimed at preventing, reducing or responding to gang related activities.
6. Assist in activities that will decrease the truancy rates.
7. Assist in developing and implementing school safety programs.
8. Assist with disruptive students and violations of the law under the direction of the school principal.
9. Educate school officials and students in crime prevention and safety issues.
10. Assist in conflict resolution with students.
11. Assist in developing and maintaining school policies that address school safety, crime, emergencies and recommended procedural changes.
12. Assist in the identification of physical changes in the environment that may reduce crime in or around the school campus.

Program Issues

A. Supervision Responsibility of the SRO

The SRO's will be assigned as full-time officers to Camden County High School and Camden Middle School. They will accept the responsibilities of a full-time faculty member and will be under the supervision of the building principal or his/her designee. The SRO work schedule and overtime hours will be the direct responsibility of the principal. Evaluation will be performed by the principal.

AMDEN OUNTY

311 South East Street
Kingsland, CIA 31'H8

Telephone: (912) 729-5687
Fax: (912) 729-1489

Dr. William C. Hardin, Superintendent

Contracted Services Agreement

Name of Individual or Business: ______________________________

Address: ______________________________

Social Securityrrax Identification Number: ______________________________

Date(s) of Service: (list individual dates) ______________

Type of Service Provided:

Contracted Service Fee Structure:

Flat Rate: Total Flat rate: ______________________________

OR

Hourly rate: -- Total based on hourly rate: ________________

Hourly rate calculation: (# of days_ X# of hours_ X hourly rate___=_____-3

OR

Other Fee structure (Explain) Total Other= $

Total $______________

____

CONTRACTOR'S SIGNATURE Date

ADMINISTRATOR'S SIGNATURE Date

SUPERINTENDENT'S SIGNATURE Date

Accounting Code: ______________________________

TRS Approval: __Not Applicable Granted Not Granted

____

ASSISTANT SUPERINTENDENT FOR HUMAN RESOURCES AND OPERATIONS Date

Revised 217/17

CONTRACT CHANGE ORDER

CONTRACT FOR: 2016 GEFA DWSRF – Water Meter Replacement	**PROJECT NO:** K5000.116
OWNER: City of Kingsland	**ORDER NO:** 1
TO: Utility Solutions of America, Inc.	**DATE:** August 11, 2017
	STATE: Georgia
	COUNTY: Camden

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes	DECREASE in Contract Price	INCREASE in Contract Price
Addition		
1,271 - 5/8 x 3/4" Water Meter Replacement		$44,485.00
8 - 1" Water Meter Replacement		$296.00
5 – 1 1/2" Water Meter Replacement		$875.00
1 – 2" Compound Water Meter Replacement		$250.00
1 – 6" Water Meter Replacement		$750.00
1 – Large Meter Re-Piping		$100.00
3 – 1 1/2" Water Meter Retrofit		$60.00
15 – 2" Water Meter Retrofit		$300.00
Reduction		
199 – AMR Register Installation	$3,980.00	
141 – Residential Meter Box Replacement	$6,345.00	
3 – Large Meter Box Replacement	$195.00	
55 – Curb Stop Replacement	$2,750.00	
55 – Curb Stop Replacement	$2,750.00	
1 – Supplemental Work Allowance	$15,000.00	
TOTALS	$31,020.00	$47,116.00
NET CHANGE IN CONTRACT PRICE		$16,096.00

Cost Justification: Addition of various meters and retrofits to contract scope as well as removal of unused items

The amount of the contract will increase by the amount of Sixteen thousand, ninety-six & 00/100 Dollars $16,096.00

The contract total including this and previous Change Orders will be: One hundred ninety thousand, three hundred eighty & 00/100 Dollars $190,380.00

The contract period will increase by 181 days. The new completion date is November 9, 2017.

This document will become a supplement to the contract and all provisions will apply hereto.

Requested:

City of Kingsland (Date)

Recommended:

Carter & Sloope, Inc. 8-11-17 (Date)

Accepted:

Utility Solutions of America, Inc. (Date)

Attachment: Change Order No 1 - 8-11-17 (1941 : Approval Of: 2017 GEFA SRF Drinking Water AMR Project Change Order)