



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • JULY 13, 2026**

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

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

III. INVOCATION AND PLEDGE TO THE FLAG

IV. CONSENT DOCKET

1. Approve the Council Minutes of the last regular Council Meeting
2. Approve the Agenda as Presented
3. Approve the Payments of Accounts Payable as Due and Funds Available

V. GRANTING AUDIENCE TO THE PUBLIC

VI. OLD BUSINESS

VII. PLANNING AND ZONING

1. Infrastructure Acceptance - Fiddlers Reserve Phase 2
Ron Sawyer, with Laurel Island Holdings LLC has submitted a Quit - Claim Deed requesting the City of Kingsland to accept all sewer, water, and storm drain infrastructure within Fiddler's Reserve Phase 2. This does not include any roads within Phase 2. An inspection of the infrastructure was completed by the Planning Department and Public Works on June 3, 2026, and all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report.
Planning Commission recommends approval.
2. Lift Station Acceptance - Laurel Preserve
Ron Sawyer with Sawyer Land Development, LLC has submitted a Quit - Claim Deed requesting the City of Kingsland to accept the Lift Station and the tract containing 0.01 acres located at 179 Spyglass. An inspection was completed by Public Works on June 5, 2026, and the lift station was in good working order.
Planning Commission recommends approval.
3. Special Use Permit - Parcel 121 007S
Mitch Clary, with Overkill Land Development LLC. is requesting approval of a Special Use

Permit to be able to operate an outside RV/Boat/Truck storage and mini-warehouse storage facility at 1800 Village Drive, containing approximately 9.59 acres. The current zoning is C-2 (General Commercial)

Planning Commission recommends approval with the following conditions.

- 1) Opaque fencing will be installed along the front and left side of the property.
- 2) An approved landscape buffer shall be installed along the front and left side of the fencing.
*The parcel has existing fencing and a natural vegetative buffer along the right side and rear property lines.

4. Special Use Permit - Parcel 056 001K

Matt Mitchell, with The Scruggs Company, is requesting approval of a Special Use Permit to be able to operate an asphalt plant on a 63 acre portion of parcel 056 001K located on the west side of Highway 17 North and on the south side of Old Jefferson Highway. The current zoning is I-G (General Industrial)

Planning Commission recommends approval with the following condition:

- 1) A 30 foot natural vegetative buffer will be required on the east and north side of the property.

5. Update for Information Only: Preliminary Plat — Parcels 082 005 and 082 005A

John Willis with BBC Investments Group has submitted a preliminary plat application for Kingsland West Subdivision, consisting of 267 single family lots on approximately 143.93 acres. The developer has agreed to follow the original PD that was approved by City Council in 2007. The current zoning is PD/R-2.

The Planning Commission Approved with the following conditions:

- 1) This Preliminary Plat only gives approval of the layout of the plat and does not guarantee approval of the final plat. It also does not give approval for any grading or construction.
- 2) The Developer must submit Civil Plans and Hydrology reports to the city Planning Department, that are signed and stamped by an engineer. These plans must be reviewed and approved by the City Planning Department and it's third party engineer, Carter & Sloope, confirming that the proposed development will not increase the amount of storm water discharge from the property post development. A staff report, along with a final opinion report from Carter & Sloope will be provided to the Planning Commission and City Council prior to a final plat being submitted or any construction taking place.

VIII. NEW BUSINESS

1. Approval of: Disaster Pay Policy

The proposed Disaster Pay Policy establishes uniform compensation procedures for City employees who are required to work before, during, and after declared emergencies, natural disasters, and other emergency events. The policy is designed to ensure compliance with applicable federal and state labor laws, including reimbursement requirements associated with the Federal Emergency Management Agency (FEMA) and the Georgia Emergency Management and Homeland Security Agency (GEMA/HS).

Staff recommends approval.

2. Approval of: Leave Donation Policy

The proposed Leave Donation Policy allows employees to voluntarily donate accrued leave to coworkers experiencing a qualifying medical condition or family emergency. Adoption of this policy will replace the City's existing Sick Leave Bank Policy in its entirety and provide a more flexible and efficient method for assisting employees during times of need. The policy is intended to provide assistance to employees facing extended hardships while maintaining appropriate administrative controls and compliance with applicable employment regulations.

Staff recommends approval

3. Approval of: Lakes Boulevard East Change Order #2

Consider approval of Change Order No. 2 with J.W. Oliver Construction, Inc. in the amount of \$25,800 for the Lakes Boulevard East Improvements Project. The change order provides for edge milling along curbing, sidewalks, cross roads, and intersection transitions, as well as milling of two high elevation areas to improve ride quality, create smooth pavement transitions, and reduce the potential for future pavement joint failures. Approval of this change order will increase the contract amount from \$1,455,281.49 to \$1,481,081.49. All other terms and conditions of the contract remain unchanged.

Staff recommends approval.

4. Approval of: Kingsland Police Headquarters Change Order #5

A change order to create a new finished doorway opening between the lobby and vestibule for controlled access to the evidence locker. The change order reflects the associated adjustments in project costs of \$4,694.00 as detailed in the contractor's proposal.

Staff recommends approval.

5. Approval of: Kingsland Fire Station #3 Change Order #1

Approval of a change order to replace the originally specified aluminum window blinds with 2-inch vinyl blinds for the project. The change will provide a more durable, cost-effective, and easier-to-maintain product. The contractor will issue a credit of \$3,668 for the aluminum blinds and add \$6,179 for the 2-inch vinyl blinds. With mark-up, the total proposed CO is \$3,014.00.

Staff recommends approval.

6. Approval of: Kingsland Fire Station #3 Change Order #2

The mechanical engineer did not account for the wood construction and therefore utilized the ceiling space as a return air plenum. Revised drawings now include ducted return air systems. The cost associated with this modification is \$15,038.20.

Project architect recommends approval.

7. Approval of: Camden Woods Parkway Change Order #1

During construction, the contractor uncovered an existing 8-inch water main located beneath the existing roadway and extending between the VFW property and Camden Woods Subdivision. The existing water main was found to be in conflict with the proposed storm drainage installation between structures ST-6 and ST-7. City staff and the contractor evaluated the conflict in the field and determined that lowering the water main is necessary to accommodate the storm system. The change order includes the additional work required to

address the utility conflict and maintain project progress. Total Change Order amount is \$13,037.96.

Staff recommends approval.

8. Bid Award: Police Department Oil Change Services

The Fleet Department solicited sealed quotations from qualified local vendors to provide oil change services for the City's police vehicle fleet. The City currently maintains approximately 60 police vehicles, with services to be performed on an as-needed basis throughout the contract term. The intent of this request is to secure a qualified vendor to perform routine oil change services for a one-year period. No additional repairs, maintenance, parts, fluids, or services are authorized unless approved in writing by the Fleet Director.

Staff recommends awarding contract to Bennett Chrysler as the sole responsive and responsible bidder. The proposed contract term is one (1) year beginning July 14, 2026, with pricing of \$64.95 for standard oil changes for police sedan/patrol vehicles and \$69.95 for standard oil changes for police SUVs/light trucks, including labor, oil filter, and disposal fee.

9. Bid Award: Haddock Road Water & Sewer Facilities Expansion

The City requested competitive sealed proposals from qualified contractors for construction of the Haddock Road Water and Sewer Facilities Expansion. Funding source is Tax Allocation District #1.

City engineers, Carter & Sloope, Inc., recommend the project be awarded to Underground Excavating, Inc., at a total base bid amount of \$3,110,365.

10.

Bid Award: Purchase of Curbside Collection Carts for Residential Trash

Staff recommends purchase of full load, 588 cans, for a total cost of \$36,520.68 from Toter, LLC.

11. Bid Award: Fiber Installation Services- KPD Headquarters to O.F. Edwards Building

Staff recommends low bid, Hull Electrical, for \$4,902.10

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED