



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



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Infrastructure Acceptance

Summary:

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 Dept. 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.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File No. 25-50599

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 17th day of JUNE, 2026,
between, **Laurel Island Holdings, LLC**, a Georgia limited liability company,
and **Fiddler's Cove Property Owners Association, Inc.**, a Georgia nonprofit
corporation, of the first part, and the **City of Kingsland**, a municipal
corporation of the State of Georgia, of the second part.

WITNESSETH: That the said parties of the first part, for and in
consideration of the sum of \$10.00 and other valuable considerations in hand
paid, the receipt whereof is acknowledged, have bargained, sold, and by these
presents do remise, convey and forever QUIT CLAIM to the said party of the
second part, its successors and assigns, the following described infrastructure:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said bargained premises to the said party of
the second part, so that neither the said parties of the first part nor their
successors and assigns, nor any other person or persons claiming under them

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shall at any time by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set the hands and seals of their respective officers, the day and year above written.

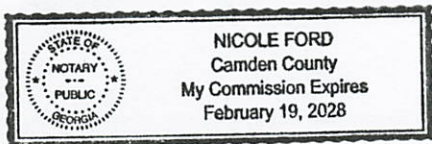
Laurel Island Holdings, LLC,

By: Ronald H. Sawyer (SEAL)
Ronald H. Sawyer, its Manager

Signed, sealed, and delivered
in the presence of:

Kyle Brown
Witness

Nicole Ford
Notary Public



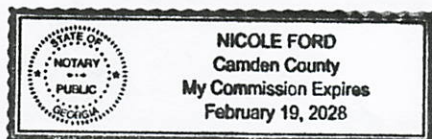
Fiddler's Cove Property Owners
Association, Inc.

By: Heather Beaton (SEAL)
Heather Beaton, its President

Signed, sealed, and delivered in the
presence of:

Kyle Brown
Witness

Nicole Ford
Notary Public



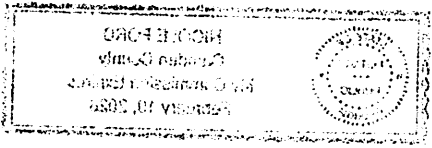
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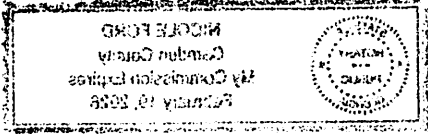


Exhibit "A"

All of that certain water, sanitary sewer, storm sewer and storm drainage infrastructure lying and being in the 1606th G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of the water, sanitary sewer, storm sewer and storm drainage infrastructure, **AND ONLY SAID WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE INFRASTRUCTURE**, lying within the right-of-way of Madeline Taylor Place as shown and described on that Map to Show Subdivision Plat of Fiddlers Reserve at Laurel Island Country Club – Phase 2, prepared by AKM Surveying Inc., dated March 5, 2025, and recorded at Plat Book 2025, pages 59, 60, 61 and 62, Camden County, Georgia records, which plat is incorporated herein by reference.

SAID CONVEYANCE DOES NOT CONVEY THE FEE SIMPLE TITLE TO SAID MADELINE TAYLOR PLACE BUT, RATHER, THE TITLE TO THE AFORESAID INFRASTRUCTURE LYING WITHIN.

RESOLUTION ACCEPTING PROPERTY

WHEREAS, the City of Kingsland has previously approved the subdivision plat of Fiddlers Reserve at Laurel Island Country Club – Phase 2, as more fully and accurately shown and described on that certain plat of survey of same by AKM Surveying Inc., dated March 5, 2025, and recorded at Plat Book 2025, pages 59, 60, 61 and 62, Camden County, Georgia records.

WHEREAS, the water, sanitary sewer, storm sewer and storm drainage infrastructure required for said subdivision under ordinances of the City of Kingsland have been completed and accepted by the City of Kingsland; and

WHEREAS, Laurel Island Holdings, LLC and Fiddler's Cove Property Owners Association, Inc., have tendered to the City of Kingsland a deed conveying the following infrastructure in said subdivision:

All of that certain water, sanitary sewer, storm sewer and storm drainage infrastructure lying and being in the 1606th G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of the water, sanitary sewer, storm sewer and storm drainage infrastructure, **AND ONLY SAID WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE INFRASTRUCTURE**, lying within the right-of-way of Madeline Taylor Place as shown and described on that Map to Show Subdivision Plat of Fiddlers Reserve at Laurel Island Country Club – Phase 2, prepared by AKM Surveying Inc., dated March 5, 2025, and recorded at Plat Book 2025, pages 59, 60, 61 and 62, Camden County, Georgia records, which plat is incorporated herein by reference.

SAID CONVEYANCE DOES NOT CONVEY THE FEE SIMPLE TITLE TO SAID MADELINE TAYLOR PLACE BUT, RATHER, THE TITLE TO THE AFORESAID INFRASTRUCTURE LYING WITHIN.

which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Laurel Island Holdings, LLC and Fiddler's Cove Property Owners Association, Inc., to the City

of Kingsland, Georgia, conveying the aforesaid infrastructure within the subdivision, dated _____, is hereby accepted by the City of Kingsland.

THIS _____ day of _____, 2026.

CITY OF KINGSLAND, GEORGIA

By: _____(SEAL)
Its Mayor

Attest: _____(SEAL)
Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on _____, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 2026.

Jo Seigler

MAP TO SHOW SUBDIVISION PLAT OF
FIDDLERS RESERVE AT LAUREL ISLAND
COUNTRY CLUB ~ PHASE 2
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA



**SAWYER
ASSOCIATES**

PROPERTY OWNED BY:
LAUREL ISLAND HOLDINGS, LLC
100 MARSH HARBOR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 892-7725
(D.R. 2004, PG. 429)

OWNER'S CERTIFICATE:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT,
CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND
SHOWN HERETO BY AN ACTUAL SURVEY, AND DOES HEREBY UNIVOCALLY
DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE
PURPOSES THEY ARE LABELED.

BY: IRVING SAWYER, (AGENT)

CERTIFICATION OF APPROVAL BY THE COUNCIL:
I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____
WATON _____ DATE _____

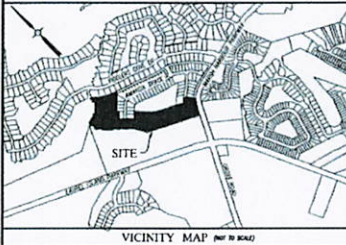
CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAN HAVE BEEN
FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA,
AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY _____
CHAIRMAN OF PLANNING COMMISSION

NOTES:

- [illegible]

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
1	N 82°56'45" E	38.81	12	N 05°15'45" E	36.26	113	N 63°33'30" E	56.29	118	N 04°05'45" E	41.57
2	N 82°56'45" E	102.94	13	N 05°15'45" E	36.87	114	N 63°33'30" E	56.72	119	N 04°05'45" E	37.25
3	N 82°56'45" E	62.52	14	N 05°15'45" E	19.15	115	N 05°33'45" E	25.34	120	N 04°05'45" E	67.11
4	N 82°56'45" E	80.15	15	N 05°15'45" E	12.28	116	N 05°27'45" E	25.37	121	N 04°05'45" E	26.72
5	N 82°56'45" E	53.67	16	N 05°15'45" E	17.07	117	N 05°33'30" E	21.35	122	N 04°05'45" E	41.87
18	N 84°57'30" E	86.58	17	N 05°25'45" E	55.20	118	N 05°27'45" E	26.20	130	S 53°35'30" E	106.48



DWN BY: M.C. CND BY: J.S.F.
FIELD BROW AL PAGE 32

DWC / SD-2-2843-02-25

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN XXXXX FEET AND AN
ANGULAR ERROR OF XX SECONDS PER ANGLE AND WAS
ADJUSTED USING THE COMPASS RULE. (TRIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 467,206 FEET.

EQUIPMENT USED: ANGULAR: S000A CX
LINEAR: S000A CX

- = SET 1/2" REBAR
LSF 1067
- = SET "24"x24" CONCRETE
MONUMENT, LSF 1067
- = FOUND CONCRETE MONUMENT
IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE
IDENTIFICATION AS NOTED
- △ = FOUND PVC RAIL & WASHER
IDENTIFICATION AS NOTED

P.C. = PLAT CANNET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(ch) = CHORD
PC = POINT OF CURVATURE
PI = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
(T) = TOTAL
(W) = WEIRAND

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 724-1505 PHONE
(912) 724-1506 FAX
GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@GDS.NET



A K M
SURVEYING, INC.

EXPLANATION: As required by subsection (f) of O.G.C.A. Section 15-6-67, this plot has been prepared by a land surveyor and approved by an eligible local jurisdiction for recording as evidenced by approval certificates, signatures, stamps or statements herein. Such approval and certification shall be considered as the official governmental notice to any purchaser of this plot as to intended use as shown on the plat. Furthermore, the undersigned local jurisdiction certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.G.C.A. Section 15-6-67.

No. 2193

JAN 25 1975

JAMES FOSTER
GA. REGISTERED SURVEYOR No. 2193



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Lift Station Acceptance- Laurel Preserve

Summary:

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. The submitted Quit Claim Deed is attached to this report.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning & Zoning Director

Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File No. 26-51069

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 18th day of JUNE, 2026,
between, **Sawyer Land Development LLC**, a Georgia limited liability company,
of the first part, and the **City of Kingsland**, a municipal corporation of the
State of Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in
consideration of the sum of \$10.00 and other valuable considerations in hand
paid, the receipt whereof is acknowledged, has bargained, sold, and by these
presents does remise, convey and forever QUIT CLAIM to the said party of the
second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said bargained premises to the said party of
the second part, so that neither the said party of the first part nor its
successors and assigns, nor any other person or persons claiming under it
shall at any time by any means or ways, have, claim or demand any right or

51069

title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set the hand and seal of its officer, the day and year above written.

Sawyer Land Development LLC

By: Ronald H. Sawyer (SEAL)
Ronald H. Sawyer, its Manager

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Nicole Ford
Notary Public

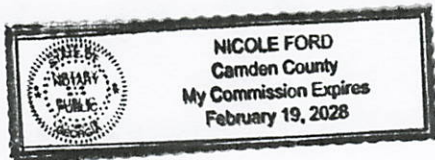


Exhibit "A"

All of that lot, tract or parcel of land lying and being in the 29th G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of that tract containing 0.01 acres, more or less, and labelled as "LIFT STATION TRACT" on that plat of survey of Laurel Preserve, Phase One, Section A, Replat prepared by AKM Surveying, Inc., certified by Jeffrey S. Foster, GRLS No. 3143, dated February 25, 2026, recorded in Plat Book 2026, pages 40-41, Camden County, Georgia records.

RESOLUTION ACCEPTING PROPERTY

WHEREAS, Sawyer Land Development LLC has constructed and installed a lift station within the City of Kingsland that Sawyer Land Development LLC desires to dedicate to the City of Kingsland; and

WHEREAS, the aforesaid lift station required under ordinances of the City of Kingsland has been completed and accepted by the City of Kingsland; and

WHEREAS, Sawyer Land Development LLC has tendered to the City of Kingsland a deed conveying the aforesaid lift station, which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Sawyer Land Development LLC to the City of Kingsland, Georgia, conveying the aforesaid lift station, dated June 18, 2026, is hereby accepted by the City of Kingsland.

THIS 13th day of July, 2026.

CITY OF KINGSLAND, GEORGIA

By: _____ (SEAL)
Its Mayor

Attest: _____ (SEAL)
Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on July 13th, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 2026.

Jo Seigler

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from Mitchell Clary, with Overkill Land Development, LLC. The purpose of the permit is for an outside storage facility to include Boats/RV/ Trucks and a Mini Storage Facility to be built on parcel 121007S containing approx. 9.59 acres located at 1800 Village Drive.

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Monday, July 6, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, July 13, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the proposed rezoning application and staff report are available at the Community Planning Offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Special Use Permit- Parcel 121007S

Summary:

Mitch Clary, with Overkill Land Development LLC, is requesting approval of a SUP to be able to operate an outside Boat/RV/Truck storage and mini-warehouse storage facility at 1800 Village Drive, containing approx. 9.59 acres.

Zoning: C-2 (General Commercial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Planning Staff recommends Approval with the following conditions.

- 1) Opaque fencing will be installed along the front and left side of 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.

Scott L. Kimball
Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

1. Your Name: Mittell Clay Phone: 904-885-0404
Mailing Address: 6507 Loch Commodore Drive, Keywest Herks
2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
☐ A Zoning Amendment (rezoning)
☐ A home occupation
☒ Other Storage Business FL 32656
3. Location of property:
Street Address 1800 Village Drive, Kingsland GA 31548
Parcel No. 1210075 Lot No. _____
4. Present Zoning C2 General Commercial
5. Owner of property, if not you: (Name, Address & Phone Number, please)

6. Proposed use of property: ~~Storage~~ Storage Business
Storage units + outside Storage of Boats & Trailers/RVs

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?
☒ Yes ☐ No Amount \$ 300.
2. Date complete application filed: _____
3. List of attachments:
☐ Simple map with property owner's name
☒ Site Plan
☐ Other
4. Public hearing:
☒ Date applicant notified: 6/9/26
☒ Date hearing advertised: 5/18/26
☒ Date hearing held: 7/6/26
5. Planning Commission recommended:
☐ Approval ☐ Denial Date: 7/6/26
 Conditions of approval or reasons for denial: _____
6. City Council: ☐ Approved ☐ Denied
 Conditions of approval or reasons for denial: _____
7. Date applicant notified of final action: 7/14/26

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. **YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.**

Signed: [Signature] Date: 6/9/26





Camden County, GA



Overview



Legend

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

Parcel ID	121007S	Owner	OVERKILL LAND DEVELOPMENT	Last 2 Sales				
Class Code	Commercial		LLC	Date	Net Price	Reason	Qual	
Taxing District	KINGSLAND TAD #2		1800 VILLAGE DRIVE	11/26/2018	\$275000	LM	Q	
	KINGSLAND TAD #2		KINGSLAND, GA 31548	5/23/2016	0	CR	U	
Acres	9.59	Physical Address	1800 VILLAGE DR					
		Assessed Value	Value \$302582					

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 6/9/2026

Last Data Uploaded: 6/9/2026 10:32:34 AM

Developed by SCHNEIDER
GEOSPATIAL



Receipt #3855 for Planning & Zoning Applications #SUP-26-0001

Invoice Number: #3972
Receipt Number: #3855
Applicant: Mitchell Clary
Paid By: Mitchell Clary
Processed By: Liz Gonzalez
Application Number: #SUP-26-0001
Application Type: Special Use
Address: 1800 Village Drive
Requested: June 10, 2026, 9:38am
Paid: June 10, 2026, 2:44pm
Check Number: 1385

Fee	Description	Explanation	Total
Special Use		\$300.00 * 1	\$300.00

Total Paid: \$300.00
Payment Method: Check

Thank you for your payment.

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from Matt Mitchell, with The Scruggs Company. The purpose of the permit is for an asphalt plant to be built on a 63-acre portion of parcel 056 001K.

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Monday, July 6, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, July 13, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the proposed rezoning application and staff report are available at the Community Planning Offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Special Use Permit

Background:

The parcel is located on the west side of US17 North and on the south side of Old Jefferson Hwy. and is zoned I-G (General Industrial). The adjacent parcels are mostly County parcels that are zone I-G or A-F (Agricultural Forestry). There are two residential homes in the vicinity of the location of the proposed asphalt plant, but are buffered by the railroad and Old Jefferson Hwy. Applicant has stated his company has 14 of the same type asphalt plants in operation through the country. The applicant submitted information packets that show that EPD closely monitors the odor, emissions, and noise on a regular basis to make sure they are within the state and federal requirements. City ordinance requires a SUP for the use of an asphalt plant.

Summary:

Matt Mitchell, with the Scruggs Company, is requesting approval of a SUP to be able to operate an asphalt plant on a 63-acre portion of parcel 056 001K located on the west side of US17 North and on the south side of Old Jefferson Hwy.

Zoning: I-G (General Industrial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Planning Staff recommends Approval with the following condition.

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

Scott L. Kimball
Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

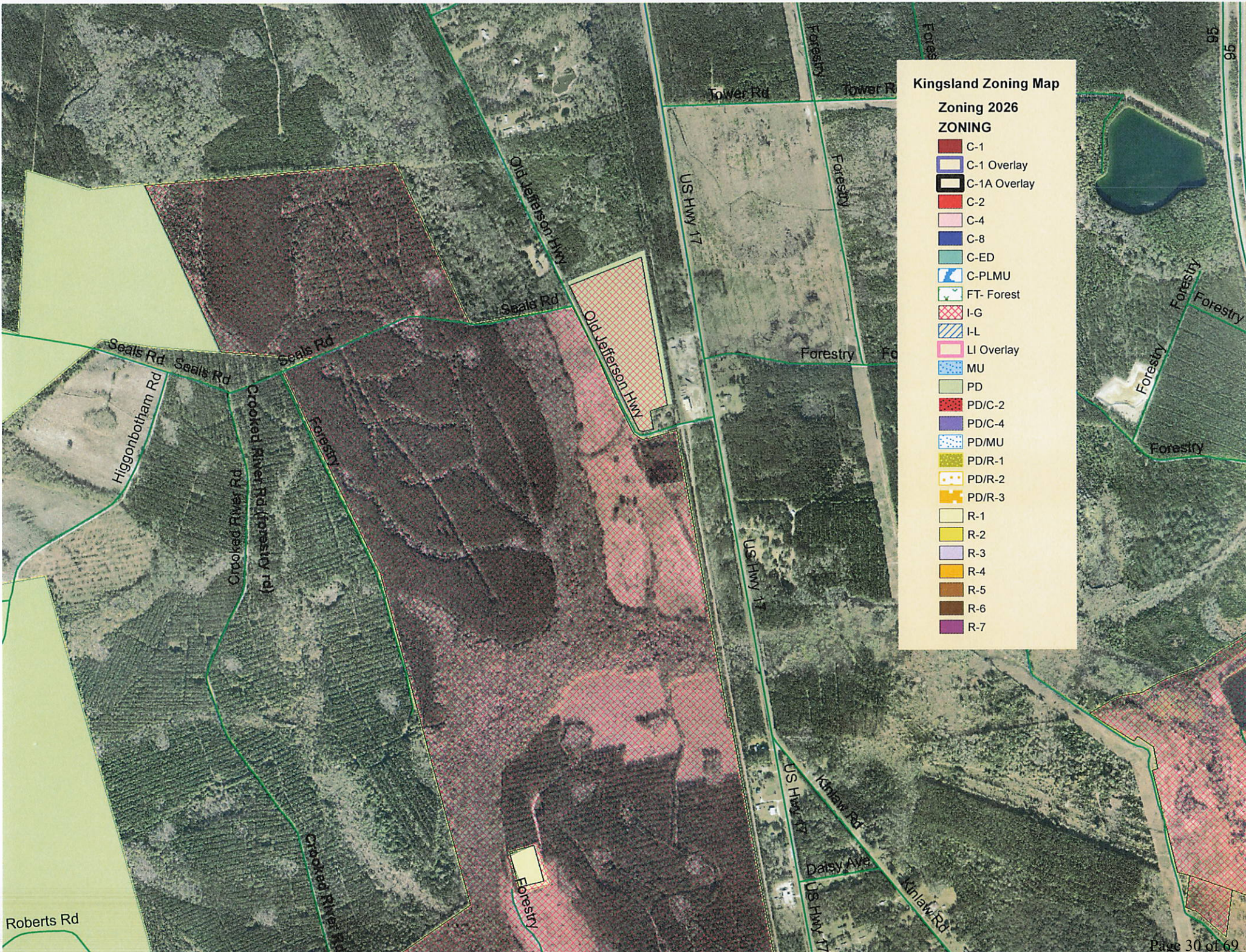
1. Your Name: THE SCRUGGS COMPANY Phone: 229-242-2388
Mailing Address: PO Box 2065 VALDOSTA, GA 31604
2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
() A Zoning Amendment (rezoning)
() A home occupation
(X) Other ASPHALT PLANT + STONEYARD
3. Location of property:
Street Address Highway 17 + Old Jefferson Highway
Parcel No. 056 001K Lot No. TRACT 1
4. Present Zoning INDUSTRIAL - GENERAL
5. Owner of property, if not you: (Name, Address & Phone Number, please)
RAYDIENT-LLC 904-200-3132
1 RAYONIER WAY, WILDLIGHT FL, 32097
6. Proposed use of property: ASPHALT PLANT + STONEYARD

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. **YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.**

Signed: [Signature] Date: 6-5-26

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?
(X) Yes () No Amount \$ 300
2. Date complete application filed: 6/10/26
3. List of attachments:
() Simple map with property owner's name
(X) Site Plan
(X) Other
4. Public hearing:
(X) Date applicant notified: 6/10/26
(X) Date hearing advertised: 6/18/26
(X) Date hearing held: 7/6/26
5. Planning Commission recommended:
() Approval () Denial Date: 7/6/26
Conditions of approval or reasons for denial: _____
6. City Council: () Approved () Denied 7/13/26
Conditions of approval or reasons for denial: _____
7. Date applicant notified of final action: 7/14/26



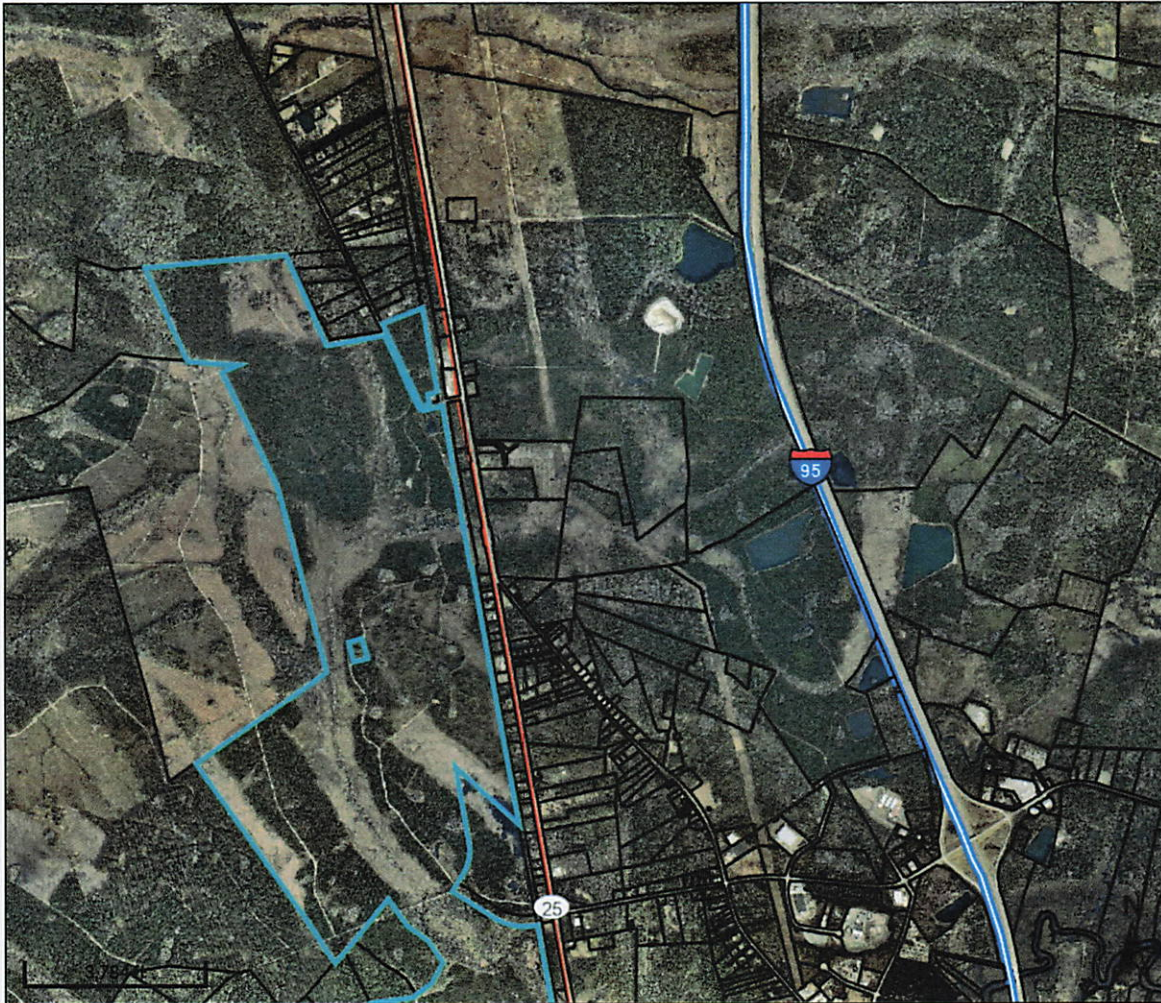
Kingsland Zoning Map

Zoning 2026
ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7



Camden County, GA



Overview



Legend

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

Parcel ID	056 001K	Owner	TERRAPOINTE LLC	Last 2 Sales			
Class Code	Agricultural		C/O RAYONIER FOREST RESOURCES	Date	Net	Reason	Qual
Taxing District	KINGSLAND		LP		Price		
	KINGSLAND		PROPERTY TAX COORDINATOR	12/16/2016	0	XX	U
Acres	1706.04		1 RAYONIER WAY	n/a	0	n/a	n/a
			WILDLIGHT, FL 32097				
		Physical	n/a				
		Address					
		Assessed Value	Value \$1930959				

(Note: Not to be used on legal documents)

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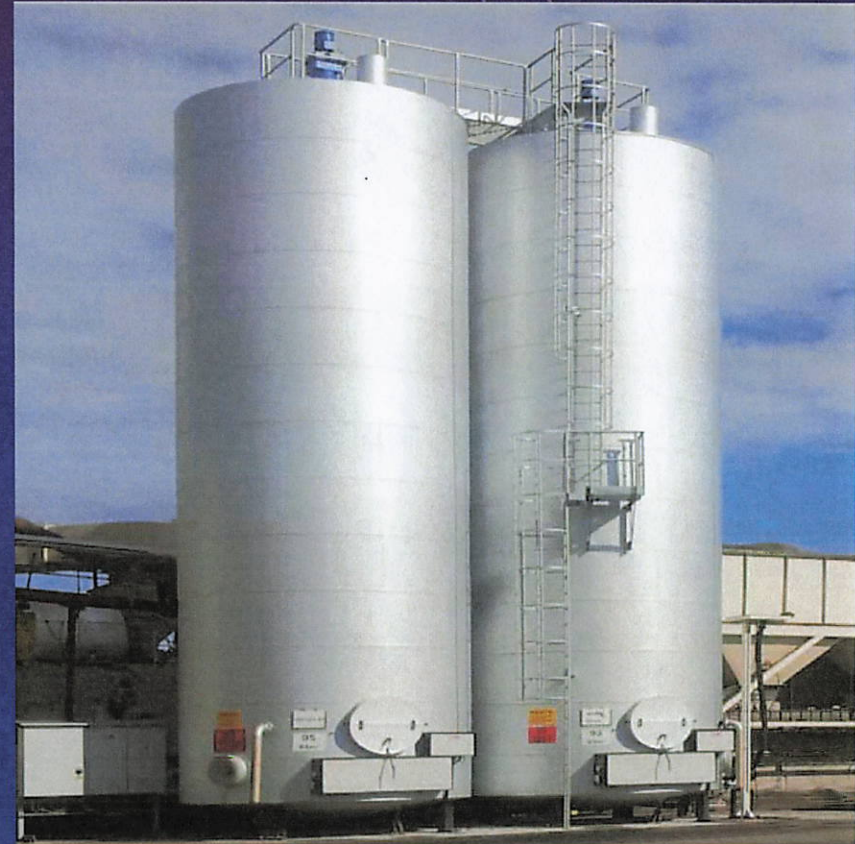
Date created: 6/9/2026

Last Data Uploaded: 6/9/2026 10:32:34 AM

Developed by SCHNEIDER
GEOSPATIAL

ODORS ORIGINATING FROM ASPHALT CHEMISTRY, MEASUREMENT, AND FACTORS AFFECTING THEM

Dr. Clifford R. Lange
Department of Civil Engineering
238 Harbert Engineering Center
Auburn University, AL 36849



ODORS

- Odors are **perceived** responses to chemical compounds in the air.
- Responses vary from person to person – Odor thresholds often vary by an order of magnitude.
- Complex mixtures result in complex perceptions
- Odors are an **important factor** in Asphalt Production and Placement
- Odor causes and perception are a developing art form not a science

ODORS

- Humans perceive odors that are products of decomposition – nature's way of warning us not to consume it.
- Odor molecules are transferred from solid or liquid phase to the vapor phase.
- Transfer from asphalt phase to the vapor phase, depends on;
 - Concentration in asphalt, mg/kg
 - Temperature of asphalt and air
 - Surface area
 - Solubility of odor chemical in asphalt
 - Energy, wind, aeration, turbulence
- Odor can be detected only if molecule's concentration in the vapor phase is above the odor threshold

ODOR THRESHOLD

- Chemicals in the Asphalt phase transfer to the vapor phase.
- When they are over the odor threshold we detect them as odors.
- The odor threshold for some chemicals, like mercaptans, is quite low.

PRIMARY ODOR CAUSING CHEMICALS

- Sulfides
 - H_2S , HS^- , SO^2 , organic sulfides.
- Organic acids
- Mercaptans-RSH.
- Aromatic chemicals
- Amines

IF IT SMELLS LIKE:

- Rotten Eggs.
- Sweaty feet, rancid.
- Unpleasant, rancid.
- Rancid cheese
- Ammonia
- Rotten Cabbage
- lemon-citrus
- Plastic
- Tar-like
- Moth Balls
- H_2S , Mercaptans
- Propionic Acid
- Butyric Acid.
- Isovaleric Acid
- NH_3 , urea, amines
- Mercaptans
- Limonene
- Aromatics
- Cresols and quinolones
- Naphthalene



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Preliminary Plat

Background:

Parcels 082005 and 082005A are located on the east and west side of Henrietta St. in flood prone area that has a history of drainage issues. A PD for these parcels was approved in 2007, however no project was ever developed. The city requested the new developer provide a drainage analysis of the proposed development along with downstream analysis of any affected area. The developer also did an onsite inspection of the area along with the Planning Director and Public Works Director and staff from Carter & Sloope. The drainage analysis report was submitted to Carter & Sloope for their review. After four reviews, Carter and Sloope noted in their response to the city: "We take no exception to the analysis included in developers engineering drainage report. They provided what we asked for, and we didn't see anything from a technical perspective to challenge them. However, we look forward to the developer submitting civil plans for review before any approval can take place."

Summary:

John Willis with BBC Investment Group has submitted a preliminary plat application for Kingsland West subdivision, consisting of 267 single family lots on approx. 143.93 acres. The developer has agreed to follow the original PD that was approved by City Council in 2007.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval 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 Dept. for review by the city's third party engineers (Carter & Sloope). After review, a report will be provided to the Planning Commission and City Council for a vote on whether to approve or deny the project to move forward with construction.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Scott L. Kimball
Planning & Zoning Director



Record Report for Preliminary Plat #PRE-26-0003

Record Overview

Record Number: PRE-26-0003
Record Type: Preliminary Plat
Record Status: Submitted
Record Submitted At: Wednesday June 10, 2026
Record Address: MASON CT
Record Owner: Scott Kimball
Record Applicant User: Brittny Walker
Record Applicant Company: BBC INVESTMENT GROUP, LLC

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

JOHN WILLIS
5726 KENNEDY ROAD
SAWANNE, GA 30024
WILLIS22JOHN@BELLSOUTH.NET, (912) 230-4092

Contact:

BBC INVESTMENT GROUP LLC

What is your interest if you are not the owner?: -

Name of proposed subdivision: KINGSLAND WEST

Neighborhood of subdivision: HENRIETTA ST.

Subdivision street name:

MASON CT

Number of proposed lots: 267

Area of proposed subdivision (acreage): 137.56

Subdivision parcel number: 082 005; 005A

Generated Documents

No documents generated

Activity History

Email

June 11, 2026, 9:01am

Subject: PRE-26-0003 — Task Review Application is due tomorrow
To: Scott Kimball

Email

June 10, 2026, 12:40pm

Subject: #PRE-26-0003 | Invitation to Collaborate (BBC INVESTMENT GROUP, LLC)
(MASON CT)
To: JEFF FOSTER

RESERVED FOR RECORDING PURPOSES

PROPERTY OWNED BY:
BIC INVESTMENT GROUP, LLC
5726 KENNEDY ROAD
SUMMIT, GEORGIA 30084
(912) 230-4082
(D.B. 1908, PG. 67)

OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: JOHN WELLS (AGENT) DATE

CERTIFICATION OF APPROVAL
BY THE COUNCIL:

I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: MAYOR DATE

CERTIFICATION OF FINAL APPROVAL
BY THE COMMISSION:

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

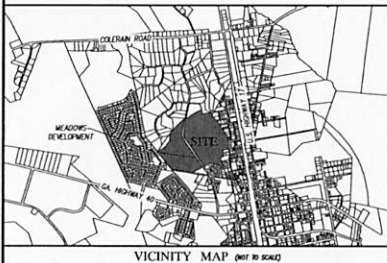
BY: CHAIRMAN OF PLANNING COMMISSION DATE

APPROVAL CERTIFICATE:

THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: NAME DATE

PRINTED NAME TITLE



SHEET 1 OF 8
SEE SHEETS 2-8 FOR DETAILS

SCALE: 1" = 200'

DWG. BY: B.C. CDD BY: J.S.E.
F.A. 022 PG. 23 & F.A. 022 PG. 8
PLAT DATE: 06-25-2026

DWG. / SD-2-2994-06-26

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 4000 FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 6750.00 FEET.

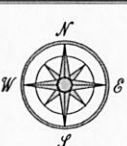
EQUIPMENT USED:

ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX

LEGEND:

- = SET 1/2" REBAR
- = SET 4"x4"x24" CONCRETE WORKMANSHIP, 15' 100'
- = FOUND CONCRETE MOUNTAIN IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
- △ = FOUND PK NAIL & WISHER IDENTIFICATION AS NOTED
- P.C. = PLAT CUBIT
- P.B. = PLAT BOOK
- P.D. = PLAT DRAWER
- D.B. = DEED BOOK
- P.C. = PAGE
- (ch.) = CHORD
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.H.C. = POINT OF REVERSE CURVE
- B.U.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM NO. 1067
EMAIL: AKM_SURVEYING@GMAIL.COM



PREPARED BY:
AKM
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as indicated by approved certificates, signatures, stamps or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

ISSUED FOR REVIEW 6/26/26
BY: JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR NO. 3143

MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
KINGSLAND WEST SUBDIVISION
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
(BEING A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED
IN D.B. 1908, PG. 67, PUBLIC RECORDS OF SAID COUNTY)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	12.46'	530.00'	170.00'	6.23'	12.46'	S24°14'00"E
C2	72.50'	376.00'	114°25'	36.41'	72.47'	S20°10'45"E
C3	84.30'	430.00'	114°25'	43.31'	84.31'	N20°10'45"E
C4	45.15'	476.00'	57°07'1"	22.58'	45.15'	N20°10'45"E
C5	77.12'	110.45'	30°30'45"	38.96'	75.74'	S54°32'21"W

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S23°33'36"E	42.32'	L14	S78°59'11"W	253.79'
L2	S34°48'01"E	22.76'	L15	S10°55'18"E	255.00'
L3	S55°11'50"W	60.00'	L16	S59°54'53"W	195.38'
L4	N34°48'01"E	22.76'	L17	S30°05'07"E	231.96'
L5	N23°33'36"E	42.32'	L18	S50°18'30"E	80.00'
L6	S29°46'19"E	45.83'	L19	N86°41'21"E	79.35'
L7	N40°31'36"E	78.77'	L20	S36°06'30"W	104.52'
L8	N7°40'43"E	12.26'	L21	S73°06'12"W	27.81'
L9	S28°45'48"W	120.13'	L22	N57°00'14"W	154.79'
L10	N7°30'20"E	7.77'	L23	N60°07'11"W	85.01'
L11	S29°10'28"W	56.45'	L24	N73°12'13"E	80.00'
L12	S10°55'18"E	124.32'	L25	N69°20'08"W	105.45'
L13	S79°31'11"W	80.00'	L26	N67°06'25"W	85.00'

SURVEY REFERENCES:

- BOUNDARY & METEAD SURVEY FOR PHELPS INVESTMENT PROPERTIES INCORPORATED, BY BEN BRADSHAW, JR., DATED MAY 18, 2006, HAVING DMS. NO. B-2-1747-05-06.
- DEED FOR SUBJECT PROPERTY, D.B. 1908, PG. 67.

WETLAND NOTE:

WETLAND AREAS SHOWN HEREON WERE FLAGGED BY SLASH ENVIRONMENTAL CONSULTANTS, INC. ON FEBRUARY 26, 2025 AND LOCATED IN THE FIELD BY THIS FIRM ON AUGUST 22, 2025. WETLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS SHOWN HEREON.

NOTES:

- BEARINGS & COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE, AND WERE ESTABLISHED BY GPS METHODOLOGY.
- SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNDEVELOPED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP NO. 15303030307C, COMMUNITY NO. 15303030307C, PANEL NO. 0357, SURVEY "C".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- SUBJECT PROPERTY CURRENTLY ZONED PD R2. BUILDING SETBACK REQUIREMENTS ARE, AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET FROM PUBLIC RIGHT-OF-WAY; MINIMUM SIDE YARD SETBACK: 25 FEET FROM PUBLIC RIGHT-OF-WAY; 10 FEET FROM ANY OTHER PROPERTY LINE; MINIMUM REAR SETBACK: 15 FEET FROM PROPERTY LINE.
- SUBJECT PROPERTY CONTAINS 4157.56 ACRES AND CONTAINS 267 LOTS & 14 TRACTS.
- SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARTS OF TAX PARCELS 082 005 & 082 005A.
- SUBJECT PROPERTY TO BE SERVED BY CITY OF KINGSLAND WATER AND SEWER. OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.



November 17, 2025

Mr. Scott Kimball, Planning Director &
Mr. James George, Building Official
City of Kingsland Planning and Zoning Department
107 S. Lee Street
Kingsland, Georgia 31548

SUBJECT: Kingsland, Georgia
Plan Review – Kingsland West Residential Development – Parcel 082 005 & 082
005A – Hydrology Study
Storm Water Management Report and Drainage Plans – Fourth Review
C&S Project No.: K5000.126 (Gen.)

Mr. Kimball and Mr. George:

In response to the review of the resubmitted hydrology report submitted by Roberts Civil dated 11/05/2025 regarding the hydrology of the proposed West Kingsland Residential Development, Carter and Sloope provides the following response:

Last Review Comment:

Hydrology Report did not adequately present a conclusion from the downstream analysis as outlined in the GSMM Vol 2 page 96. The design engineer needs to present the findings in the narrative of the report and be clearer in the findings of their downstream analysis. The pre vs post analysis is not the issue but rather the timing of the discharge. If the design engineer believes that no adverse impacts downstream will be caused by the proposed development the hydrology report needs to clearly state this and provide evidence. Language from the Georgia Stormwater Management Manual needs to be referenced with supporting data and graphs. See citation below for language from the GSMM relating to downstream analysis.

GSMM: "If water quantity control structures are indiscriminately placed in a watershed and changes to the flow timing are not considered, the structural control may actually increase the peak discharge downstream."

The design engineer needs to present a clearer argument with modeling evidence that the proposed detention strategy will not cause the timing of peak discharge to combine at one instant and surcharge downstream conduits. This needs to be shown clearly in the report in narrative form to

be referenced if litigation is required regarding flooding issues linked to the proposed development.

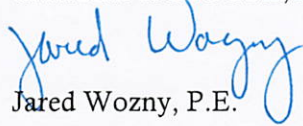
Fourth Review Comment:

Carter & Sloope has reviewed the additional information requested and takes no exception to the findings of the downstream analysis. We expect to review detailed plans and final hydrology report if/when they are submitted by the Engineer.

Should you have any questions or comments, please do not hesitate to contact me. I can be reached by phone (478-477-3923) or e-mail (jwozny@cartersloope.com).

Sincerely,

CARTER & SLOOPE, INC.



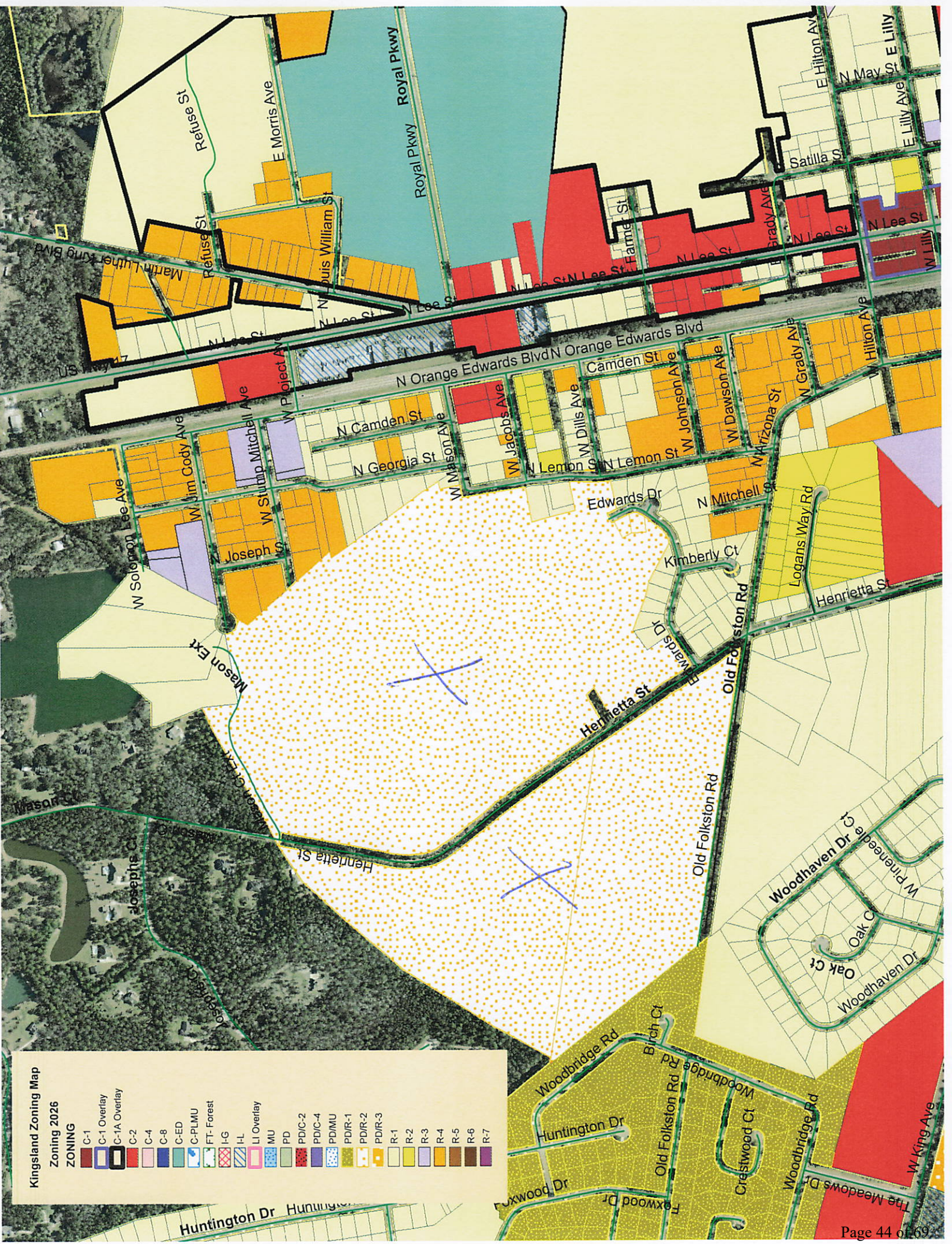
Jared Wozny, P.E.

cc: Mr. Lee Spell, City of Kingsland (by email w/ attachments)

Kingsland Zoning Map

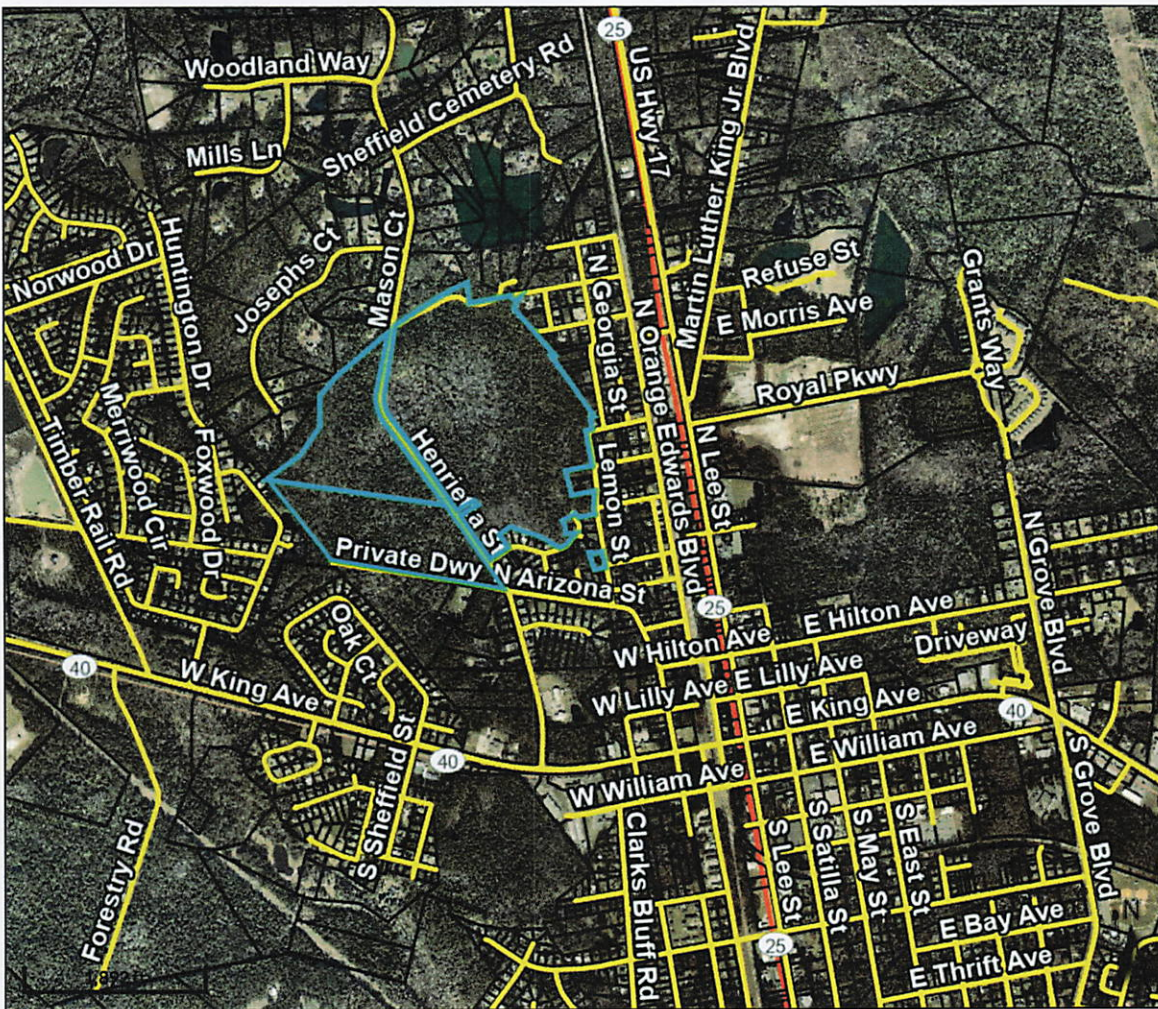
Zoning 2026

	C-1		C-1 Overlay		C-1A Overlay		C-2		C-4		C-8		C-ED		C-PLMU		FT Forest		I-G		LI Overlay		MU		PD		PD/C-2		PD/C-4		PD/MU		PD/R-1		PD/R-2		PD/R-3		R-1		R-2		R-3		R-4		R-5		R-6		R-7
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Camden County, GA



Overview



Legend

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

Parcel ID	082 005	Owner	BBC INVESTMENT GROUP LLC	Last 2 Sales			
Class Code	Consv Use		5726 KENNEDY ROAD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		SUWANEE, GA 30024	3/13/2018	\$150000	MN	U
	KINGSLAND	Physical Address	HENRIETTA ST	8/14/2012	0	QC	U
Acres	111.93	Assessed Value	Value \$354363				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 6/23/2026

Last Data Uploaded: 6/23/2026 10:40:33 AM

Developed by  SCHNEIDER
GEOSPATIAL

City of Kingsland Disaster Pay Policy

Purpose

The compensatory time provisions contained herein are established as a regular personnel policy of the City and are not adopted solely for any specific emergency event. It applies to all employees and is intended to protect employee safety while maintaining essential operations.

Emergency Classifications

- **Declared Emergency:** A state of emergency officially declared by federal, state, or local government authorities.
- **City-Declared Emergency:** An operational disruption or hazard, such as severe weather or a power outage, as determined by executive leadership.

Employee Designations

- **Essential Personnel:** Employees required to report to physical work sites or work remotely to maintain critical operations. Failure to report for an assigned emergency duty without authorization or a legitimate safety-related reason may result in disciplinary action.
- **Non-Essential Personnel:** Employees whose duties are temporarily suspended due to facility closure. They will be directed to work remotely if possible or remain off-duty until operations resume.

Compensation for Employees Not Required to Work

Employees released from duty during their shift due to the emergency will receive Emergency Administrative Leave with pay for the number of scheduled work hours not worked. Employees not required to work due to the emergency will receive Emergency Administrative Leave with pay for the number of regular scheduled hours that occurred during the closure. Emergency Administrative Leave is a personnel benefit provided by the City and is not intended to represent eligible disaster response labor for reimbursement purposes.

Compensation for Public Works and Utilities Employees Required to Work

Public Works and Utilities employees who are officially assigned and required to work during a declared emergency shall be paid for all hours actually worked in accordance with this policy and applicable wage and hour laws. When the City is closed due to the

emergency, Public Works and Utilities employees who are required to work may also be granted compensatory time off at the rate of one hour of compensatory time for each hour worked during the closure period, up to 8 hours per normal work day, as approved by the City Manager or designee. Compensatory time shall be tracked separately from regular leave and may only be used in accordance with City policy. All emergency work hours and compensatory time awards must be documented and approved by the employee's supervisor.

General Employees Required to Work

General employees who are required to work during a declared emergency shall be compensated for all hours actually worked in accordance with this policy and applicable wage and hour laws. If compensatory time is authorized under City policy, it shall be earned only after the hours worked are properly recorded and approved.

Public Safety Employees

Employees assigned to public safety functions, including police, fire, and other emergency response roles as designated by the City Manager or designee, shall not be eligible for the compensatory time benefit described in this policy unless specifically approved in writing by the City Manager or otherwise required by law or a separate agreement. Public safety employees shall be compensated in accordance with applicable wage and hour laws, department policy, and the terms of their regular pay structure.

Exempt Employees

Salaried exempt employees will receive their full salary for any week in which they perform any work, in accordance with FLSA regulations. Deductions or accrued PTO may be deducted if the employee is absent for a full day for personal reasons and performs no work. FLSA Exempt employees assigned to disaster response, recovery, emergency management, damage assessment, FEMA project formulation, grant administration, public information, or other disaster-related activities shall maintain daily records of hours worked and duties performed for operational and reimbursement documentation purposes. Such recordkeeping shall not alter the employee's exempt status.

Disaster Response Compensation and Reimbursement Documentation

For a declared emergency, employees who are officially assigned and perform emergency response, recovery, or essential operational duties shall be compensated for all hours actually worked during the declared emergency in accordance with this policy and applicable wage and hour requirements. Compensation shall be based on documented time worked and shall not be contingent upon receipt of federal reimbursement.

All disaster-related work shall be charged to a designated disaster work order, project code, or payroll code established by the Finance Department. Employees shall identify the specific emergency activity performed, location, equipment used, and hours worked.

Employees operating City equipment during disaster operations shall record equipment identification numbers, hours of operation, and assignment locations.

The City intends that all eligible emergency labor costs be documented and submitted for reimbursement to the extent allowed under applicable FEMA rules and other funding requirements. Any compensatory time granted under this policy is part of the City's established compensation structure for emergency work and must be supported by timesheets, supervisor approval, and assignment records.

Other Emergency Pay Criteria

A. Employees who are on a non-work status both immediately before and after the City was closed, such as Workers' Compensation claimants, those performing military duty, those on Family Medical Leave, or other applicable leaves, shall remain in that status and not be required to report to work rather than receiving Emergency Administrative Leave with pay.

B. An employee who is on approved vacation and/or sick leave and is not required to return to work shall be charged the leave for which they were approved and will not receive emergency pay compensation.

C. An employee who is on a regularly scheduled day off and is not required to report to work shall not receive emergency pay compensation.

D. The City Manager or designee shall have the authority to cancel some or all approved leave statuses.

E. In some cases, an early dismissal may be granted to allow employees time to prepare their personal homes and families for an expected emergency event. The dismissal time(s) may vary by department. Employees who depart before the time set for dismissal are charged appropriate leave in accordance with paid time off policies.

Benefits and Time Tracking

Benefit continuance: Employee health and welfare benefits will remain active during any short-term facility closure or emergency leave.

Time tracking: All essential personnel must accurately track and report hours worked, including any overtime. All hourly employees who report during the emergency period are required to punch in and out in the timekeeping system if available. Otherwise, timesheets must be completed and approved by direct supervisors for payroll and potential disaster relief reimbursement purposes.

Safety is the highest priority; employees are not expected to put themselves in physical danger to commute during extreme weather or mandatory evacuation orders. Employees unable to work due to disaster-related impacts, such as property damage or injury, may request use of available leave benefits.

FEMA Reimbursement Support

This policy is intended to be applied uniformly and in accordance with pre-established City rules, regardless of whether federal reimbursement is available. Disaster-related time records shall include employee name, position, dates worked, hours worked, location of assignment, description of emergency work performed, equipment utilized, and supervisor certification. Nothing in this policy shall be interpreted to require reimbursement by FEMA or any other funding source. Reimbursement eligibility is determined solely by applicable federal, state, and grant requirements.

CITY OF KINGSLAND

CATASTROPHIC LEAVE DONATION POLICY

I. PURPOSE

The purpose of this policy is to provide a mechanism through which eligible employees may voluntarily donate accrued sick leave to another eligible employee who has exhausted all available paid leave due to a catastrophic illness, injury, or medical emergency affecting the employee or an immediate family member. This policy is intended to provide assistance during extraordinary circumstances while maintaining equitable administration of employee leave benefits and protecting the financial interests of the City.

II. POLICY STATEMENT

The City of Kingsland recognizes that employees may experience severe medical hardships that require extended absences from work beyond their available leave balances. Under limited circumstances, employees may voluntarily donate accrued sick leave to eligible employees who qualify under this policy.

Participation in this program is voluntary. No employee shall be coerced, pressured, or otherwise influenced to donate leave.

III. ELIGIBILITY TO RECEIVE DONATED LEAVE

An employee may be eligible to receive donated sick leave when all of the following conditions are met:

1. The employee is a permanent full-time employee of the City of Kingsland.
2. The employee has completed at least twelve (12) months of continuous service.
3. The employee has exhausted all accrued sick leave, annual leave, compensatory time, personal leave, and any other available paid leave balances.
4. The employee is unable to work due to:
 - o The employee's own catastrophic illness or injury; or
 - o The catastrophic illness, injury, or medical emergency of an immediate family member requiring the employee's continuous care or presence.
5. The employee has submitted all required medical documentation supporting the request.
6. The employee has applied for and complied with all applicable leave programs, including Family and Medical Leave Act (FMLA) leave, short-term disability, workers' compensation, or other available benefits when applicable.

IV. DEFINITION OF CATASTROPHIC ILLNESS OR MEDICAL EMERGENCY

For purposes of this policy, a Catastrophic Illness, Injury, or Medical Emergency means:

A severe, life-threatening, chronic, or debilitating medical condition, injury, impairment, or combination of conditions affecting an employee or the employee's immediate family member that:

1. Requires prolonged medical treatment, hospitalization, rehabilitation, hospice care, or recovery;
2. Results in a substantial loss of income because the employee must be absent from work for an extended period;
3. Causes the employee to exhaust all available paid leave; and
4. Is expected to require a continuous absence from work of at least fifteen (15) consecutive workdays or intermittent absences totaling at least twenty (20) workdays within a twelve-month period.

Examples may include, but are not limited to:

- Cancer and related treatments;
- Major organ failure or transplant;
- Stroke;
- Heart attack requiring extended recovery;
- Severe traumatic injuries;
- Serious complications from surgery;
- Life-threatening illnesses;
- Terminal illnesses;
- Severe disabling conditions requiring extended care;
- Serious illnesses or injuries of an immediate family member requiring substantial caregiving by the employee.

The following generally do not qualify unless extraordinary circumstances exist:

- Routine surgeries;
- Elective procedures;
- Minor illnesses or injuries;
- Pregnancy and childbirth without significant medical complications;

- Common medical conditions resulting in short-term absences.

The City Manager or designee shall make the final determination regarding eligibility.

V. IMMEDIATE FAMILY MEMBER DEFINED

For purposes of this policy, immediate family member includes:

- Spouse;
- Child, stepchild, adopted child, foster child, or legal ward;
- Parent, stepparent, foster parent, or legal guardian;
- Grandparent;
- Grandchild;
- Sibling;
- Any individual residing in the employee's household for whom the employee has primary caregiving responsibility.

VI. ELIGIBILITY TO DONATE LEAVE

An employee may donate sick leave when all of the following conditions are met:

1. The donor is a permanent full-time employee.
2. The donor maintains a minimum balance of eighty (80) hours (regular employees), one hundred twelve (112) hours (fire fighters), or eighty-five point five (85.50) hours (police officers) of accrued sick leave after the donation is made.
3. The donation is voluntary and made without compensation or consideration.
4. The donor acknowledges that donated leave is irrevocable once transferred.
5. No employee may donate more than eighty (80) hours (regular employees), one hundred twelve (112) hours (fire fighters), or eighty-five point five (85.50) hours (police officers) of sick leave during a calendar year.

VII. PAY RATE RESTRICTION

Under no circumstances shall the transfer result in increased personnel costs to the City. To prevent increased personnel costs to the City, sick leave donations shall only be permitted when:

- The donating employee's hourly rate of pay is greater than or equal to the hourly rate of pay of the recipient employee.
- No employee may donate leave to an employee whose hourly rate of pay exceeds the donor's hourly rate of pay.

The Human Resources Department shall verify compliance with this requirement prior to approving any transfer.

VIII. DONATION PROCEDURES

1. Employees shall not directly solicit leave donations from other employees. Requests for donations shall be coordinated through the Human Resources Department. The recipient employee shall submit a written request to Human Resources.
2. The request shall include medical certification from a licensed healthcare provider.
3. Human Resources shall review the request and determine eligibility.
4. Upon approval, Human Resources may notify employees of the opportunity to donate leave without disclosing confidential medical information.
5. Employees wishing to donate leave shall complete a Sick Leave Donation Authorization Form.
6. Donations shall be made in increments of not less than four (4) hours.
7. Human Resources shall process approved transfers.

IX. LIMITATIONS

1. No employee shall receive more than two hundred forty (240) hours (regular employees), three hundred thirty-six (336) hours (fire fighters), or two hundred fifty-six point five (256.50) hours (police officers) of donated leave during any rolling twelve-month period unless specifically authorized by the Mayor and Council.
2. Donated leave may only be used for the approved medical condition.
3. Donated leave shall not be converted to cash under any circumstances.
4. To prevent excess donated leave from remaining in the recipient's leave balance, transfers will be limited to the amount needed each pay period. This ensures donated leave is used only for the current qualifying need and not retained for future, unrelated use.
5. Leave donated but not used shall not be returned to the donor.
6. The City reserves the right to suspend or terminate donations at any time if program abuse is suspected.

X. FRAUD OR MISREPRESENTATION

Any employee who knowingly provides false information, misrepresents a medical condition, or otherwise abuses this policy shall be subject to disciplinary action up to and including termination of employment and may be required to reimburse the City for any improperly received benefits.

XI. CONFIDENTIALITY

Medical information submitted under this policy shall be treated as confidential and maintained in accordance with applicable federal and state laws. Only information necessary to administer the program shall be disclosed.

XII. ADMINISTRATION

The Human Resources Director shall administer this policy and may establish forms and procedures necessary for implementation.

The City Manager shall have authority to interpret this policy and resolve questions concerning eligibility or administration. The City reserves the right to amend, suspend, or discontinue this policy at any time.

The City Manager reserves the right to limit, deny, or suspend leave donations when necessary to protect the fiscal interests of the City or to ensure compliance with applicable law, personnel policies, or budgetary constraints.

XIII. NO EMPLOYEE ENTITLEMENT

Participation in the Sick Leave Donation Program is a discretionary benefit established by the City. Approval of any request is not guaranteed and shall not create a contractual right or entitlement to donated leave.



301 Sea Island Road Suite 10, St. Simons Island, GA 31522
912-638-9681 Office

Change Order No. 2
J W Oliver Construction Inc.

June 29, 2026

Owner: City of Kingsland
107 S. Lee Street
Kingsland, GA 31548

Re: **Lakes Blvd East Improvements**
RCE Project # 24107

The J W Oliver Construction Company Inc. as the project contractor, in concert with the project engineer, has recommended edge milling along all curbing, sidewalks and cross roads at radius ends along the length of the proposed overlay portion Lakes Blvd East. This milling will facilitate a smooth transition and minimize potential future joint roll-ups at these transition joints. Joints at the intersection of Lakes Blvd East and Wildcat drive will also be edge milled.

In addition, two excessive elevations currently existing along the portion of Lakes Blvd East to be overlayed will be milled to accomplish a level and smooth surface along the length of the overlay.

Project costs would be affected as follows:

Project Cost as originally approved	\$ 1,578,523.49
Previous Change Order (#1) Reduction	(\$ 123,242.00)
Additions: This Change Order (#2)	\$ 25,800
 New Project Cost Amount including this change order	 \$ 1,481,081.49

Any variable costs specified in the original contract are un-changed and the entire remainder of the contract remains in full force. This Addendum shall be effective once signed by both parties.

City of Kingsland

Signature

Print Name

Title

J W Oliver Construction Inc. :

Signature

Print Name

Title

[Type here]

B. JAMES CONSTRUCTION, LLC
4478 Meadow Wood Road
Blackshear, GA 31516
P: 912-449-3739

June 30, 2026

Mr. Benjamin Starks
Jericho Design Group
208 Pirkle Ferry Road, Suite C
Cumming, GA 30040

Ref: C.O. #05 Proposal
New Sheetrock Cased Opening at Vestibule 49
Kingsland Police Facility

Attention: Ben

As requested, we propose to install a new finished opening approximately 3-7" wide x 7'-2" high. We will finish out the opening with sheetrock and wood trim corners on the inside of the vestibule. We have also included new LVT installed through the opening and into the vestibule. We will omit the sealed concrete finished currently scheduled for this space. Below is a breakdown of costs.

Sawcut masonry (Speedy)	\$ 1,943.00
Metal framing and drywall (Ware Paint)	\$ 915.00
Rough Carpentry and Wood Trim (BJC)	\$ 300.00
Omit floor sealer (Ware Paint)	<\$ 177.00>
Install LVT thru opening and space (Vaughn Tile)	\$ 911.00
Disposal of demolished materials and clean up (BJC)	<u>\$ 275.00</u>
	\$ 4,167.00
G.C. Bond Premium	<u>\$ 100.00</u>
Subtotal	\$ 4,267.00
10% G.C. O&P	<u>\$ 427.00</u>
Total Cost	\$ 4,694.00

Respectfully Submitted,



Brian James,

B. James Construction, LLC



SPEEDY
CONCRETE CUTTING, INC.

2577 W. Beaver Street
Jacksonville, FL 32254
Office - 904.783.2002

FT. LAUDERDALE ♦ ORLANDO ♦ TAMPA

JACKSONVILLE ♦ FT. MYERS

CUSTOMER COMPANY NAME		
b. james const.		
CUSTOMER #		
CITY	STATE	ZIP CODE
EMAIL TO SUBMIT INVOICE		
brian@bjcbuilds.com		
BID REQUESTED BY	CONTACT PHONE	ESTIMATOR

JOB ADDRESS		CITY
535 north lee st		kingsland
COMPLETE LEGAL JOB NAME		
Kingsland police dept		
CROSS STREET - DIRECTIONS - MEETING POINT		
PRIMARY CELL #	P.O. NUMBER	JOB NUMBER
JOB ORDERED BY	DATE ORDERED	ORDER TAKEN BY
GENERAL CONTRACTOR		SITE CONTACT CELL NUMBER
START DATE	DAY	TIME
tbd		Brian

OSHA POLICY GOVERNING LOCK OUT TAG OUT PROCEDURES"

To ensure compliance with the OSHA Standards for the Construction Industry governing ELECTRICAL HAZARDS, specifically 1926.41(a)(1), (2) and (3) and to safeguard ANY workers that may come in contact with Electrical Hazards within our areas of work, it is Speedy Concrete Cutting, Inc. policy that ALL electrical circuits within our areas of work be de-energized and Lock Out Tag Out procedures performed OR that utility locates have been performed and proof provided by the customer PRIOR to Speedy Concrete Cutting's performance of work on site. Upon site arrival the SCC operator shall ascertain by inquiry and direct inspection that ALL electrical circuits that may conflict our scopes of work are de-energized and LOTO procedures performed OR that utility locates, performed by a licensed provider, clearly identify ALL of those circuits. This explicit agreement shall be agreed upon and acknowledged by the customer prior to the scheduling of work./

SPEEDY CC SPECIALITY/SHOP EQUIPMENT OPTIONS				WATER & ELECTRIC AND CONTRACTOR SUPPORT				
DISTANCE TO TRUCK	100	SCC 2ND MAN	QTY.	WATER	50' ft	YES	RESPIRATOR RQRD	Yes
480V CORDS		WET VAC	QTY.	110v POWER	100' ft	Truck	LABORER	QTY.
SCAFFOLD/TIERS		55 G DRUMS	QTY.	LIFT	FT	N/A	PLYWOOD	QTY.
MAN LIFT - REACH		5K LULL	QTY.	SCAFFOLD/TIERS			SHORING	QTY.

TOOL	QTY	HOURS	DESCRIPTION OF SAWCUTTING AND REMOVAL SCOPES OF WORK	UNIT PRICE	TOTAL PRICE
			hand saw		
			SPEEDY TO CUT AND PLACE INTO CUSTOMERS		
			ON SITE DUMPSTER		
			(1) 7'4" X 4' WIDE DOOR OPENING		
			IN 8" BLOCK WALL		
			SPEEDY TO CHAIN SAW CORNERS TO ELEMENATE ALL		\$1,850.00
			OVERCUTS		
			A 3% CC PROPROCESSING FEE WILL APPLY		
			5% FUEL SURCHARGE		92.50
NOTES AND CONDITIONS	THIS PRICE BASED ONE 1 MOVE IN @ REGULAR HRS (7AM-3:30PM). NOTE: The customer is responsible to cover any open holes as a result of our work.				
TOTAL HRS.			TOTAL PRICE	\$ 1,942.50	

THE FOLLOWING ITEMS ARE EXCLUDED FROM ANY SPEEDY CONCRETE CUTTING SCOPE(S) OF WORK AND ARE SOLELY THE RESPONSIBILITY OF THE CUSTOMER/CONTRACTOR : 1. Locating, marking, protecting or capping ALL utilities within our areas of work. 2. Protecting and/or cleaning of all surrounding areas to remain from water, dust, etc. unless otherwise specified 3. Barricading and safeguarding of created openings. 4. Shoring and/or bracing of structural areas to remain. 5. Designation and maintenance of M.O.T. if required 6. Layout to define the limits of sawcutting, coring or demolition.

STANDARD CONDITIONS: Price based on 1 move in at regular weekday hours unless otherwise specified. Delays beyond the control of Speedy Concrete Cutting will be charged as stand-by at a rate of \$180.00 per hour. No bonding is included. Our current insurance limits are acceptable and no consideration is extended for OCIP/CCIP programs unless otherwise noted. Prices are good for 30 days from quoted date and subject to change if the scope of work/conditons change.

TERMS OF PAYMENT: Net 30 days with no retainage held. Monies owed after 30 days are subject to 18% interest per annum. If actions or suit are brought by Speedy Concrete Cutting to collect ANY funds due under this bill, the customer agrees to pay ALL collection costs including reasonable attorney fees.

SPEEDY CC, INC. REPRESENTATIVE	Brandon Amell	CUSTOMER ACKNOWLEDGEMENT
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Wall Sawing	Core Drilling	Wire Sawing	Flat Sawing	Diamond Grinding	Breaking	Removal
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P.O. Drawer 779 - 405 Albany Avenue
WAYCROSS, GEORGIA 31501

06-24-26

To: Brian James Construction

Project: Kingsland Police Station

Brian,

For the change order where cased opening is going to be added, our price is going to be \$915.00

There will be a credit in the amount of \$177.00 to seal the floor in room #49.

Respectfully,
Ware Paint & Drywall, Inc.
James Lynn
James Lynn

"Professional Painting Pays"

Tim Vaughn Tile LLC.

Proposal

402 Frank Vaughn Rd.
Douglas GA. 31533

(912)-381-9228 or email:timvaughntile@yahoo.com, Fax:912-260-1631

Submitted to:	General Contractor	Attention:	Estimator
Address:		Phone:	
Job Name:	Kingsland Police HQ	Fax Phone:	
Job Location:	535 N Lee Str., Kingsland, GA 31548	Email Address	
Architect:	Conway & Owen, Next Level	Date of Plans	

PROPOSAL DATE: 26-Jun-26 09:56 AM

We hereby submit specifications and estimates for:

Addendum:

CHANGE ORDER #1

Tile Lead Time:

QUALIFICATIONS:

LVT - Karndean Opus Niveus 9 x 48; Room #49 Vest.

EXCLUSIONS:

Base Bid \$911.00

For questions please call: Mark Taylor (912) 381-7725

We PROPOSE hereby to furnish material and labor - complete in accordance
with the above specifications, for the SUM of:

\$911.00

Nellie's terms are Net 10th of the month. Customer will be responsible for any costs or fees incurred in the collection of any past due invoices and understands that a 1.5% monthly finance charge will be billed on invoices that are over 30 days old.

Signed:

Mark Taylor

All work is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Charges for labor are quoted for normal working hours. Work requested after hours will be at increased labor rates. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

NOTE: This Proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby ACCEPTED. You are authorized to do the work as specified.

Customer Name:

Authorized Signature: BY

Date:



Office 912.576.5825
Fax 912.576.7189
Email kelli@bentpineinc.com

10619 COLERAIN RD ST. MARYS, GA 31558

Thursday, June 25, 2026

Ellis, Rickett and Associates
105 S Patterson st
Valdosta, Ga 31601
Attn: Steve Hart
RE: Kingsland Firehouse #3

Change order includes the following changes: Replace aluminum blinds with vinyl blinds, credit given for aluminum blinds

Credit for Aluminum blinds	(\$3,668)
2 " Vinyl blinds	\$6,179

Subtotal	\$2,511	
Overhead:	\$251	10%
Profit:	\$251	10%
Total CO request	\$3,014	
Additional days added to contract	1	days

Above proposed is 2" vinyl blinds instead of 1" aluminum mini blinds. The vinyl blinds proposed above are not available in an 84" option, we are providing two (2) 42" blinds instead. Color options on 2nd page.

Please contact me if you have any questions.

Scott Johnson, President
Bent Pine Construction

Color Options

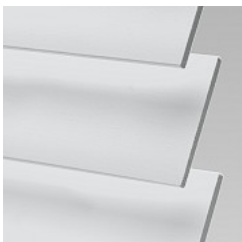
NOTE: Color and fabric images are for illustration only.
For accurate specifications, please request product samples.

All colors shown are available in the 2" slat.

* denotes colors available in the 2-1/2" slat.



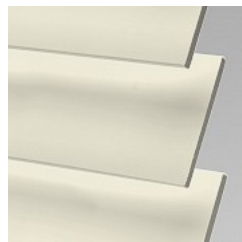
377 & 477* White



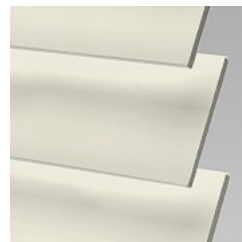
378 & 478* Extra White



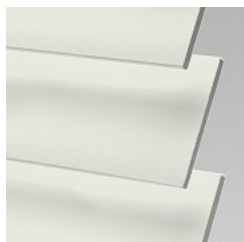
379 & 479* Pure White



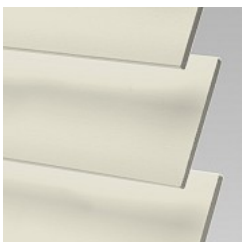
380 & 480* Roman White



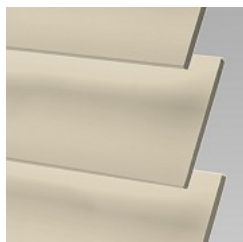
381 & 481* Incredible White



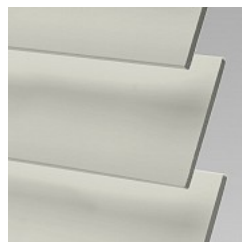
376 & 476* Antique White



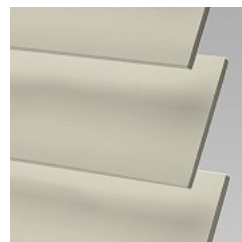
374 & 474* Ivory



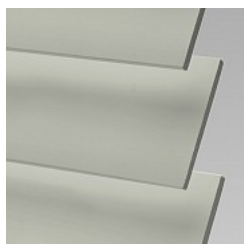
375 & 475* Alabaster



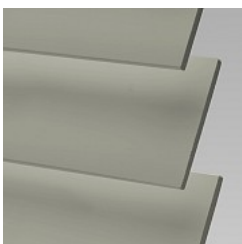
902 & 502* Pewter



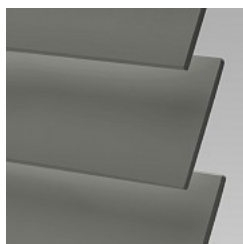
903 & 503* Warm Gray



905 & 505* Steel



901 & 501* Light Gray



904 & 504* Dark Gray



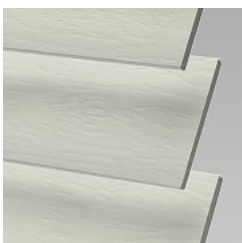
T377 White Textured



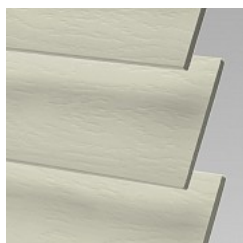
T379 Pure White Textured



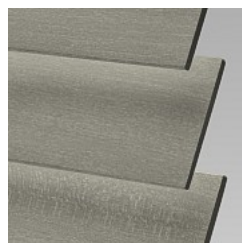
T376 Antique White Textured



T902 Pewter Textured



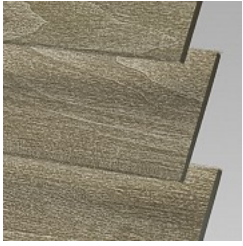
T903 Warm Gray Textured



362 Gray Wash



361 Sea Mist



363 Ashwood



801 Pine



802 Maple



803 Smoke

Camden Woods (Change Oder #1)

Lower Water Lines B/T ST-6 and AT-7

Date: 7/08/2026

Labor				
1x	Backhoe Operator	15 HR	\$27.50	\$412.50
1x	Front End Loader Operator	15 HR	\$24.35	\$365.25
1x	Pipe Forman	15 HR	\$57.50	\$862.50
2x	Laborer	30 HR	\$19.00	\$570.00
2x	Pipe Layer	30 HR	\$20.00	\$600.00
Equipment				
1x	Crew Cab	15 HR	\$35.85	\$537.75
1x	Pick Up Truck	15 HR	\$25.86	\$387.90
1x	Air Compressor	15 HR	\$20.25	\$303.75
1x	Backhoe Large	15 HR	\$55.68	\$835.20
1x	Front End Loader	15 HR	\$60.40	\$906.00
Materials				
	8" MJ Sleeve	2 EA	\$350.00	\$700.00
	8" Megalug	12 EA	\$175.00	\$2,100.00
	8" Water Pipe	20 LF	\$21.25	\$425.00
	8" MJ 45 Bend	4 EA	\$475.00	\$1,900.00
	Wire & Tape	1 LS	\$68.00	\$68.00
	Tax on Materials			\$363.51
Total Cost				\$11,337.36
Markup (15%)				\$1,700.60
Total With Markup				\$13,037.96
Additional Materials				
	CPS Valve Insertion	1 EA		\$12,500.00
	Tax on Materials			\$875.00
Total Cost				\$13,375.00



July 7, 2026

Mr. Lee Spell, City Manager
City of Kingsland
107 S Lee St
Kingsland, GA 31548

SUBJECT: City of Kingsland, Georgia
Haddock Road Water and Sewer Facilities Expansion
C&S Project No.: K5000.138

Dear Mr. Spell:

As you are aware, bids were received and opened for the above subject project on Tuesday, June 30, 2026 at 2:00 PM. A total of eight (8) responsive bids were received out of the companies listed on the plan-holders list. Underground Excavating, Inc., out of Patterson, GA with a Base Bid of **\$3,110,365.00** was determined to be the low bidder. We have checked and tabulated the base bids received as follows:

<u>Contractor</u>	<u>Total Base Bid</u>	<u>% Over Low Bid</u>
1. Underground Excavating, Inc.	\$3,110,365.00	---
2. Woodard Construction	\$3,612,445.00	16.14%
3. AM Construction, Inc.	\$3,907,068.21	25.61%
4. Legacy Water Group, LLC	\$4,114,392.00	32.30%
5. W.H. Gross Construction Company	\$4,138,420.00	33.10%
6. T B Landmark Construction, Inc.	\$4,971,823.00	37.63%
7. BRW Construction Group	\$4,996,375.00	38.31%
8. Petticoat-Schmitt Civil Contractors, Inc.	\$5,188,000.00	67.00%

As required in the bid documents, the low bidder submitted a bid with a 5% bid bond from Philadelphia Indemnity Insurance Company, which is listed in the U.S. Treasury Circular #570. The Philadelphia Indemnity Insurance Company is shown as being licensed in the state of Georgia with an underwriting limitation that is greater than the bond amount. The Philadelphia Indemnity Insurance Company has a current A.M. Best rating of "A++" which meets the requirements of the contract documents.

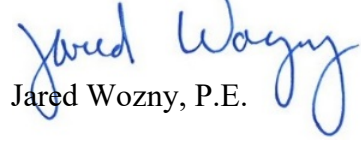
Based on our findings, the low bidder appears to have adequate experience, technical ability, and financial capability to complete this project. **Carter & Sloope, Inc. therefore recommends the project be awarded to Underground Excavating, Inc. at a Total Base Bid amount of \$3,110,365.00.**

We are enclosing one (1) copy of the certified "Bid Tabulation" for your records.

If you have any questions or need any additional information, please call us.

Sincerely,

CARTER & SLOOPE, INC.



Jared Wozny, P.E.

Encl: Certified Bid Tabulation – 1 copy

BID TABULATION FOR ALL BIDS
RECEIVED AT CITY OF KINGSLAND, 107 S LEE STREET
ON TUESDAY, JUNE 30, 2026 AT 2:00 PM
PROJECT: HADDOCK ROAD WATER AND SEWER FACILITIES EXPANSION
C&S PROJ. NO.: K5000.138

				Underground Excavating, Inc. 6362 Hwy 84 Patterson, GA 31557				Woodard Construction 3109 Memorial Drive Waycross, GA 31580				A.M. Construction, Inc. 1375 Oakley Industrial Blvd. Fairburn, GA 30213				Legacy Water Group, LLC 10130 Bob Williams Parkway Covington, GA 30014				W.H. Gross Construction Company 1209 E. King Avenue Kingsland, GA 31548				T R Landmark Construction, Inc. 11220 New Berlin Road Jacksonville, FL 32226				BRW Construction Group 145 Beasley Road Garden City, GA 31408				Petitout-Schmitt Civil Contractors, Inc. 8014 Bayberry Rd. Jacksonville, FL 32256			
Item No.	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price						
1.0 Water Main Installed by Open Cut																																			
1.1	12-inch C900 DR 18 PVC Water Main	5,200	LF	\$	60.00	\$	312,000.00	\$	80.00	\$	416,000.00	\$	75.60	\$	393,120.00	\$	64.50	\$	335,400.00	\$	105.00	\$	546,000.00	\$	99.00	\$	514,800.00	\$	95.00	\$	494,000.00	\$	90.00	\$	468,000.00
1.2	12-inch C900 DR18 82-PVC Water Main	1,320	LF	\$	73.00	\$	96,360.00	\$	100.00	\$	132,000.00	\$	98.04	\$	129,412.80	\$	84.25	\$	111,210.00	\$	118.00	\$	155,760.00	\$	115.00	\$	151,800.00	\$	110.00	\$	145,200.00	\$	105.00	\$	138,600.00
1.3	12-inch C900 DR18 FPVC Water Main	270	LF	\$	88.00	\$	23,760.00	\$	120.00	\$	32,400.00	\$	121.20	\$	32,724.00	\$	207.00	\$	55,890.00	\$	244.00	\$	65,880.00	\$	190.00	\$	51,300.00	\$	140.00	\$	37,800.00	\$	210.00	\$	56,700.00
2.0 Sewer Force Main Installed by Open Cut																																			
2.1	12-inch DR13.5 HDPE Force Main	6,700	LF	\$	52.00	\$	348,400.00	\$	53.00	\$	355,100.00	\$	68.35	\$	457,945.00	\$	61.00	\$	408,700.00	\$	105.00	\$	703,500.00	\$	92.00	\$	616,400.00	\$	100.00	\$	670,000.00	\$	113.00	\$	757,100.00
2.2	12-inch C900 DR18 RMI-PVC Force Main	40	LF	\$	73.00	\$	2,920.00	\$	115.00	\$	4,600.00	\$	92.51	\$	3,700.40	\$	190.00	\$	7,600.00	\$	118.00	\$	4,720.00	\$	130.00	\$	5,200.00	\$	125.00	\$	5,000.00	\$	170.00	\$	6,800.00
2.3	12-inch C900 DR18 FPVC Force Main	40	LF	\$	88.00	\$	3,520.00	\$	120.00	\$	4,800.00	\$	109.99	\$	4,399.60	\$	125.00	\$	5,000.00	\$	244.00	\$	9,760.00	\$	135.00	\$	5,400.00	\$	160.00	\$	6,400.00	\$	160.00	\$	6,400.00
3.0 Utility Casing Installed by Open Cut																																			
3.1	18-inch C900 DR21 FPVC	355	LF	\$	200.00	\$	71,000.00	\$	200.00	\$	71,000.00	\$	203.81	\$	72,352.55	\$	192.00	\$	68,160.00	\$	255.00	\$	90,525.00	\$	210.00	\$	74,550.00	\$	215.00	\$	76,325.00	\$	465.00	\$	165,075.00
3.2	20-inch DR13.5 HDPE	155	LF	\$	157.00	\$	24,335.00	\$	185.00	\$	28,675.00	\$	148.13	\$	22,960.15	\$	160.00	\$	24,800.00	\$	265.00	\$	41,075.00	\$	170.00	\$	26,350.00	\$	200.00	\$	31,000.00	\$	350.00	\$	54,250.00
4.0 Gravity Sewer Installed by Open Cut																																			
4.1	12-inch SDR26 PVC (Installed 88' - 120')	980	LF	\$	108.00	\$	105,840.00	\$	100.00	\$	98,000.00	\$	86.38	\$	84,848.40	\$	103.00	\$	100,940.00	\$	240.00	\$	235,200.00	\$	135.00	\$	132,300.00	\$	150.00	\$	147,000.00	\$	110.00	\$	107,800.00
4.2	15-inch PS115 PVC (Installed 48' - 88')	53	LF	\$	123.00	\$	6,765.00	\$	120.00	\$	6,600.00	\$	102.01	\$	5,610.55	\$	118.00	\$	6,490.00	\$	250.00	\$	13,750.00	\$	200.00	\$	11,000.00	\$	135.00	\$	7,425.00	\$	126.00	\$	6,930.00
4.3	15-inch PS115 PVC (Installed 88' - 120')	920	LF	\$	143.00	\$	131,560.00	\$	130.00	\$	119,600.00	\$	106.21	\$	97,713.20	\$	121.00	\$	111,320.00	\$	255.00	\$	234,600.00	\$	137.00	\$	126,040.00	\$	175.00	\$	161,000.00	\$	126.00	\$	115,920.00
4.4	15-inch PS115 PVC (Installed 120' - 168')	1,190	LF	\$	173.00	\$	205,870.00	\$	200.00	\$	238,000.00	\$	120.21	\$	143,049.90	\$	137.00	\$	163,030.00	\$	285.00	\$	339,150.00	\$	190.00	\$	226,100.00	\$	200.00	\$	238,000.00	\$	146.00	\$	173,740.00
4.5	18-inch PS115 PVC (Installed 120' - 168')	70	LF	\$	200.00	\$	14,000.00	\$	215.00	\$	15,050.00	\$	135.48	\$	9,483.60	\$	151.00	\$	10,570.00	\$	295.00	\$	20,650.00	\$	450.00	\$	31,500.00	\$	300.00	\$	21,000.00	\$	245.00	\$	17,150.00
5.0 Utility Installed by Jack and Bore																																			
5.1	12-inch C900 DR 18 RMI-PVC Water Main Carrier Pipe in 24"x60.312" Bituminous Coated Steel Casing	105	LF	\$	530.00	\$	55,650.00	\$	375.00	\$	39,375.00	\$	879.94	\$	92,393.70	\$	1,525.00	\$	160,125.00	\$	450.00	\$	47,250.00	\$	1,750.00	\$	183,750.00	\$	1,200.00	\$	126,000.00	\$	1,815.00	\$	190,575.00
5.2	12-inch C900 DR 18 RMI-PVC Force Main Carrier Pipe in 24"x60.312" Bituminous Coated Steel Casing	45	LF	\$	530.00	\$	23,850.00	\$	375.00	\$	16,875.00	\$	970.95	\$	43,692.75	\$	1,550.00	\$	69,750.00	\$	450.00	\$	20,250.00	\$	2,650.00	\$	119,250.00	\$	1,200.00	\$	54,000.00	\$	2,670.00	\$	120,150.00
5.2	15-inch PS115 PVC Gravity Sewer Main Carrier Pipe in 30"x60.375" Bituminous Coated Steel Casing	60	LF	\$	1,167.00	\$	70,020.00	\$	525.00	\$	31,500.00	\$	1,253.51	\$	75,210.60	\$	2,740.00	\$	164,400.00	\$	600.00	\$	36,000.00	\$	2,250.00	\$	135,000.00	\$	1,800.00	\$	108,000.00	\$	3,220.00	\$	193,200.00
6.0 Gravity Sewer Manhole																																			
6.1	4 ft Dia. (88' - 120')	9	EA	\$	9,300.00	\$	83,700.00	\$	8,000.00	\$	72,000.00	\$	13,168.78	\$	118,519.02	\$	7,100.00	\$	63,900.00	\$	6,850.00	\$	61,650.00	\$	17,000.00	\$	153,000.00	\$	10,500.00	\$	94,500.00	\$	7,800.00	\$	70,200.00
6.2	4 ft Dia. (120' - 168')	5	EA	\$	10,230.00	\$	51,150.00	\$	11,500.00	\$	57,500.00	\$	16,654.40	\$	83,272.00	\$	9,170.00	\$	45,850.00	\$	7,100.00	\$	35,500.00	\$	21,800.00	\$	109,000.00	\$	13,000.00	\$	65,000.00	\$	8,800.00	\$	44,000.00
6.3	6 ft Dia. (120' - 168')	2	EA	\$	20,000.00	\$	40,000.00	\$	16,500.00	\$	33,000.00	\$	26,842.38	\$	53,684.76	\$	13,155.00	\$	26,310.00	\$	8,100.00	\$	16,200.00	\$	29,000.00	\$	58,000.00	\$	15,000.00	\$	30,000.00	\$	19,200.00	\$	38,400.00
7.0 Utility Connections																																			
7.1	Connection to existing 8-inch Water Main with 8-inch RMI Pipe Sleeve	1	EA	\$	2,500.00	\$	2,500.00	\$	1,500.00	\$	1,500.00	\$	12,462.67	\$	12,462.67	\$	4,300.00	\$	4,300.00	\$	1,600.00	\$	1,600.00	\$	5,858.00	\$	5,858.00	\$	7,500.00	\$	7,500.00	\$	1,800.00	\$	1,800.00
7.2	One existing Manhole and Connect with Link Seal	1	EA	\$	5,500.00	\$	5,500.00	\$	2,500.00	\$	2,500.00	\$	7,500.00	\$	7,500.00	\$	6,835.00	\$	1,900.00	\$	1,900.00	\$	1,900.00	\$	37,400.00	\$	37,400.00	\$	30,000.00	\$	30,000.00	\$	4,500.00	\$	4,500.00
775S																																			
8.1	12-inch x 8-inch RMI Reducer	1	EA	\$	1,000.00	\$	1,000.00	\$	950.00	\$	950.00	\$	2,235.45	\$	2,235.45	\$	1,775.00	\$	1,775.00	\$	1,100.00	\$	1,100.00	\$	1,490.00	\$	1,490.00	\$	2,000.00	\$	2,000.00	\$	1,100.00	\$	1,100.00
8.2	12-inch 45° RMI Bend	8	EA	\$	1,250.00	\$	10,000.00	\$	1,500.00	\$	12,000.00	\$	2,479.92	\$	19,839.36	\$	2,065.00	\$	16,520.00	\$	1,500.00	\$	12,000.00	\$	1,850.00	\$	14,800.00	\$	2,000.00	\$	16,000.00	\$	1,600.00	\$	12,800.00
8.3	12-inch RMI Tee	8	EA	\$	605.00	\$	4,840.00	\$	550.00	\$	4,400.00	\$	2,741.58	\$	21,932.64	\$	1,210.00	\$	12,100.00	\$	1,000.00	\$	1,000.00	\$	3,901.00	\$	3,120.80	\$	2,000.00	\$	1,600.00	\$	1,280.00	\$	1,024.00
8.4	12-inch Gate Valve w/Box	4	EA	\$	7,000.00	\$	28,000.00	\$	7,500.00	\$	30,000.00	\$	7,392.58	\$	29,570.32	\$	7,965.00	\$	31,860.00	\$	4,900.00	\$	19,600.00	\$	5,500.00	\$	22,000.00	\$	7,500.00	\$	30,000.00	\$	6,240.00	\$	24,960.00
8.5	Fire Hydrant Assembly	14	EA	\$	8,250.00	\$	115,500.00	\$	9,000.00	\$	126,000.00	\$	10,020.94	\$	140,293.16	\$	9,820.00	\$	137,480.00	\$	9,300.00	\$	130,200.00	\$	10,000.00	\$	140,000.00	\$	9,500.00	\$	133,000.00	\$	10,400.00	\$	145,600.00
8.6	Sampling Station	1	EA	\$	4,750.00	\$	4,750.00	\$	3,500.00	\$	3,500.00	\$	6,117.62	\$	6,117.62	\$	4,535.00	\$	4,535.00	\$	3,800.00	\$	3,800.00	\$	4,452.00	\$	4,452.00	\$	5,000.00	\$	5,000.00	\$	4,800.00	\$	4,800.00
9.0 Sewer Main Valves, Fittings & Appurtenances																																			
9.1	12-inch 45° Butt Fusion HDPE Bend	10	EA	\$	2,000.00	\$	20,000.00	\$	800.00	\$	8,000.00	\$	1,026.59	\$	10,265.90	\$	645.00	\$	6,450.00	\$	2,600.00	\$	26,000.00	\$	1,234.00	\$	12,340.00	\$	3,500.00	\$	35,000.00	\$	1,050.00	\$	10,500.00
9.2	12-inch 45° RMI Bend	4	EA	\$	1,500.00	\$	6,000.00	\$	1,500.00	\$	6,000.00	\$	3,854.59	\$	15,418.36	\$	3,225.00	\$	12,900.00	\$	2,900.00	\$	11,600.00	\$	2,974.00	\$	11,896.00	\$	3,500.00	\$	14,000.00	\$	3,000.00	\$	12,000.00
9.3	12-inch RMI X 12-inch HDPE Adapter	2	EA	\$	1,000.00	\$	2,000.00	\$	800.00	\$	1,600.00	\$	3,283.60	\$	6,567.20	\$	2,100.00	\$	4,200.00	\$	2,350.00	\$	4,700.00	\$	2,872.00	\$	5,744.00	\$	2,500.00	\$	5,000.00	\$	950.00	\$	1,900.00
9.4	2-inch ARV in 8 ft Dia. Manhole	1	EA	\$	20,572.00	\$	20,572.00	\$	16,500.00	\$	16,500.00	\$	21,628.33	\$	21,628.33	\$	17,525.00	\$	17,525.00	\$	10,500.00	\$	10,500.00	\$	14,000.00	\$	14,000.00	\$	15,000.00	\$	15,000.00	\$	12,500.00	\$	12,500.00
10.0 Sewer Pump Station & Appurtenances																																			
10.1	Pump Station - 1,000 GPM Displex, 25 HP Pumps, Valves, Fittings, Station Piping, Wet Well, Emergency Generator, Fencing, Water Electrical and Yard Hydrant, Access Drive, Station Grading, and Culverts, Lateral and Sewer, SCADA, and all appurtenances required for an operate station	1	LS	\$	732,000.00	\$	732,000.00	\$	952,720.00	\$	952,720.00	\$	1,240,405.76	\$	1,240,405.76	\$	830,675.00	\$	830,675.00	\$	623,000.00	\$	623,000.00	\$	1,021,714.04	\$	1,021,714.04	\$	1,500,000.00	\$	1,500,000.00	\$	907,045.00	\$	907,045.00
10.2	Excise Limit of Work and Receiving Manhole	1	LS	\$	33,000.00	\$	33,000.00	\$	15,000.00	\$	15,000.00	\$	28,203.84	\$	28,203.84	\$	51,000.00	\$	51,000.00	\$	22,000.00	\$	22,000.00	\$	37,940.00	\$	37,940.00	\$	45,000.00	\$	45,000.00	\$	3,000.00	\$	3,000.00
11.0 Removal & Replacement of Pavement & Material																																			
11.1	Asphaltic Concrete	105	SY	\$	100.00	\$	10																												

Bid Tabulation
Purchase of Garbage Cans
RFP #26-032
Tuesday, July 7, 2026 2:00PM

Company	Unit Cost	Quantity	Cost of Cans	Delivery	Total Cost	ETA
Toter, LLC (half load)	\$58.00	294	\$17,052.00	\$2,413.74	\$19,465.74	30-45 Days
Toter, LLC (full load)	\$58.00	588	\$34,104.00	\$2,416.68	\$36,520.68	30-45 Days

Request for Proposal was advertised on the City of Kingsland website.



Bid Tabulation
Fiber from New KPD to Orange Edwards Buildings
7/9/26

Vendors	Total Cost
Hull Electrical	\$ 4,902.10
Brantley Telephone Company	\$ 7,849.00
Gottogo Communications Inc	\$ 6,500.00
Network Service Consultants Inc	\$ 16,170.00