



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • APRIL 9, 2018

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. INVOCATION AND PLEDGE TO THE FLAG

III. ROLL CALL

Kenneth E Smith Sr
James McClain
Charles Grayson Day Jr.
James W Galloway
Michael J McClain

Mayor
Mayor Pro Tem
Councilman
Councilman
Councilman

IV. CONSENT DOCKET

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

V. PRESENTATION

- 1. Expansion Plan Presented by Pastor Brian Parker, First Baptist Church of Kingsland -

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

- 1. Approval Of: Home Occupation Permit, Glitzxu TS LLC -

Planning Commission Recommends Approval.

IX. NEW BUSINESS

1. 2118 : Approval Of: Resolution #2018-07 - Recognizing Georgia Cities Week -
2. Approval Of: Bid Award for Four (4) Police Pursuit Interceptors -
Staff recommends Woody Folsom, V8 Dodge Charger at \$22,550.00 each.
3. Approval Of: Bid Award for Pavement Restriping/Marking -
Work to be completed on the following roads with approximate length: MLK Blvd. (2,135'), Charles Gilman Blvd (.7mi), Gross Road (2.1 mi), Boone Street (1.4 mi).
Staff recommends low bid, Mid State Construction & Striping, Inc.
4. Approval Of: Bid Award for Mobile Data Unit Equipment for Police Department -
Staff recommends low bid, Howard Technology Solutions.
5. Amendment To: Flood Damage Prevention Ordinance An Amendment to Repeal the December 11, 2017 Amendment to the Flood Damage Prevention Ordinance.
- Mayor Pro Tem James McClain

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



City of Kingsland

RESOLUTION # 2018-07

A RESOLUTION OF THE CITY OF KINGSLAND RECOGNIZING GEORGIA CITIES WEEK, APRIL 22-28, 2018 AND ENCOURAGING ALL CITIZENS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different project and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

Now, therefore be it resolved that the City of Kingsland declares April 22-28, 2018 as Georgia Cities Week; **be it further resolved** that the City of Kingsland encourages all citizens, city government officials and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

Passed and adopted by the City of Kingsland _____ April, 2018.

Linda M. O'Shaughnessy, City Clerk

Kenneth E. Smith, Sr., Mayor



City of Kingsland
BID TABULATION
Police Pursuit Interceptors
Thursday, March 22, 2018 @ 2:00 PM

Vendor	Year	Make	Model	V6	V8	Cost	Delivery Fee	ETA
Woody Folsom Chrysler-Dodge-Jeep-Ram	2018	Dodge	Charger	X		\$21,757.00	N/A	10-12 Weeks
Woody Folsom Chrysler-Dodge-Jeep-Ram	2018	Dodge	Charger		X	\$22,550.00	N/A	10-12 Weeks
Jacky Jones	2018	Dodge	Charger		X	\$22,725.00	N/A	
Walker Jones	2018	Dodge	Charger		X	\$23,046.00	N/A	8-14 Weeks
Jacky Jones	2018	Ford	Taurus	X		\$23,140.00	N/A	
Brannen Motor Co.	2017	Ford	Taurus	X		\$23,740.00	\$150.00 Per Vehicle	In Stock
Republic Ford	2018	Ford	Taurus	X		\$24,300.00	N/A	17 Weeks
Sunbelt	2018	Ford	Taurus	X		\$24,862.08	N/A	8 Weeks
Republic Ford	2018	Ford	Taures	X		\$26,900.00	N/A	17 Weeks

*RFP was also advertised on the City of Kingsland and GMA websites.

City of Kingsland
RFP #COK 18-009
Pavement Restriping/Marking
Thursday, March 29, 2018

Vendor	Cost of Thermoplastic	Cost of Paint
Mid State Construction & Striping, Inc.	\$77,900.00	\$54,000.00
Peek Safety Marking, LLC	\$87,875.00	\$55,150.00
Strip This Striping	No Bid Submitted	No Bid Submitted

Advertised on the City and GMA websites.

Attachment: Bid Tabulation-Pavement Restriping-Marking (2114 : Approval Of: Bid Award for Pavement Restriping/Marking)



City of Kingsland
Bid Tabulation
Equipment for Mobile Data Units
Tuesday, April 3, 2018 @ 2:00 PM

Vendor	Ram Laptop Mount	722 Printer	USB Cable	Power Adapter	Printer Vehicle Headrest Mount	AC Power Adapter	Total Equipment Cost	ETA	Warranty
Howard Technology Solutions	\$1,620.00	\$2,916.00	\$87.00	\$420.00	\$1,968.00	\$474.00	\$7,485.00	7-14 Days	Ram Mufacaturer (Available Mid May 2018) Printer-1 Year Headrest-1 Year
West Chatham Warning Devices	\$2,130.84	\$3,168.00	\$96.00	\$420.00	\$1,845.60	\$456.00	\$8,116.44	30 Days	Manufactaurer
Barcodes, Inc.	\$1,712.64	\$3,948.00	\$156.00	\$444.00	\$2,354.88	\$107.88	\$8,723.40	15 Days	1 Year
Interceptor Public Safety Products, Inc.	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid		
Mobile Installation Technologies	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid		
Keepers	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid		
Synergistic Software, Inc.	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid		

Cost Quantities for each item are in the amount of 12.

Note: RFP was also advertised on the City of Kingsland and GMA websites.



FEMA

Fact Sheet

Building Higher in Flood Zones: Freeboard – Reduce Your Risk, Reduce Your Premium

One way flood risk is communicated is through maps that show base flood elevations (BFEs), or the height floodwaters would reach during a 1-percent-annual-chance flood in any given year.

Freeboard is a term used by FEMA's National Flood Insurance Program (NFIP) to describe a factor of safety usually expressed in feet above the 1-percent-annual-chance flood level. The NFIP requires the lowest floor of structures built in Special Flood Hazard Areas (SFHAs) to be at or above the BFE, so a structure built with freeboard would have its lowest floor 1 foot or more above the BFE. Adding freeboard will reduce NFIP insurance premiums.

Benefits of Freeboard

There are many benefits to incorporating freeboard into new construction plans, the most important being safety (Figure 1). Freeboard provides a margin of safety against extraordinary or unknown flood risk. BFEs reflect estimates of flood risk, but there are many unknown factors that can cause flood heights to rise above the BFE, such as wave action, bridge and culvert openings being blocked by debris, and development in the floodplain. It is important to remember that floods more severe than the 1-percent-annual-chance event can and do occur.

Other benefits of freeboard include incurring less damage, easier and faster cleanup after a flood event, and lower flood insurance rates. Incorporating freeboard into building plans can result in substantial savings in flood insurance premiums each year, especially for buildings located in Zone V (a coastal flood zone at risk from wave action). Figure 2 shows potential flood insurance rates based on the amount of freeboard in both riverine (Zone AE) and coastal (Zone VE) environments.

Communities that incorporate freeboard into their local floodplain ordinances can earn discounts on flood insurance by participating in the NFIP's Community Rating System (CRS) program. CRS rewards communities that engage in floodplain management activities that exceed NFIP standards by offering discounts of up to 45 percent on flood insurance policies written for SFHAs in NFIP-participating communities.



Figure 1: House elevated above the BFE with 1 foot of freeboard

What is Floodplain Management?

Floodplain management is the operation of a program of preventive and corrective measures for reducing flood damage. FEMA helps communities develop floodplain management regulations that comply with NFIP regulations. Communities may adopt more restrictive regulations. Community officials may have knowledge of local conditions that require higher standards than the NFIP regulations, particularly for human safety.

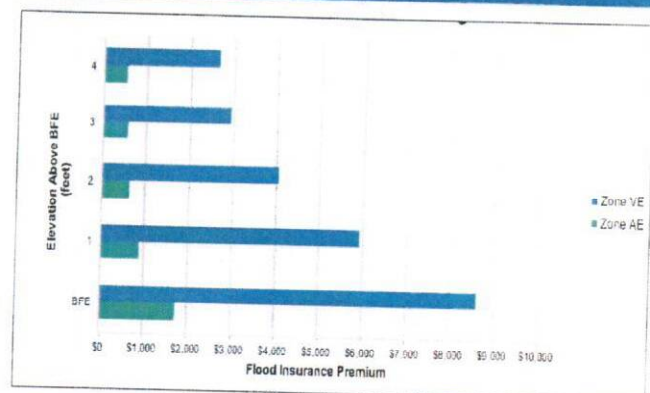


Figure 2: Maximum coverage for a \$250,000 residential building and \$100,000 contents

Federal Emergency Management Agency

Building Higher in Flood Zones: Freeboard – Reduce Your Risk, Reduce Your Premium

Benefit-Cost Comparison

Incorporating freeboard into new construction is extremely cost effective. The up-front costs are generally only about 0.25 to 1.5 percent of the total construction costs for each foot of freeboard. However, the long-term savings on flood insurance will more than offset these costs.

For example, adding 2 feet of freeboard to a new home might add \$20 a month to the mortgage payment, or \$240 per year. The resulting flood insurance savings could be more than \$1,000 a year for a building in Zone AE (for instance, in a riverine flood zone not affected by wave action) and \$2,000 a year in Zone VE.

Many States and communities have incorporated freeboard requirements into the elevation and floodproofing requirements stipulated by the NFIP. Freeboard requirements can range from 6 inches to 4 feet, and it would be up to the community to decide what is most appropriate given their location and other community conditions.

Historically Speaking...

Freeboard was (and still is) a nautical term. It refers to the height of a ship's deck above the waterline. If you think of the lowest floor of your house as the deck of your ship, and the BFE as the height of the sea, freeboard is the extra height that keeps the larger waves off your deck.

FOR MORE INFORMATION...**FEMA's Floodplain Management Branch**

About floodplain management's role in the NFIP:
<http://www.fema.gov/floodplain-management>

FEMA 347 – Above the Flood: Elevating Your Floodprone House:

<http://www.fema.gov/media-library/assets/documents/725?id=1424>

FEMA 312 – Homeowner's Guide to Retrofitting:

<http://www.fema.gov/media-library/assets/documents/480?id=1420>

Homebuilder's Guide to Coastal Construction:

A series of fact sheets providing information about responsible building practices including freeboard.
<http://www.fema.gov/library/viewRecord.do?id=2138>

FloodSmart

Information for consumers and insurance agents about flood insurance and the NFIP.
www.FloodSmart.gov





FEMA



Can we afford to rebuild higher? Can we afford *not* to?

Because Jon and Kathy Parker couldn't see the shoreline from their house, they never really believed their home could be wiped out by a flood—until the day it was. They considered relocating, but in the end, they decided to take out a new mortgage and rebuild. They wanted to do what they could to protect their investment and avoid another devastating flood.

When they applied for a building permit, local officials told them to build at least 2 feet above grade to meet the current building code that accounts for potential flood levels.¹ Their insurance agent told them that if they built even higher than required, they could lower both their premiums and their flood risk.

¹ Communities that participate in the National Flood Insurance Program (NFIP) are required to have all buildings constructed in high-risk areas to be built to at least the elevation shown on the flood maps. This is known as the Base Flood Elevation (BFE) and represents the height floodwaters from a one-percent chance flood will reach or exceed in any given year. To help ensure a safer community, many communities require construction to be a foot or two higher than the BFE.



The Parkers realized that weather is unpredictable and that flood risk can change. Another big flood could happen at any time. But could they really afford to build higher? It was time to break out the calculator and do the math.

Option 1: Building to the current requirements

- Estimated construction costs: **\$250,000**
- Estimated monthly mortgage payment: **\$1,122**
- Flood insurance premium: **\$143 per month or \$1,716 per year**
- Total monthly costs: **\$1,265**

Option 2: Building 3 feet above the current requirements

- Estimated construction costs: **\$252,125**
- Estimated monthly mortgage payment: **\$1,132**
- Flood insurance premium: **\$46 per month or \$552 per year**
- Total monthly costs: **\$1,178**

Note: This comparison is based on a 1-story home in an AE Flood Zone built at BFE and 3 feet above BFE on a concrete or CMU perimeter with vents. It has the NFIP maximum coverage of \$250,000 building coverage and \$100,000 contents coverage with a \$1,000 deductible. Elevation costs are estimated at roughly 0.85 percent of total construction costs per additional foot of elevation. Cost savings could vary for different construction methods. Insurance premiums are based on rates published in the Jan. 2013 NFIP Manual. Mortgage payments are based on a 30-year fixed-rate mortgage at 3.5 percent APR for the full construction amount and exclude all insurance costs. Flood insurance must be paid in full at the beginning of the coverage year.

Good news!

The Parkers will save about \$90 every month by building 3 feet higher. Spending a little extra on construction reduced the Parkers' flood risk, cut their flood insurance premium, and increased their peace of mind.

The Parkers saved money by building higher.



Not every case is the same. Consider your situation.

The Parkers' story is only one example. There are many variables that will impact your decision about how you rebuild. Talk to your community officials, insurance agent, builders, and other experts to answer the following questions

1. What is my current flood zone?

Different flood zones require different kinds of construction. How you rebuild will depend in part on your zone and local building requirements.

2. How high does my community require me to build?

If the building is in a high-risk zone (beginning with the letter "A" or "V"), there is a required minimum elevation for construction. Many communities have a requirement to build even higher. This is called a "freeboard requirement."

3. What are Advisory Base Flood Elevations (ABFEs), and how will they affect me?

ABFEs sometimes are issued after a major flooding event when FEMA has more current flood hazard data available than exists in the current effective Flood Insurance Rate Maps in a given area. ABFEs are provided to communities as a tool to support them in recovering in ways that will make them more resilient to future storms.

4. Is there a chance I could be mapped into a new flood zone or have a higher Base Flood Elevation (BFE) in the future?

FEMA is working to update Flood Insurance Rate Maps nationwide. If your community has outdated maps, the new ones could show your home in a higher risk area or with a higher BFE.

5. How close am I to a high-risk flood area?

Flood risk changes over time. If you are near a high-risk zone, you might want to rebuild in a way that would comply with that zone in case maps change in the future. If you are near a coastal high-risk zone (a zone starting with "V"), consider rebuilding on posts, piles or piers.

6. How might my flood risks change in the future?

Physical changes can affect how much water reaches flooding sources, how far the water spreads when floods occur, and the manner in which buildings are exposed to a flood. In addition, new data gathering and modeling technology allows FEMA to identify and map flood hazard areas more accurately now than in the past.

7. How much will flood insurance cost?

National Flood Insurance Program premiums reflect flood risk. In general, if your building is in a high-risk area, the higher you build above the BFE, the lower your premium and potential for flood damage. In high-risk VE zones, any enclosed structure below the first floor of the building typically will double insurance premiums. Certain types of enclosures will further increase those premiums.

Additional Resources

- For information about post-Sandy ABFEs in New York and New Jersey: www.Region2Coastal.com
- To ask questions and get information about flood insurance, call the National Flood Insurance Program Help Center at 1-800-427-4661
- To see if your community is eligible for Hazard Mitigation Grants: www.fema.gov/hazard-mitigation-assistance
- To learn how to build safer and stronger and potentially decrease your flood insurance premiums: www.fema.gov/building-science
- To find your current effective Flood Insurance Rate Map: msc.fema.gov
- To learn more about the National Flood Insurance Program or find an insurance agent: FloodSmart.gov or 1-888-229-0437
- For information about local building code and permit requirements, contact your community officials



FEMA





Using the Limit of Moderate Wave Action (LiMWA) to Build Safer and Stronger Coastal Communities

The National Flood Insurance Program (NFIP) depicts coastal flood hazards in two different zones on Flood Insurance Rate Maps (FIRMs):

- Zone VE, also known as the Coastal High Hazard Area (CHHA), where flood hazards include wave heights equal to or greater than 3 feet; and
- Zone AE, where flood hazards include wave heights less than 3 feet.

Due to the high risk of structural damage, buildings within Zone VE must adhere to more stringent building requirements. Communities should also be adopting the most up-to-date building codes to ensure buildings are protected from the potential hazards of high-risk floods.

Over the past decade, post-storm surveys of damage and laboratory tests have confirmed that wave heights as small as 1.5 feet can cause significant damage to coastal structures that are not built to withstand these hazards. This fact sheet describes how to use the information that is available to improve construction standards in coastal communities that have not adopted the most recent International Building Codes (I-Codes).

On a FIRM, FEMA identifies where waves can reach heights of 1.5 feet or greater using a line called the Limit of Moderate Wave Action (LiMWA). Through the LiMWA shown on the FIRMs, homeowners and communities can better understand which portions of Zone AE are at risk of high wave energy. These portions, which make up the area between the LiMWA and Zone VE, are referred to collectively as the Coastal A Zone.

While FEMA does not impose floodplain management requirements based on the LiMWA, the LiMWA communicates that a greater risk of flood damage is present in the Coastal A Zone.

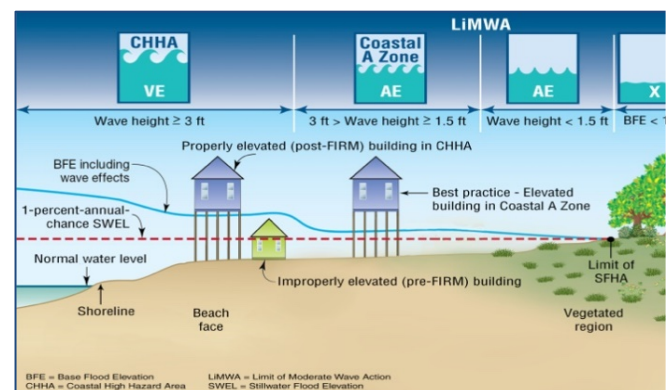
FEMA encourages the practice of building to Zone VE standards within the Coastal A Zone, and many local building codes **require** that buildings in the Coastal A Zone be built to Zone VE standards to be better protected from the dangers posed by waves.

Zone VE Building Standards for Coastal Communities

Communities that adopt Zone VE standards in the Coastal A Zone can receive Community Rating System (CRS) credits, which could lower flood insurance premiums for residents and business owners.

1. Buildings must be elevated on pile, post, pier, or column foundations.
2. Buildings must be adequately anchored to the foundation.
3. Structural fill is prohibited.
4. The bottom of the lowest horizontal structural member must be at or above the Base Flood Elevation (BFE).
5. The area below the BFE must be built of flood-resistant materials and free of obstructions. If enclosed, the enclosure must be made of lightweight wood lattice, insect screening, or breakaway walls.
6. The building design and method of construction must be certified by a design professional.

For specific requirements, refer to Title 44 of the Code of Federal Regulations, Section 60.3.



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Effects on Floodplain Management

- For their safety, communities are encouraged to adopt the most recent I-Codes, but at minimum, to adopt construction standards in the Coastal A Zone similar to those for Zone VE. (Refer to the sidebar on page 1 for a summary.)
- Many communities adopt a requirement for a structure to be built a few feet above the BFE, which is the potential height of a 1-percent-annual-chance flood. This added elevation, called freeboard, has at least two benefits: it adds a factor of safety to protect against flooding damage, and it reduces flood insurance premium costs.
- CRS credits are available for participating communities that adopt Zone VE building standards in the Coastal A Zone. For more information on CRS, visit: www.fema.gov/national-flood-insurance-program-community-rating-system.

Requiring design and construction within the Coastal A Zone to meet Zone VE standards is a minimum requirement under widely adopted, consensus model building codes (International Building Code and International Residential Code) as well as FEMA assistance programs.

Effects on Property Owners

- Residents and business owners living or working in the Coastal A Zone should be aware that potential wave action and floating debris could cause significant damage to their property. Property owners are encouraged to exceed the minimum requirements and build “safer and higher” to reduce the risk to life and property.
- Although the risk of damage is higher in the Coastal A Zone than in other Zone AE areas, NFIP rates for properties in the Coastal A Zone do not differ from those in other Zone AE areas.
- A federal requirement to purchase flood insurance applies in Zones V, VE, A, and AE. Property owners are encouraged to carry coverage equivalent to the replacement cost of their building and to include additional coverage for the contents of their property.

Options for Communities to Account for Coastal A Zones in Construction

The following paragraphs provide options and sample ordinance language that communities can consider to implement higher standards in the Coastal A Zone. Ideally, communities should adopt the most recent I-Codes, which recognize the Coastal A Zone and provide construction requirements for those areas. Building codes represent the most comprehensive approach to addressing construction within the Coastal A Zone. The options below provide varying levels of increased protection, and communities can choose what is most suitable for their needs. Communities should consult their legal departments to ensure the ordinance language complies with other community standards and regulations.

Adopt Zone VE standards for all properties* (most protective option)

With this option, all development in the Coastal A Zone would be subject to the same building requirements enforced by the community in Zone VE. These requirements would include the building standards highlighted on the first page of this fact sheet and apply to all new construction, substantially damaged buildings, and buildings undergoing substantial improvements.

Substantial Damage refers to the damage sustained by a building where the cost of restoring the building to its pre-damaged condition would equal or exceed 50 percent of the building’s market value before the damage occurred.

Substantial Improvement refers to enhancements or repairs that will cost 50 percent or more of the building’s pre-improvement market value (unless otherwise specified by the community).

*When using Zone VE standards in the Coastal A Zone, breakaway walls should include the appropriate number of flood openings to equalize hydrostatic loads in the enclosure. If the flood openings are not required by code, the lack of flood openings for the enclosure will result in increased flood insurance premiums.

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Adopt Zone VE standards for residential structures, but continue to apply Zone AE requirements for non-residential structures*

With this option, all new residential construction, including substantial improvements and substantial damage repairs, would be subject to the same building requirements enforced by the community in Zone VE. Sample language includes:

- All new residential construction, substantial improvements, and repairs to substantially damaged buildings must comply with the building standards for Zone VE; and
- All new non-residential construction, substantial improvements, and repairs to substantially damaged buildings must comply with the community floodplain ordinance for development in Zone AE.

Additionally, communities could consider applying Zone VE standards to “light-framed construction” in the Coastal A Zone. (Wave damage is expected to be greater in buildings constructed using wood framing or light-gauge metal framing.)

Adopt Zone VE standards for new construction only*

For this option, Zone VE standards would apply only to new construction. Sample language for this option includes:

- All new construction must comply with the building standards for Zone VE; and
- All residential and non-residential buildings undergoing substantial improvement/repair must comply with the community’s floodplain ordinance for Zone AE development.

Adopt Zone VE standards for critical facilities only*

Sample language for this option includes:

- All new construction and substantial improvement or repair of critical facilities or those undergoing substantial improvements in the Coastal A Zone must comply with the building standards for Zone VE.

Adopt increased elevation requirements above the BFE—freeboard (least protective option)*

While this option should reduce damage to a building’s floor system and walls, the foundation system will need to be designed to resist the hazards posed by waves and address scour and erosion.

- Open foundations are recommended, with the option of a designed stem wall foundation (a continuous wall foundation with structural fill placed behind the wall system and the building constructed on a continuous slab, which caps the structural fill). The slab elevation should meet the freeboard requirements. Continuous wall foundations with a crawlspace should be avoided unless they are designed to resist breaking wave loads.
- All foundations should be sufficiently deep to resist scour and erosion. Scour around continuous foundation walls can be significantly deeper than around pile foundations (open and deep foundations).
- Pier foundations should also be designed to resist breaking wave loads and impact loads. Footings should account for scour and erosion.

Communities that only adopt increased freeboard requirements should expect buildings constructed in Coastal A Zones to experience more damage during a flood than buildings designed to Zone VE requirements.

For More Information

- To obtain model ordinances, check with your State NFIP Coordinator.
- For more information on NFIP floodplain management requirements, visit: <https://www.fema.gov/media-library/assets/documents/902>

*When using Zone VE standards in the Coastal A Zone, breakaway walls should include the appropriate number of flood openings to equalize hydrostatic loads in the enclosure. Even if the flood openings are not required by code, the lack of flood openings for the enclosure will result in increased flood insurance premiums.

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