



# CITY OF KINGSLAND, GEORGIA

## CITY COUNCIL

**AGENDA • FEBRUARY 14, 2022**

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**Regular Meeting**

**Webex**

**6:00 PM**

Online Meeting Via WEBEX, Kingsland, GA 31548

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### **I. PUBLIC HEARING - STARTS AT 6:00PM**

1. Public Hearing for the Purpose of Considering a Temporary Alcohol License for Wee Pub/Daniel Black -

Mr. Daniel Black, acting agent for Wee Pub, has submitted an application for a temporary alcohol license for the sale of beer/wine by the drink at the K-BAY Mardi Gras Festival to be held on February 25 -26, 2022 in downtown Kingsland.

2. Public Hearing for the Purpose of Considering a Temporary Alcohol License for Walkabout Camp and RV Park/Katie Kilner -

Ms. Katie Kilner, acting agent for Walkabout Camp and RV Park, has submitted an application for a temporary alcohol license for a one day sale of beer/wine by the drink for a music festival to be held March 12, 2022. This event will take place at 742 Old Still Road.

3. Public Hearing for Re-Zoning Request of 307 and 451 East Hilton Avenue -

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 and K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 East Hilton Avenue. The applicants are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

4. Public Hearing for Annexation Request & Zoning Designation for Parcels 070 055 and 070 043A -

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A, containing approximately 20.14 acres located on the north side of GA Highway 40 West and on the west side of Colerain Road, in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

### **II. CALL TO ORDER AND WELCOME GUESTS**

### **III. ROLL CALL**

Charles Grayson Day Jr.  
James W Galloway  
Farran Fullilove  
Kristy Chance  
Alex Blount

Mayor  
Councilman  
Councilman  
Councilwoman  
Mayor Pro Tem

#### **IV. INVOCATION AND PLEDGE TO THE FLAG**

#### **V. 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

#### **VI. GRANTING AUDIENCE TO THE PUBLIC**

#### **VII. OLD BUSINESS**

#### **VIII. PLANNING AND ZONING**

1. Approval of Re-Zoning Request of 307 and 451 East Hilton Avenue -

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 and K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 East Hilton Avenue. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were grand fathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

The area surrounding the parcel is predominately single family residential with a few large undeveloped properties along East Hilton Avenue. The re-zoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be re-zoned to C-2. There is sewer and water available to this immediate area. Current Zoning is R-1 (Single Family Residential).

Staff does not recommend approval. Re-zoning the property to C-2 would allow several types of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential. *Planning Commission does not recommend approval. This was denied with a 5 to 1 vote, with 1 commissioner abstaining.*

2. 3782 : Approval of Ordinance 2022-01 Annexation Request and Zoning Designation for Parcels 070 055 and 070 043A -

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approximately 20.14 acres located on the north side of GA Highway 40 West and on the west side of Colerain Road., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Road. There is existing water and sewer access along GA Highway 40.

Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

The proposed annexation will bring in approximately 20.14 acres into the city and will establish a new commercial business and a new water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels. *Planning Commission recommends approval.*

3. Approval of Final Plat - Lake Juniper Phase 3 -

Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

All engineering and planning reviews have been completed and approved for Phase 3. The developer will follow the previously amended PD with the reduced setbacks. Zoning is PD-R-1. *The Planning Commission recommends approval.*

4. Approval of Final Plat - Ryan's Cove Phase 3 -

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC, has submitted an application for approval of the final plat for Phase 3 of Ryan's Cove. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD-R-2. *Planning Commission recommends approval.*

5. Approval of Preliminary Plat - Lake Victoria Phase V -

Lake Victoria Phase V is a single family residential development by Soncel, Inc. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Dr. The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. *Planning Commission recommends approval.*

## IX. NEW BUSINESS

1. Approval Of: Temporary Alcohol License for Daniel Black/Wee Pub for the 2022 Mardi Gras Festival -

Mr. Daniel Black, acting agent for Wee Pub, has submitted an application for a temporary alcohol license for the sale of beer/wine by the drink at the K-BAY Mardi Gras Festival to be held on February 25 -26, 2022 in downtown Kingsland.

2. Approval Of: Temporary Alcohol License for Katie Kilner/Walkabout Campground and RV Park -

Ms. Katie Kilner, acting agent for Walkabout Camp and RV Park, has submitted an application for a temporary alcohol license for a one day sale of beer/wine by the drink for a music festival to be held March 12, 2022. This event will take place at 742 Old Still Road.

3. Approval Of: National Opioids Settlement Participation Form (Distributor & Manufacturer) -

Two proposed nationwide settlement agreements have been reached that would resolve all opioid litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors, McKesson, Cardinal Health and AmerisourceBergen, and one manufacturer, Janssen Pharmaceuticals, Inc., and its parent company Johnson & Johnson.

These settlement participation forms may allow Kingsland to receive settlement funds if the city becomes eligible to participate based on the state settlement agreement. *Staff recommends approval.*

4. Approval Of: Resolution 2022-02 Section 125 Premium Only Plan -

Resolution of Amended Section 125 Cafeteria Plan effective April 1, 2022.

5. Approval Of: 2022 Section 125 Plan Adoption Agreement -

Annual update to the City of Kingsland Section 125 Premium Only Plan to comply with the latest IRS rules for Group Benefit Cafeteria Plans. With this plan, employees save an average of 30% on insurance premiums and the city saves about \$80 in FICA taxes per \$1000 in premiums we deduct pre-taxed for participating employees. Last year our plan saved about \$131,925, including the \$104,152 in taxes saved by our employees. *Staff recommends approval.*

6. Approval Of: Tax Specialist of Georgia-Southeast, LLC Agreement (TSG) -

To authorize and engage TSG to conduct a review of the City's records pertaining to any and all Wastewater and Drinking Water Treatment projects for the purpose of determining if any Georgia Sales Tax was paid by any and all general contractors or their sub-contractors on purchases which qualify for Sales Tax exemption. Upon findings, TSG will file all necessary documentation required, contact, and/or meet with representatives of Georgia Department of Revenue for the sales tax refund claim. TSG will bear all costs incurred in the process in exchange for 25% of the total proceeds recovered from all findings. City is under no financial obligation to pay any sum to TSG if the City does not collect any proceeds. *Staff recommends approval.*

7. Bid Award: Architectural Design Services -

The City requested proposals from qualified architectural design firms knowledgeable in building rehabilitation and improvements. Design work includes building remodeling and improvements of the City's three fire stations as specified in the scope of work.

*Staff recommends awarding the sole bidder, UR Architects, for Station #4 at a total cost of \$67,045.09 at this time. Stations #3 and #5 may be awarded after satisfactory completion of Station #4 plans or may be re-bid.*

8. Approval Of: MOU Partnership with Columbia Southern University - Fire Chief Terry Smith

This partnership with Columbia Southern University will provide another avenue for Kingsland's Fire Fighters to further their education.

## **X. MAYOR AND COUNCIL ANNOUNCEMENT**

## **XI. ADJOURNED**



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

Meeting: 02/14/22 06:00 PM  
Department: City Clerk  
Category: Public Hearing  
Prepared By: Jean Seigler  
Initiator: Jean Seigler  
Sponsors:  
DOC ID: 3788

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**AGENDA ITEM (ID # 3788)**

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## **Public Hearing for the Purpose of Condsidering a Temporary Alcohol License for Wee Pub/Daniel Black**

Mr. Daniel Black, acting agent for Wee Pub, has submitted an application for a temporary alcohol license for the sale of beer/wine by the drink at the K-BAY Mardi Gras Festival to be held on February 25 -26, 2022 in downtown Kingsland.



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3786)**

Meeting: 02/14/22 06:00 PM  
Department: City Clerk  
Category: Public Hearing  
Prepared By: Jean Seigler  
Initiator: Jean Seigler  
Sponsors:  
DOC ID: 3786

1.2

## **Public Hearing for the Purpose of Considering a Temporary Alcohol License for Walkabout Camp and RV Park/Katie Kilner**

Ms. Katie Kilner, acting agent for Walkabout Camp and RV Park, has submitted an application for a temporary alcohol license for a one day sale of beer/wine by the drink for a music festival to be held March 12, 2022. This event will take place at 742 Old Still Road.



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

Meeting: 02/14/22 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

**AGENDA ITEM (ID # 3783)**

DOC ID: 3783

## **Public Hearing for Re-Zoning Request of 307 and 451 East Hilton Avenue**

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 and K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 East Hilton Avenue. The applicants are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

Meeting: 02/14/22 06:00 PM  
Department: Planning and Zoning  
Category: Annexation  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

**AGENDA ITEM (ID # 3781)**

DOC ID: 3781

## **Public Hearing for Annexation Request & Zoning Designation for Parcels 070 055 and 070 043A**

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A, containing approximately 20.14 acres located on the north side of GA Highway 40 West and on the west side of Colerain Road, in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3784)**

Meeting: 02/14/22 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 3784

## **Approval of Re-Zoning Request of 307 and 451 East Hilton Avenue**

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 and K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 East Hilton Avenue. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were grand fathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

The area surrounding the parcel is predominately single family residential with a few large undeveloped properties along East Hilton Avenue. The re-zoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be re-zoned to C-2. There is sewer and water available to this immediate area. Current Zoning is R-1 (Single Family Residential).

Staff does not recommend approval. Re-zoning the property to C-2 would allow several types of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential. *Planning Commission does not recommend approval. This was denied with a 5 to 1 vote, with 1 commissioner abstaining.*



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:** February 7, 2022

**City Council Meeting Date:** February 14, 2022

**Agenda Item:** Rezoning Request

#### Background:

Matt Ellis and Will Ellis has applied for a rezoning of parcels K1601 015 & K1601 014 containing a total of approx. 3.67 acres located at 307 and 451 E. Hilton Ave. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were obviously grandfathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be rezoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

#### Summary:

The area surrounding the parcel is predominantly single family residential with a few large undeveloped properties along E. Hilton Ave. The rezoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be rezoned to C-2. There is sewer and water available to this immediate area.

**Current Zoning:** R-1 (Single Family Residential)

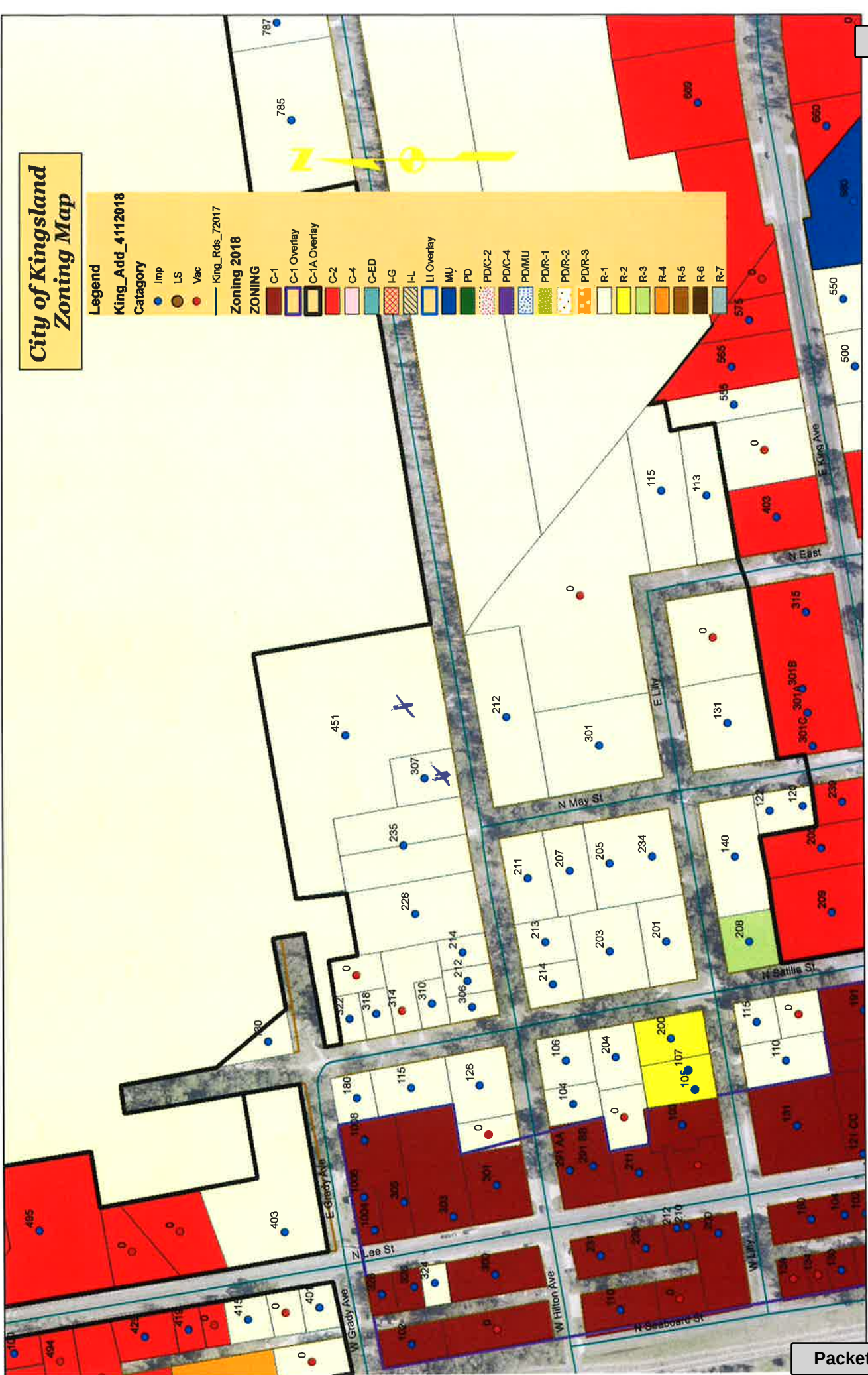
**Is Proposal Consistent with the Comprehensive Plan?** No

**Staff Recommendation:** Staff does not recommend approval. Rezoning the property to C-2 would allow several type of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential.

Scott L. Kimball  
Planning Director

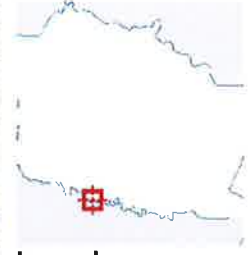
City of Kingsland  
Zoning Map

**Legend**  
King\_Add\_4112018  
Category  
Imp  
LS  
Vac  
King\_Rds\_72017  
Zoning 2018  
ZONING  
C-1  
C-1 Overlay  
C-1A Overlay  
C-2  
C-4  
C-ED  
IG  
IL  
LI Overlay  
MU  
PD  
PD/C-2  
PD/C-4  
PD/MU  
PDR-1  
PDR-2  
PDR-3  
R-1  
R-2  
R-3  
R-4  
R-5  
R-6  
R-7





## Overview



## Legend

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

|                        |            |                         |                             |                     |                  |               |             |
|------------------------|------------|-------------------------|-----------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | K1601015   | <b>Owner</b>            | ELLIS WILLIAM H JR & MATT P | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Commercial |                         | POST OFFICE BOX 1478        | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND  |                         | KINGSLAND, GA 31548         | 1/18/2005           | 0                | FY            | U           |
|                        | KINGSLAND  | <b>Physical Address</b> | 451 E HILTON AVE            | 12/1/1994           | 0                | NM            | U           |
| <b>Acres</b>           | 3.36       | <b>Assessed Value</b>   | Value \$116090              |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 1/11/2022

Last Data Uploaded: 1/11/2022 3:48:27 AM

Developed by  Schneider  
GEOSPATIAL



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

Meeting: 02/14/22 06:00 PM  
Department: Planning and Zoning  
Category: Annexation  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

**AGENDA ITEM (ID # 3782)**

DOC ID: 3782

## **Approval of Ordinance 2022-01 Annexation Request & Zoning Designation for Parcel 070 055 and 070 043A**

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approximately 20.14 acres located on the north side of GA Highway 40 West and on the west side of Colerain Road., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Road. There is existing water and sewer access along GA Highway 40.

Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

The proposed annexation will bring in approximately 20.14 acres into the city and will establish a new commercial business and a new water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels. *Planning Commission recommends approval.*



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Fax: 912-729-7618

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** February 7, 2022

**City Council Meeting Date:** February 14, 2022

**Agenda Item:** Annexation Request and Zoning Designation

#### Background:

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approx. 20.14 acres located on the north side of Ga. Hwy. 40 W and on the west side of Colerain Rd., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Rd. There is existing water and sewer access along Ga. Hwy. 40.

**Current Zoning:** R-1- Single Family Residential (County) Parcel 070 055

A-F – Agricultural Forestry (County) Parcel 070 0043A

#### Summary:

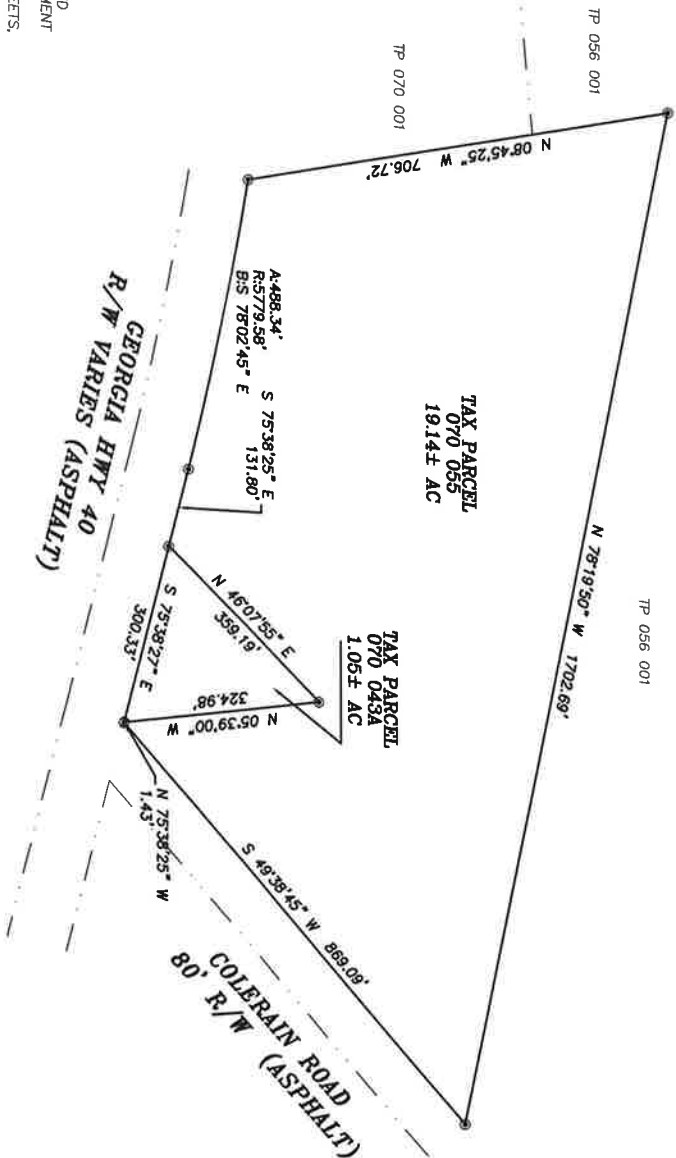
The proposed annexation will bring in approx. 20.14 acres into the city and will establish a new commercial business and a water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels.

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball  
Planning Director

TAX PARCELS NO. 070 043A  
AND 070 055,  
CAMDEN COUNTY, GEORGIA



1. THIS MP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,117 FEET.
3. THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
7. LOT INCLUDES A 7.5' DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, SIDES, AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE.
8. ALL IMPROVEMENTS NOT SHOWN.

1) PLAT BOOK 4, PAGE 75C2

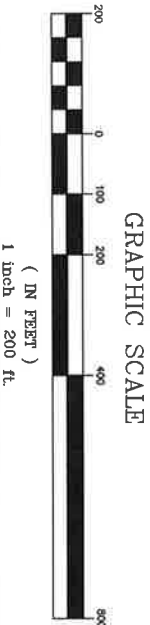
STATE OF GEORGIA, COUNTY OF CAMDEN

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATED TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

[illegible]

THIS PLAT IS A REINFORCEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANCES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORPATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW M JORDAN R.L.S. 3011

01/12/2022  
DATE

( IN FEET )  
1 inch = 200 ft.

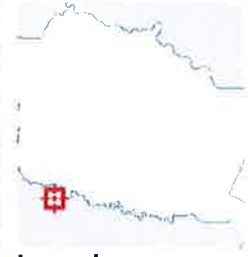
300 CAMDEN AVENUE  
WOODBINE, GA 31569  
(912) 576-8854 L.S.F. 8832

|                 |                      |
|-----------------|----------------------|
| DWG. BY: ET     | PM: ET               |
| DWG. 01/12/2022 | SURFACED: 01/12/2022 |
| JOB: 22008      | 1" = 200'            |

|                 |                      |
|-----------------|----------------------|
| DWG. BY: ET     | PM: ET               |
| DWG. 01/12/2022 | SUPREVED: 01/11/2022 |
| JOB: 22008      | 1" = 200'            |



## Overview



## Legend

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

|                   |                           |                         |                            |                     |                  |               |             |
|-------------------|---------------------------|-------------------------|----------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>  | 070 055                   | <b>Owner</b>            | PUTZ LAWRENCE JR & CAROL J | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b> | Agricultural              |                         |                            | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing</b>     | 42 UNINCORPORATED SERVICE |                         | 222 DEALS CIRCLE SOUTH     | 7/31/2007           | 0                | MN            | U           |
| <b>District</b>   | DIST                      |                         | WOODBINE, GA 31569         | 3/19/2007           | \$93450          | LM            | Q           |
|                   | 42 UNINCORPORATED SERVICE | <b>Physical Address</b> | n/a                        |                     |                  |               |             |
| <b>Acres</b>      | 19.14                     | <b>Assessed Value</b>   | Value \$97848              |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 1/12/2022  
Last Data Uploaded: 1/12/2022 4:02:07 AM

Developed by  Schneider GEOSPATIAL



## Overview



## Legend

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

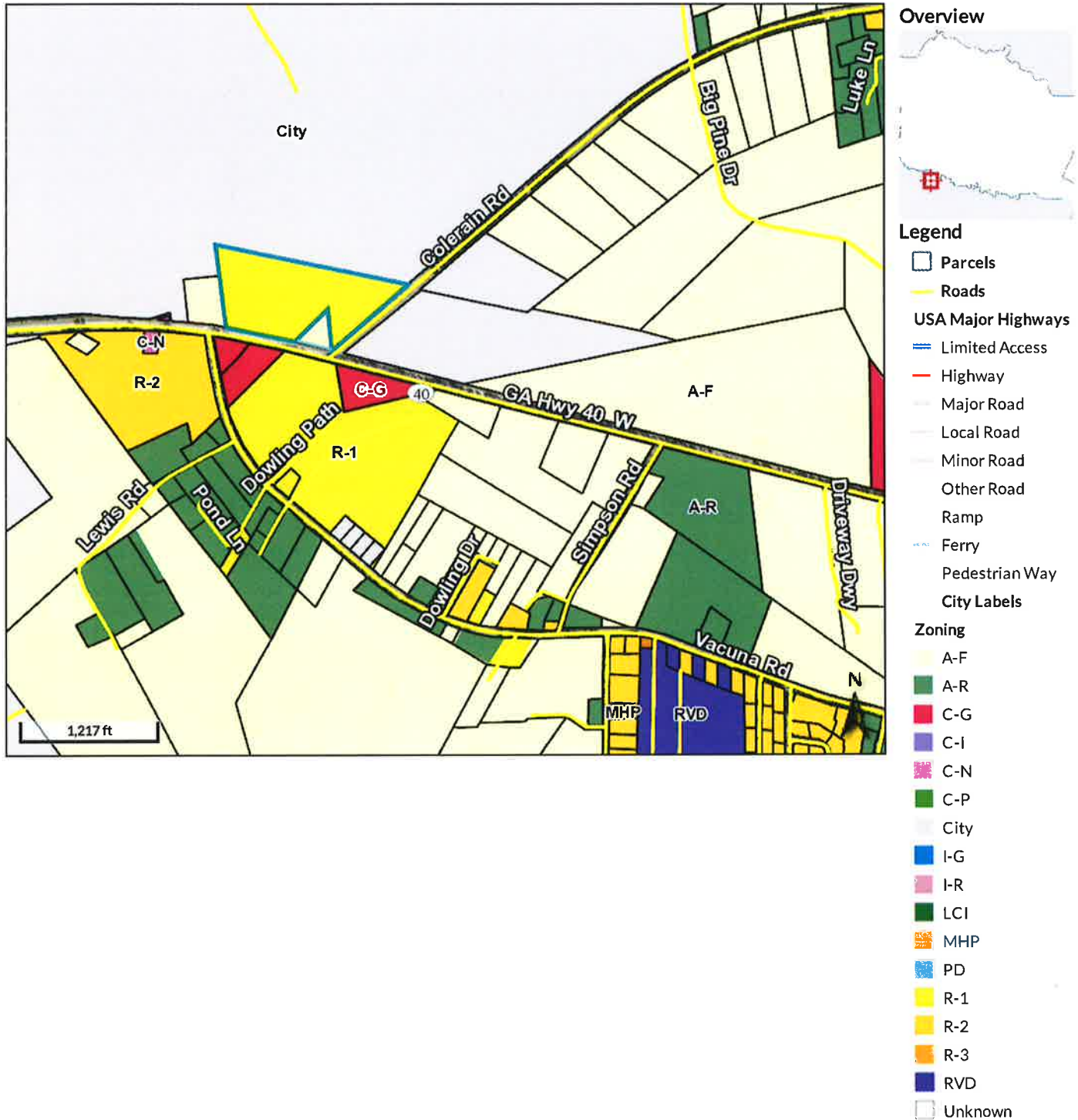
|                   |                           |                         |                        |                     |                  |               |             |
|-------------------|---------------------------|-------------------------|------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>  | 070 043A                  | <b>Owner</b>            | PUTZ LAWRENCE JR &     | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b> | Residential               |                         | CAROL J                | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing</b>     | 42 UNINCORPORATED SERVICE |                         | 222 DEALS CIRCLE SOUTH | 7/31/2007           | \$12000          | LM            | Q           |
| <b>District</b>   | DIST                      |                         | WOODBINE, GA 31569     | 7/31/2007           | \$242000         | MN            | U           |
|                   | 42 UNINCORPORATED SERVICE | <b>Physical Address</b> | n/a                    |                     |                  |               |             |
|                   | DIST                      | <b>Assessed Value</b>   | Value \$13226          |                     |                  |               |             |
| <b>Acres</b>      | 1                         |                         |                        |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 1/12/2022

Last Data Uploaded: 1/12/2022 4:02:07 AM

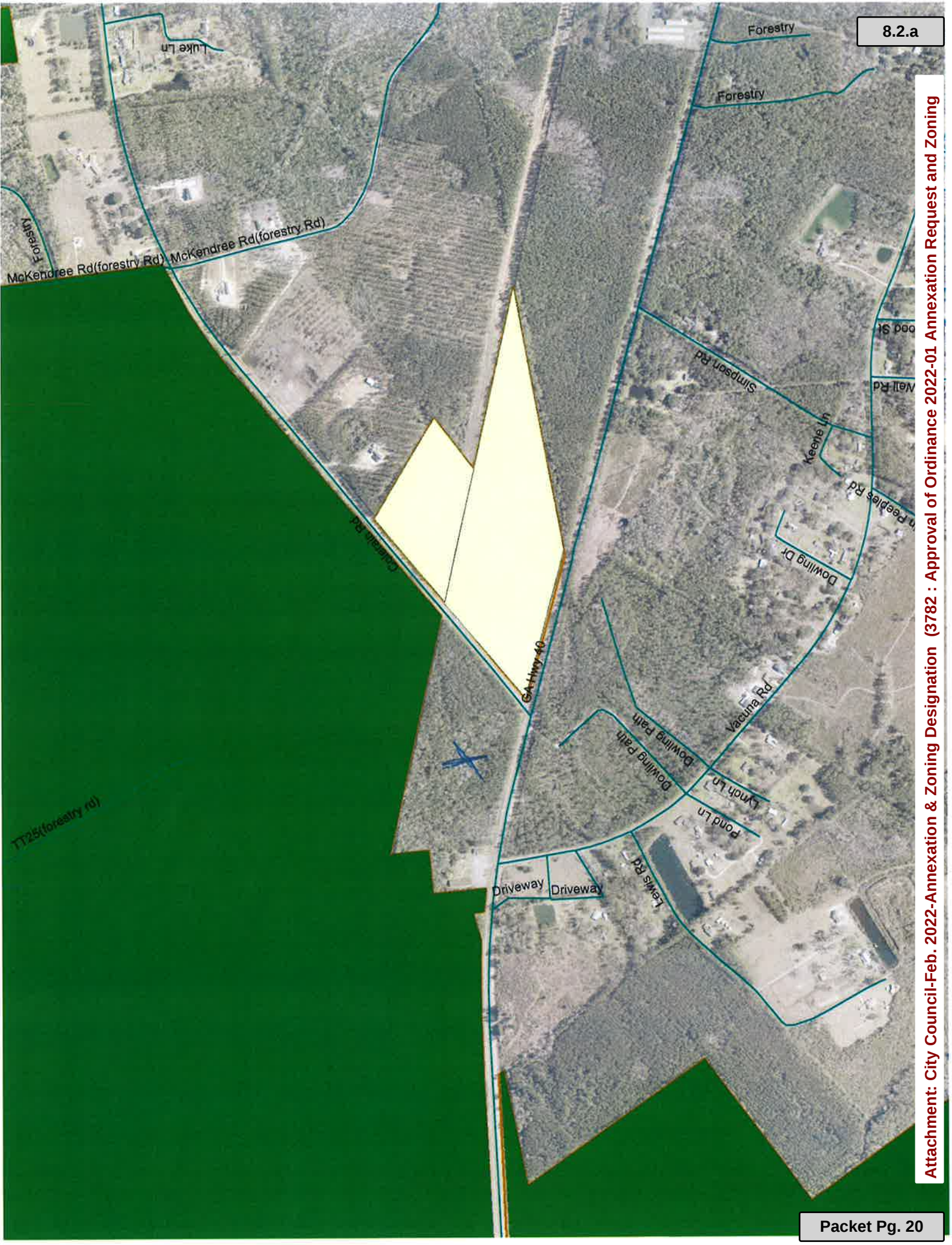
Developed by 



**Parcel ID** 070 055  
**Class Code** Agricultural  
**Taxing District** 42 UNINCORPORATED SERVICE DIST  
 42 UNINCORPORATED SERVICE DIST  
**Acres** 19.14

**Owner** PUTZ LAWRENCE JR & CAROL J  
 222 DEALS CIRCLE SOUTH  
 WOODBINE, GA 31569  
**Physical Address** n/a  
**Assessed Value** Value \$97848

| Last 2 Sales |           | Reason | Qual |
|--------------|-----------|--------|------|
| Date         | Net Price |        |      |
| 7/31/2007    | 0         | MN     | U    |
| 3/19/2007    | \$93450   | LM     | Q    |



**ORDINANCE NO. 2022-01****AN ORDINANCE TO ANNEX A 19.14 ACRE TRACT AND A 1.0 ACRE TRACT OF  
CAROL J. PUTZ AND LAREWNC PUTZ JR. BY THE CITY OF KINGSLAND**

**WHEREAS**, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

**WHEREAS**, Carol J. Putz and Lawrence Putz Jr. owns two tracts located on Colerain Rd. and Ga. Hwy. 40 West otherwise described as map and parcel 070 043A and 070 055 consisting of a total of 20.14 acres to be annexed with both of the tracts currently undeveloped.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND** that the City of Kingsland annex the stated property of Carol J. Putz and Lawrence Putz Jr. and that it be zoned C-2 (General Commercial).

**Adopted and approved this 14<sup>th</sup> day of February, 2022.**

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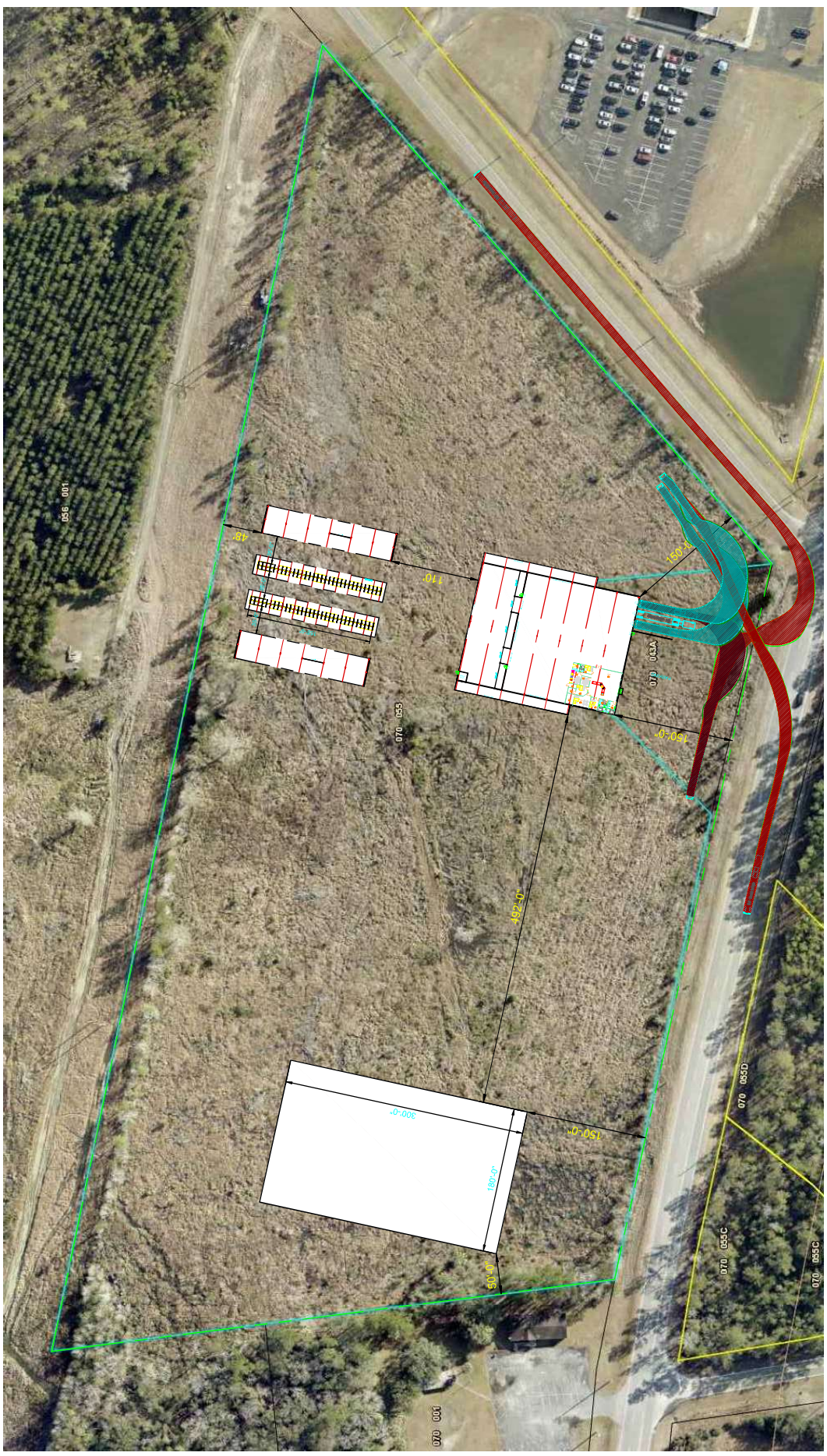
Dr. C. Grayson Day, Jr., Mayor

ATTEST:

---

Jean Seigler, City Clerk

|                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                         |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROJECT NAME: SPECIALTY STRUCTURAL KINGSLAND, GA                                                                                                                   |  | SHEET NO: C100                                                                                                                                                                                                                                                                                                          |  |
| SHEET DESCRIPTION: SITE LAYOUT PLAN                                                                                                                                |  | SCALE: AS SHOWN                                                                                                                                                                                                                                                                                                         |  |
| PROJECT NUMBER: 021-16391                                                                                                                                          |  | SHEET FILE NO: D21-16391-00-C-100-00                                                                                                                                                                                                                                                                                    |  |
| SALESPERSON: CLINT                                                                                                                                                 |  | CLINT                                                                                                                                                                                                                                                                                                                   |  |
| A Division of WTD Holdings, Inc.<br>2255 Justin Trail   Alpharetta, GA 30004<br>(PH) 800.963.0892 (FAX) 770.569.9944<br>www.ct-darnell.com   www.sunbelt-track.com |  | © Copyright 2019 by WTD Holdings, Inc. All rights reserved. This document is property of WTD Holdings, Inc. It is to be used only for the specific project referred to or identified herein and is not to be used on other projects, in whole or in part, except by the express written agreement of WTD Holdings, Inc. |  |
| PRELIMINARY ONLY (NOT FOR CONSTRUCTION)                                                                                                                            |  | REV. DATE DESCRIPTION                                                                                                                                                                                                                                                                                                   |  |
|                                                                                                                                                                    |  | 00 10/20/21 PRELIMINARY DESIGN EXAM                                                                                                                                                                                                                                                                                     |  |
|                                                                                                                                                                    |  | DRAFT CHECK ENG                                                                                                                                                                                                                                                                                                         |  |



## City of Kingsland Community Planning and Development Department

## AGENT AUTHORIZATION FORM

## Ownership Certification

State of Georgia  
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 2/7, 20022, by virtue of a deed dated July 31, 2007, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1376, Page 00353.

LAWRENCE PUTZ JR  
Owner's Printed/Typed Name

[Signature]  
Owner's Signature Date: 1-26-2022

Carol J. Putz  
Other Owner's Printed/Typed Name

[Signature]  
Other Owner's Signature Date: 1/26/2022

## Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Matt Berg to act as Agent in submitting and representing the above identified application in my/our behalf.

[Signature]  
Owner's Signature

\_\_\_\_\_  
Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Matt Berg \_\_\_\_\_  
Authorized Agent's Name-Printed Authorized Agent's Signature Date

## Community Planning and Development

Received by: Ashley Kumbak Date: 1/26/22

1376 00353

00890

Please return to:  
 Gilbert, Harrell, Sumerford & Martin, P.C.  
 Attorneys at Law  
 P. O. Drawer 766  
 St. Marys, GA 31558

CAMDEN COUNTY, GEORGIA  
 REAL ESTATE TRANSFER TAX  
 PAID

CAMDEN CO. CLERK'S OFFICE

THE 15<sup>th</sup> DAY OF AUGUST 2007  
 2007 AUG 15 PM 4:10  
 Clerk of Superior Court  
 Susan L. Waldron

STATE OF GEORGIA

COUNTY OF CAMDEN

## WARRANTY DEED

THIS INDENTURE, made this 31<sup>st</sup> day of July, 2007, between  
 CHARLES C. MILLER, JR., of the first part, and LAWRENCE PUTZ, JR. and  
 CAROL J. PUTZ, joint tenants with right of survivorship, 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 at and before the sealing and delivery of these presents, the receipt of  
 which is hereby acknowledged, has granted, bargained, sold and conveyed, and  
 by these presents does grant, bargain, sell and convey unto the said parties of  
 the second part, their heirs and assigns, all those lots, tracts, or parcels of land  
 lying and being in the 1606th G. M. District, Camden County, Georgia, more  
 particularly described as follows:

## TRACT ONE

All that tract of land containing 19.14 acres as more fully and  
 accurately shown and described on that certain plat of survey by  
 James Whitely Reynolds, Georgia Registered Land Surveyor No.  
 2249, dated December 10, 1986, recorded in Plat Cabinet 1, File  
 No. 151-D, Camden County, Georgia.

## TRACT TWO

All of Tract 1-A, containing 1.05 acres, more or less, as more fully  
 and accurately shown and described on that certain plat of survey  
 by Matthew M. Jordan, Georgia Registered Land Surveyor No.  
 3011, dated August 8, 2006, recorded in Plat Cabinet 4, Map No.  
 75-C-2, Camden County, Georgia, records.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if  
 any.

TO HAVE AND TO HOLD the said bargained premises, together with all



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3785)**

**8.3**

Meeting: 02/14/22 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 3785

## **Approval of Final Plat - Lake Juniper Phase 3**

Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

All engineering and planning reviews have been completed and approved for Phase 3. The developer will follow the previously amended PD with the reduced setbacks. Zoning is PD-R-1. *The Planning Commission recommends approval.*



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:** February 7, 2022

**City Council Meeting Date:** February 14, 2022

**Agenda Item:** Lake Juniper Phase 3- Final Plat

**Background:** Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approx. 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

**Summary:** All engineering and planning reviews have been completed and approved for The Phase 3. The developer will follow the previously amended PD with the reduced setbacks.

**Zoning:** PD-R1

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Feb. 2022 220042

8.3.a

## APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

**Part A—General Information**

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

**Part B — Applicant Only**

1. **Your Name:** Jeff Foster - AKM Surveying, Inc. **Phone:** 912-729-1507  
**Address:** P.O. Box 5730 St. Marys, Ga 31558
2. **Owner, if not same:**  
**Name:** Lake Manor West, LLC  
**Address:** 140 Lakes Blvd. Kingsland Georgia 31548
3. **What is your interest if you are not the owner?**  
Agent for Owner
4. **Name of proposed subdivision:** Lake Juniper - Phase 3
5. **Location of subdivision: Neighborhood:** The Lakes  
**Street:** Verano St.  
**Parcel Number:** 107 005 001 **Lot Number:** \_\_\_\_\_
6. **Present zoning:** PD-R1
7. **Number of proposed lots:** 24
8. **Area of proposed subdivision:** 9.13 Acres
9. **Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
  - Final Plat (Original and 9 copies)
  - Vicinity Map
  - Proof of ownership
10. **Signed:** [Signature] **Date:** 1/27/22

**Part C - Planning Official Only**

1. **Date application was filed:** 1/27/22
  2. **Was this at least 26 days before the Planning Commission meeting at which it will be reviewed?** ( ) Yes ☒ No ok per Lee spell.
  3. **Checked by:** Scott & James
  4. **Are Final Plat and application complete?** ( ) Yes ☒ ( ) No
  5. **Correct fee paid?** ☒ Yes ( ) No ( ) Not applicable
  6. **Date final plat reviewed by Planning Commission:** 2/7/22  
( ) Approved ( ) Disapproved
- Conditions of approval or reasons for disapproval: \_\_\_\_\_

Attachment: Feb. 2022 Final Plat-Lake Juniper-Phase 3 (3785 : Approval of Final Plat - Lake Juniper Phase 3)

\\WPN\_SERVER\Drainage\CAD & PDF FILES\2019\Garwood Lake\Upper Top Lakes\LAKE MINIPER 0-43 FINAL PLAT.dwg



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

Meeting: 02/14/22 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

**AGENDA ITEM (ID # 3780)**

DOC ID: 3780

## **Approval of Final Plat - Ryan's Cove Phase 3**

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC, has submitted an application for approval of the final plat for Phase 3 of Ryan's Cove. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD-R-2. *Planning Commission recommends approval.*



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:** February 7, 2022

**City Council Meeting Date:** February 14, 2022

**Agenda Item:** Ryan's Cove – Phase 3 Final Plat

#### Background:

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC has submitted an application for approval of the final plat for Phase 3 of Ryans Cove. The Laurel Island Plantation area of the city continues to be a popular place to live in the city. In other areas of the development, the developer has built upscale duplexes that have added to the overall appeal of the area. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019.

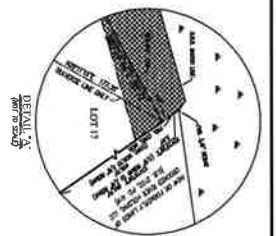
**Zoning:** PD-R2

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning Director



SUBSCRIBED HERETO, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBMISSION OF THE LAND SHOWN HEREBY BY AN ACTUAL SURVEY, AND DOES HEREBY REPEATEDLY DENY TO THE USE OF THE PUBLIC ALL RIGHTS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

**RONALD SAWYER, OWNER**

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,715.3 FEET.

[illegible]

I HEREBY CERTIFY THAT THE OWNER, OR HIS 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 KANSASLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

DATE \_\_\_\_\_

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

BY: \_\_\_\_\_  
CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_  
DATE: \_\_\_\_\_

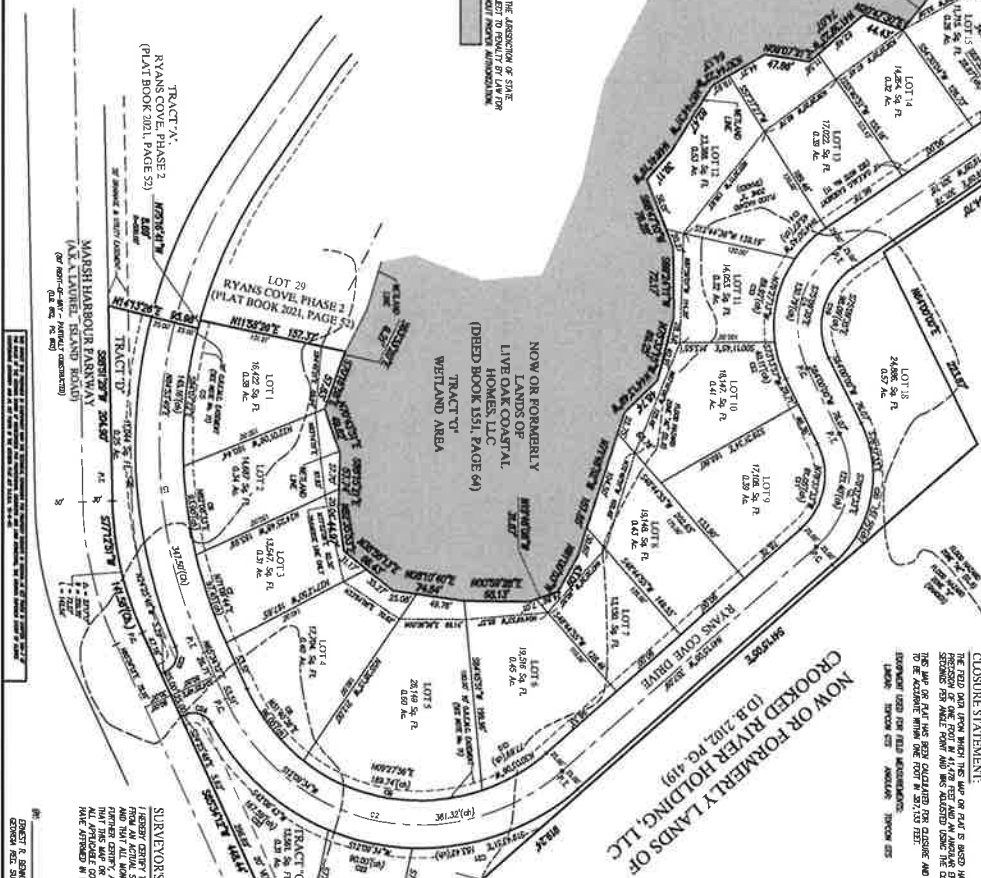
- 1) BEARINGS SHOWN HEREIN REFER TO THE BEARING OF SURVEY 29°W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF WADSWORTH HARBOR PARKWAY ACCORDING TO SURVEY BY PRIVATE & ASSOCIATES, INC. DATED 9-10-87 WITH COR. NO. B-2-752(1)-(2)-87.
- 2) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES X(SHAD), XE(1), XE(2), XE(3), & XE(4) AS PER F.E.D. MAPS FOR CALHOUN COUNTY, DATED 12-31-17. MAP NO. 120304025. COMMENT NO. 120325. PANEL NO. 0405. SHEET 2.

5.) SUBJECT PROPERTY CONTAINS 10.12 ACRES, (19 LOTS & 4 TRACT)

9.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.

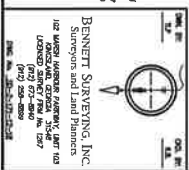
(D.R.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.

WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF STATE AND FEDERAL AGENCIES. OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR OBSTRUCTION TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS ARE SHOWN HERE:



HERBERT GRUBB THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER AN DIRECT SUPERVISION OF HIM, AND THAT ALL INFORMATION SHOWN HEREON HAS BEEN SET ON PLAIN, AND THAT THE MAP OR PLAT HAS BEEN APPROVED FOR PLACING IN WRITING BY ANY OF THE APPLICABLE COMMISSION MEMBERS OR THAT SUCH COMMISSION AUTHORITY HAS BEEN OBTAINED IN WRITING THAT APPROVAL IS NOT REQUIRED.

ROBERT R. BENNETT, JR.  
GEORGETOWN BELLS SUMMITTER WA. 28031





**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3779)**

8.5

Meeting: 02/14/22 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 3779

## **Approval of Preliminary Plat - Lake Victoria Phase V**

Lake Victoria Phase V is a single family residential development by Soncel, Inc. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Dr. The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. *Planning Commission recommends approval.*



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:** February 7, 2022

**City Council Meeting Date:** February 14, 2022

**Agenda Item:** Lake Victoria Phase V- Preliminary Plat

**Background:** Lake Victoria Phase V is a single family residential development by Soncel, Inc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Drive.

**Zoning:** PD/R-1

#### Summary:

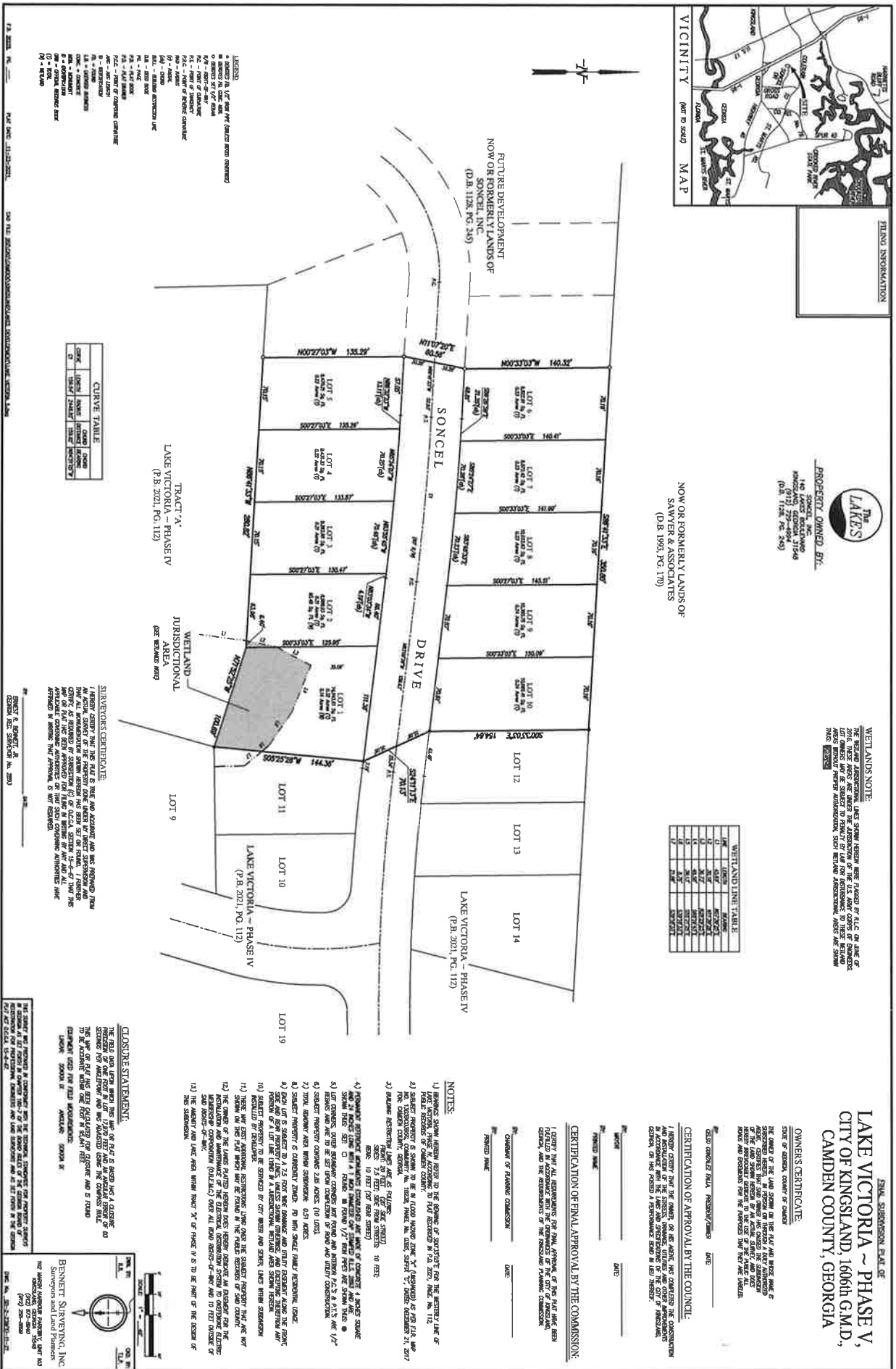
The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council.

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director





**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

Meeting: 02/14/22 06:00 PM  
Department: City Clerk  
Category: License  
Prepared By: Jean Seigler  
Initiator: Jean Seigler  
Sponsors:  
DOC ID: 3789

**AGENDA ITEM (ID # 3789)**

## **Approval Of: Temporary Alcohol License for Daniel Black/Wee Pub for the 2022 Mardi Gras Festival**

Mr. Daniel Black, acting agent for Wee Pub, has submitted an application for a temporary alcohol license for the sale of beer/wine by the drink at the K-BAY Mardi Gras Festival to be held on February 25 -26, 2022 in downtown Kingsland.



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

**City Council Meeting Date:** February 14, 2022

**Agenda Item:** Temporary Alcohol License for Wee Pub, Daniel Black, acting agent.

**Summary:** The applicant has applied for a 2-day temporary alcohol license for Wee Pub and the purpose of the temporary license will be for the sale of beer/wine by the drink at the Mardi Gras Festival to be held on February 25<sup>th</sup> and 26<sup>th</sup>, 2022.

**Zoning:** C-1 (Downtown Business District)

**Staff Recommendation:** Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director

Attachment: Alcohol License Wee Pub (3789 : Approval Of: Temporary Alcohol License for Daniel Black/Wee Pub)



**CITY OF KINGSLAND**  
**TEMPORARY PERMIT FOR SALE BY NONPROFIT CIVIC ORGANIZATIONS**

**Temporary/Special Event Alcohol Beverage Permit Application**

☐ Non-Profit: 501(c)   ☐ Non-Profit: 501(d)   ☐ Non-Profit: 501(e)   ☐ Other \_\_\_\_\_

☐ Beer   ☒ Wine   ☐ Distilled Spirits

Organization Name: Wee Pub / Mardi Gras Festival in Kingsland

Location of Event: Intersection of US 17 & W. Williams Kingsland Ga 31548

Set-Up Date(s) of Event: 2/25/22

Ending Date(s) 2/26/22

Event Start-time: 2/25-6pm 2/26-10am

Event End-time: 2/25-10pm 2/26 7pm

Applicant's Name: Daniel Black

Mailing Address: 116 Boatsman Way St. Marys Ga 31558

Physical Address: 116 Boatsman Way St. Marys Ga 31558

Federal Tax ID #: 45-4147767

Contact's Person Name: Daniel Black

Applicant's Phone #: 912-399-4882

Contact's Phone #: 912-399-4882

Alcohol Provided By: Wee Pub

How will alcohol be dispensed? ☒ For Sale/Sold   ☐ Give-away

Will There Be Entertainment at the Event? ☒ Yes   ☐ No

Business catering food: N/A

Estimated # of Attendees: 1000-5000

Will the Event Be Open to the Public? ☒ Yes   ☐ No

Will There Be Security at The Event? ☒ Yes   ☐ No

Copy of 501 designation attached? ☐ Yes   ☐ No   ☒ Not Applicable

Please sign and date this application acknowledging your responsibilities as the license holder to ensure all state and local laws governing the dispensing of alcohol, including the prohibition against serving to minors, are strictly enforced. By signing below, you agree that you have read, understand & acknowledge your responsibilities as outlined in City of Kingsland Ord. No. 2012-06, 8-27-2012 / Sec. 3-19.1. - Issuance of Temporary Permit for Sale by Nonprofit Civic Organizations.

Daniel Black  
 Print Name

Daniel Black  
 Signature

1/24/22  
 Date

**Office Use**

Permitting Office:

Approved ☒

Disapproved ☐

Police Department: Get St. Mary's copy

Approved ☒

Disapproved ☐

City Manager Office:

Approved ☒

Disapproved ☐

Comments:

Authorized Signature

[Signature]  
[Signature]  
[Signature]

This license must be posted in a conspicuous place at the location and available for immediate inspection at all times that the location is open.

For changes to your license:

- Ownership - you must reapply at <https://gtc.dor.ga.gov>.
- Mailing address - update at <https://gtc.dor.ga.gov>.

To ensure you have your license please reapply by November 1 of each year.

Monthly returns and/or reports are required for some licences. For more information on filing requirements, required signs, or to view applicable laws and regulations, visit <https://dor.georgia.gov/> and click the Alcohol & Tobacco tab, or call the Douglas Regional Office at (912) 389-4094.

Georgia Department of Revenue

(Cut here before displaying)

**STATE OF GEORGIA - DEPARTMENT OF REVENUE**

**License to Sell Alcoholic Beverages**

As set forth and defined in Title 3

Georgia Alcoholic Beverage Code and Regulations Pertaining Thereto

**Not Valid Without Local License If Required - Non Transferable**

**EFFECTIVE DATE** 01-Jan-2022

**LICENSE EXPIRES** 31-Dec-2022

**BOND EXPIRES**

**STATE TAXPAYER IDENTIFIER**  
20213895709

**LICENSE NUMBER**  
0067596

**DATE ISSUED**  
14-Dec-2021

**LICENSE FEE**  
\$200.00

**LOCAL LICENSE ISSUED BY**

**THIS LICENSE AUTHORIZES THE BELOW LICENSEE TO SELL**

MCBLACK INC: Consumption on Premises - Beer, Wine and Liquor

**DBA**

MCGARVEYS WEE PUB

**AT THE FOLLOWING LOCATION**

2603 OSBORNE RD STE P SAINT MARYS GA 31558-8907

**COUNTY**

CAMDEN

MCBLACK INC  
2603 OSBORNE RD STE P  
SAINT MARYS GA 31558-8907

Failure to pay any tax accruing under said Act to the Department of Revenue, or violation of any provisions of said Act or any valid rule and regulation made pursuant thereto, shall be grounds for cancellation of this license by the Commissioner of Revenue

*Robyn A. Critten*

State Revenue Commissioner

**THIS LICENSE MUST BE DISPLAYED CONSPICUOUSLY AT LOCATION SHOWN HERE**

Packet Pg. 38

Attachment: Alcohol License Wee Pub (3789 : Approval Of: Temporary Alcohol License for Daniel Black/Wee Pub)

POST IN A CONSPICUOUS PLACE

## CITY OF ST. MARYS

## 2022 Alcoholic Beverage License

McBlack Inc.  
D/B/A McGarveys Wee Pub  
2603 Osborne Road Suite P  
St Marys Georgia 31558

License No: #0918 B/W/SL

Date of Issue: December 8, 2021

Kevin McGarvey &amp; Daniel Black

Leasee/Owner

In consideration of which St. Marys, Georgia, has granted a license for conducting  
the sale of Beer/Wine/Spirituos Liquor  
ON-PREMISE WITH FOOD

Amount Paid \$ 2,750.00

Expiration Date: December 31, 2022

Witness my hand and seal with day and year above written

DEBORAH WALKER-REED

City Clerk

THIS LICENSE IS NON-TRANSFERABLE AND SUBJECT TO REVOCATION IF ABUSED.

CITY OF KINGSLAND, GEORGIA  
 SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) FORM  
 O.C.G.A. § 50-36-1(E)(2) AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax Certificate, as referenced in O.C.G.A. § 50-36-1, from the City of Kingsland, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

1) Yes I am a United States citizen.

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

2)    I am a legal permanent resident of the United States. \*\*

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

3)    I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. \*\*

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

\_\_\_\_\_

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Passport (please attach copy of document)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in St Marys (City), GA (State).

Daniel V Black 1/24/22  
 Signature of Applicant Date

Daniel V Black  
 Printed Name of Applicant

Business License Acct. No. \_\_\_\_\_

Sales Tax ID No. \_\_\_\_\_  
 (If Applicable)

SUBSCRIBED AND SWORN BEFORE ME ON  
 THIS THE 24 DAY OF January, 20 22

[Signature]  
 NOTARY PUBLIC/SEAL

My Commission Expires: 05.14.24

Attachment: Alcohol License Wee Pub (3789 : Approval Of: Temporary Alcohol License for Daniel Black/Wee Pub)

E-VERIFY FORM  
CITY OF KINGSLAND AFFIDAVIT  
O.C.G.A. § 36-60-6(d) E-VERIFY PRIVATE EMPLOYER AFFIDAVIT OF COMPLIANCE

By executing this affidavit under oath, as an applicant for a(n) WEEK PUB SPECIAL EVENT ALCOHOL LICENSE [Occupational Tax Certificate, Alcohol License or other document required to operate a business] as referenced in O.C.G.A. § 36-60-6(d), from the City of Kingsland, Georgia, the undersigned applicant representing the private employer known as Mardi Gras Festival [printed name of private employer] verifies one of the following with respect to my application for the above mentioned document:

- 1) a)        On January 1st of the below signed year the individual, firm, or corporation employed more than ten (10) employees.  
b) ✓ On January 1st of the below signed year the individual, firm, or corporation employed less than ten (10) employees. (Exempt from E-Verify Program)

If the employer selected 1(a) please fill out Section 2 below.

2)        The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

Federal Work Authorization User Identification Number

BUSINESS ACCOUNT NO.

Date of Authorization

SALES TAX ID NO. (Only if Applicable)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties allowed by such statute.

Executed in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

*[Signature]* 1.24.22  
Signature of Applicant Date  
Daniel V. Black  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS THE 24 DAY OF January, 2022.

*[Signature]*  
NOTARY PUBLIC/SEAL

My Commission Expires: 05.14.24

Attachment: Alcohol License Wee Pub (3789 : Approval Of: Temporary Alcohol License for Daniel Black/Wee Pub)



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3787)**

Meeting: 02/14/22 06:00 PM  
Department: City Clerk  
Category: License  
Prepared By: Jean Seigler  
Initiator: Jean Seigler  
Sponsors:  
DOC ID: 3787

9.2

## **Approval Of: Temporary Alcohol License for Katie Kilner/Walkabout Campground and RV Park**

Ms. Katie Kilner, acting agent for Walkabout Camp and RV Park, has submitted an application for a temporary alcohol license for a one day sale of beer/wine by the drink for a music festival to be held March 12, 2022. This event will take place at 742 Old Still Road.



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

**City Council Meeting Date:** February 14, 2022

**Agenda Item:** Temporary Alcohol License for Walkabout Camp & RV Park/ Katie Kilner, acting agent.

**Summary:** The applicant has applied for a temporary alcohol license for Walkabout Camp & RV Park and the purpose of the temporary license will be for the sale of beer/wine by the drink at their annual music festival to be held on March 12, 2022.

**Zoning:** C-4 (Interchange Commercial)

**Staff Recommendation:** Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

# INITIAL

KIL I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at [www.kingslandgeorgia.com](http://www.kingslandgeorgia.com))

Sworn to and subscribed to this 5<sup>th</sup> day of January, 20 2022

Katie Kilner  
742 Old Hill Rd  
Woodbury GA 31569

APPLICANT (s)

WITNESS

NOTARY PUBLIC  
(SEAL)



To be completed by City Officials

Recommendation of Planning Dir. X Approve \_\_\_\_\_ Disapprove [Signature] Initials

Recommendation of Police Chief X Approve \_\_\_\_\_ Disapprove [Signature] Initials

Recommendation of Building Insp. X Approve \_\_\_\_\_ Disapprove [Signature] Initials

Date of Publication 1/13 & 1/20/22

Dates of Reading by Council 2/14/22

Council Voted to: \_\_\_\_\_ Approve \_\_\_\_\_ Disapprove \_\_\_\_\_ Initials

Date License Issued (subject to Council Approval): 2/15/22

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.

**E-VERIFY FORM  
CITY OF KINGSLAND AFFIDAVIT  
O.C.G.A. § 36-60-6(d) E-VERIFY PRIVATE EMPLOYER AFFIDAVIT OF COMPLIANCE**

By executing this affidavit under oath, as an applicant for a(n) Temp. Alcohol License  
[Occupational Tax Certificate, Alcohol License or other document required to operate a business] as referenced in  
O.C.G.A. § 36-60-6(d), from the City of Kingsland, Georgia, the undersigned applicant representing the private employer  
known as Walk about camp Ground [printed name of private employer] verifies one of  
the following with respect to my application for the above mentioned document:

- 1)
- a) \_\_\_\_\_ On January 1st of the below signed year the individual, firm, or corporation employed more than ten (10) employees.
- b) X On January 1st of the below signed year the individual, firm, or corporation employed less than ten (10) employees. (Exempt from E-Verify Program)

If the employer selected 1(a) please fill out Section 2 below.

2) \_\_\_\_\_ The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

\_\_\_\_\_  
Federal Work Authorization User Identification Number

\_\_\_\_\_  
BUSINESS ACCOUNT NO.

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
SALES TAX ID NO. (Only if Applicable)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties allowed by such statute.

Executed in Kingsland (City), Ga (State).

Katunum  
Signature of Applicant

1/5/22  
Date

Katie Kilner  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS THE 5 DAY OF Jan, 2022

Scott L. Kimball  
NOTARY PUBLIC/SEAL

My Commission Expires: \_\_\_\_\_



**CITY OF KINGSLAND, GEORGIA**  
**SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) FORM**  
**O.C.G.A. § 50-36-1(E)(2) AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT**

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax Certificate, as referenced in O.C.G.A. § 50-36-1, from the City of Kingsland, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

1) X I am a United States citizen.

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

2)      I am a legal permanent resident of the United States. \*\*

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

3)      I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. \*\*

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

\_\_\_\_\_

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License (please attach copy of document)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Kingsland (City), Ga (State).

Katie Kilner  
 Signature of Applicant

1/5/22  
 Date

Katie Kilner  
 Printed Name of Applicant

Business License Acct. No. \_\_\_\_\_

Sales Tax ID No. \_\_\_\_\_  
 (If Applicable)

SUBSCRIBED AND SWORN BEFORE ME ON  
 THIS THE 5 DAY OF Jan, 2022.

Scott L. Kimball  
 NOTARY PUBLIC/SEAL



My Commission Expires:



# City of Kingsland

## POLICE DEPARTMENT

Dr. C. Grayson Day, Jr.  
Mayor

Robert L. Jones  
Chief of Police

To Scott Kimball,

January 5, 2022

A background investigation was conducted for the Alcohol Beverage License application submitted by Katie Kilner for the Walkabout Camp & RV Park 742 Old Still Rd. Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Katie Kilner and no criminal history was located. There is no record of Kilner having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Kilner did not locate any information that would disqualify Kilner from licensing.

I spoke with the three persons listed as references on the application.

On 01/05/2022, I spoke with Niece Behrens, 904-674-4421. Behrens stated she has known Kilner for approximately 3 1/2 years from living/staying at the RV park. Behrens stated she knows of no reason why Kilner should not be granted this application.

On 01/05/2022, I spoke with Ashley Sumner, 224-374-2758. Sumner stated she has known Kilner for approximately 2 years as friends and from living/staying at the RV park. Sumner stated she knows of no reason why Kilner should not be granted this application.

On 01/05/2022, I spoke with Christine Howell, 229-425-7530. Howell stated she has known Kilner for approximately 6 month to a year from living/staying at the RV park and as business associates. Howell stated she knows of no reason why Kilner should not be granted this application.

Based on the above information and with a contingency of two Kingsland Police Officers being hired to conduct security for the event (Per Chief Jones), I believe Katie Kilner is qualified for this alcohol license.

Respectfully,

  
Sean Rafferty  
Criminal Investigations Division  
Kingsland Police Dept.  
912-729-8260

Attachment: Walk About Temp License (3787 : Approval Of: Temporary Alcohol License for Katie Kilner/Walkabout Campground and RV Park)

**Scott Kimball**

---

**From:** katie walkaboutcamp.com <katie@walkaboutcamp.com>  
**Sent:** Thursday, January 6, 2022 10:24 AM  
**To:** Scott Kimball  
**Subject:** Re: Alcohol License

Yes sir.

We always have two Kingsland police officers. Does he prefer we find them or would he like to assign them? Either way is fine with us

Thanks  
 katie

Sent from my iPhone

On Jan 6, 2022, at 9:19 AM, Scott Kimball <Skimball@kingslandgeorgia.com> wrote:

Katie,

Please see police Chief Jones comment per your alcohol license: **Chief Jones is requesting that they hire two Kingsland Officers to work security at the event, as they did last year. As long as that contingency is in place, he is approving the application for the alcohol beverage license.**

Please respond that you agree to this request.

*Thank you,*  
**Scott L. Kimball**  
**City of Kingsland**  
**Planning & Zoning Director**  
**Business License Administrator**  
**912-729-8222 Office**  
**912-464-0855 Cell**

This message may contain confidential information pertaining to the City of Kingsland. This message and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the original intended recipient, or a person responsible for delivering this e-mail to the intended recipient, you are hereby notified that you have received this e-mail in error and that any use, dissemination, distribution, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify us immediately by replying to this e-mail and deleting it from your system.

Attachment: Walk About Temp License (3787 : Approval Of: Temporary Alcohol License for Katie Kilner/Walkabout Campground and RV Park)



COGENT  SYSTEMS  
Georgia Applicant Processing Services

#### Acknowledgement

I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By: \_\_\_\_\_

*Katie Kilner*

Date: \_\_\_\_\_

*1/4/22*



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3777)**

Meeting: 02/14/22 06:00 PM  
Department: City Manager  
Category: Agreement  
Prepared By: Lee Spell  
Initiator: Lee Spell  
Sponsors:  
DOC ID: 3777

9.3

## **Approval Of: National Opioids Settlement Participation Form (Distributor & Manufacturer)**

Two proposed nationwide settlement agreements have been reached that would resolve all opioid litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors, McKesson, Cardinal Health and AmerisourceBergen, and one manufacturer, Janssen Pharmaceuticals, Inc., and its parent company Johnson & Johnson.

These settlement participation forms may allow Kingsland to receive settlement funds if the city becomes eligible to participate based on the state settlement agreement. *Staff recommends approval.*

Thank you for registering your subdivision on the national settlement website and for considering participating in the proposed Settlement Agreement with McKesson Corporation, Cardinal Health, Inc., and AmerisourceBergen Corporation (collectively “Settling Distributors”). This virtual envelope contains a Participation Form for the settlement including a release of claims and a separate Signature Page for Georgia’s State and Local Governments: Memorandum of Understanding Concerning National Distributor and Johnson & Johnson Settlements (A copy of the Memorandum is also attached). Both documents in this envelope must be executed, without alteration, and submitted in order for your subdivision to be considered potentially “participating.”

The sign-on period for Georgia subdivisions ends on March 31, 2022. Prior to that date, on or after January 26, 2022, based on national participation as of January 26, 2022, the states (in consultation with the subdivisions) and the Settling Distributors will determine whether the subdivision participation rate is sufficient for the settlement to move forward. If the deal moves forward and you elect to participate, your release will become effective. If it does not, it will not.

As a reminder, if you have not already started your review of the settlement documentation, detailed information about the Settlements may be found at: <https://nationalopioidsettlement.com/>. This national settlement website also includes links to information about how the Settlements are being implemented in your state and how settlement funds will be allocated within your state, including information about, and links to, any applicable allocation agreement or legislation. This website will be supplemented as additional documents are created. Georgia has also created a state-specific website which may be accessed here: [consumer.georgia.gov/opioidsettlement](https://consumer.georgia.gov/opioidsettlement).

**Settlement Participation Form**

|                                           |           |
|-------------------------------------------|-----------|
| Governmental Entity: Kingsland city       | State: GA |
| Authorized Signatory: Lee H. Spell        |           |
| Address 1: PO Box 250                     |           |
| Address 2: 107 S Lee Street               |           |
| City, State, Zip: Kingsland Georgia 31548 |           |
| Phone: 912-729-5613                       |           |
| Email: Lspell@kingslandgeorgia.com        |           |

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 (“Distributor Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Distributor Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Distributor Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Distributor Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed.
3. The Governmental Entity agrees to the terms of the Distributor Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Distributor Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Distributor Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Distributor Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Distributor Settlement.
7. The Governmental Entity has the right to enforce the Distributor Settlement as provided therein.



8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Distributor Settlement, including but not limited to all provisions of Part XI, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Distributor Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Distributor Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Distributor Settlement.
10. In connection with the releases provided for in the Distributor Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Distributor Settlement.

11. Nothing herein is intended to modify in any way the terms of the Distributor Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Distributor Settlement in any respect, the Distributor Settlement controls.



I swear under penalty of perjury that I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: \_\_\_\_\_

Name: Lee H. Spell

Title: City Manager

Date: \_\_\_\_\_

Attachment: Distributor Settlement 2022 (3777 : Approval Of: National Opioids Settlement Participation Form)



Thank you for registering your subdivision on the national settlement website and for considering participating in the proposed Settlement Agreement with Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., and Janssen Pharmaceutica, Inc. (collectively “Janssen”). This virtual envelope contains a Participation Form for the settlement including a release of claims and a separate Signature Page for Georgia’s State and Local Governments: Memorandum of Understanding Concerning National Distributor and Johnson & Johnson Opioid Settlements. (A copy of the Memorandum is also attached.) Both documents in this envelope must be executed, without alteration, and submitted in order for your subdivision to be considered potentially “participating.”

The sign-on period for Georgia subdivisions ends on March 31, 2022. Prior to that date, on or after January 26, 2022, based on national participation as of January 26, 2022, the states (in consultation with the subdivisions) and Janssen will determine whether the subdivision participation rate is sufficient for the settlement to move forward. If the deal moves forward and you elect to participate, your release will become effective. If it does not, it will not.

As a reminder, if you have not already started your review of the settlement documentation, detailed information about the Settlements may be found at: <https://nationalopioidsettlement.com/>. This national settlement website also includes links to information about how the Settlements are being implemented in your state and how settlement funds will be allocated within your state, including information about, and links to, any applicable allocation agreement or legislation. This website will be supplemented as additional documents are created. Georgia has also created a state-specific website which may be accessed here: [consumer.georgia.gov/opioidsettlement](https://consumer.georgia.gov/opioidsettlement).

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**Settlement Participation Form**

|                                           |           |
|-------------------------------------------|-----------|
| Governmental Entity: Kingsland city       | State: GA |
| Authorized Signatory: Lee H. Spell        |           |
| Address 1: PO Box 250                     |           |
| Address 2: 107 S Lee Street               |           |
| City, State, Zip: Kingsland Georgia 31548 |           |
| Phone: 912-729-5613                       |           |
| Email: Lspell@kingslandgeorgia.com        |           |

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 (“Janssen Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Janssen Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Janssen Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Janssen Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed.
3. The Governmental Entity agrees to the terms of the Janssen Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Janssen Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Janssen Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Janssen Settlement.
7. The Governmental Entity has the right to enforce the Janssen Settlement as provided therein.

Attachment: Janssen Settlement 2022 (3777 : Approval Of: National Opioids Settlement Participation Form)



8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Janssen Settlement, including but not limited to all provisions of Section IV (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Janssen Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Janssen Settlement shall be a complete bar to any Released Claim.
9. In connection with the releases provided for in the Janssen Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Janssen Settlement.

10. Nothing herein is intended to modify in any way the terms of the Janssen Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Janssen Settlement in any respect, the Janssen Settlement controls.



I swear under penalty of perjury that I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: \_\_\_\_\_

Name: Lee H. Spell

Title: City Manager

Date: \_\_\_\_\_

Attachment: Janssen Settlement 2022 (3777 : Approval Of: National Opioids Settlement Participation Form)





**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3776)**

Meeting: 02/14/22 06:00 PM  
Department: City Manager  
Category: Resolution  
Prepared By: Lee Spell  
Initiator: Lee Spell  
Sponsors:  
DOC ID: 3776

9.4

## **Approval Of: Resolution 2022-02 Section 125 Premium Only Plan**

Resolution of Amended Section 125 Cafeteria Plan effective April 1, 2022.

# Certificate of Resolution (2022-02)

For City of Kingsland

Section 125 Premium Only Plan

Plan Year Ending March 31, 2023

The undersigned Secretary or Principal of **City of Kingsland** (the Employer) hereby certifies that the following resolutions were duly adopted by the board of directors of the Employer on **April 1, 2022**, and that such resolutions have not been modified or rescinded as of the date hereof:

**RESOLVED**, that the form of Amended Section 125 Cafeteria Plan effective **April 1, 2022**, presented to this meeting is hereby approved and adopted and that the proper officers of the Employer are hereby authorized and directed to execute and deliver to the Administrator of the Plan one or more counterparts of the Plan.

**RESOLVED**, that the Administrator shall be instructed to take such actions that are deemed necessary and proper in order to implement the amended Plan, and to set up adequate accounting and administrative procedures to provide benefits under the Plan.

**RESOLVED**, that the proper officers of the Employer shall act as soon as possible to notify the employees of the Employer of the adoption of the amended Plan by delivering to each employee a copy of the summary description of the Plan in the form of the Summary Plan Description presented to this meeting, which form is hereby approved.

The undersigned further certifies that true copies of the Adoption Agreement, Plan Document, and the Summary Plan Description, approved and adopted in the foregoing resolutions, are attached herewith.

By \_\_\_\_\_  
Secretary/Principal

Attachment: Certificate of Resolution 2022 (3776 : Approval Of: Resolution 2022-02 Section 125 Premium Only Plan)



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3775)**

9.5

Meeting: 02/14/22 06:00 PM  
Department: City Manager  
Category: Agreement  
Prepared By: Lee Spell  
Initiator: Lee Spell  
Sponsors:  
DOC ID: 3775

## **Approval Of: 2022 Section 125 Plan Adoption Agreement**

Annual update to the City of Kingsland Section 125 Premium Only Plan to comply with the latest IRS rules for Group Benefit Cafeteria Plans. With this plan, employees save an average of 30% on insurance premiums and the city saves about \$80 in FICA taxes per \$1000 in premiums we deduct pre-taxed for participating employees. Last year our plan saved about \$131,925, including the \$104,152 in taxes saved by our employees. *Staff recommends approval.*

# Adoption Agreement (2022)

## For City of Kingsland

### Section 125 Premium Only Plan

The undersigned Employer amends the Premium Only Plan for those Employees who shall qualify as Participants hereunder. It shall be effective as of the date specified below. The Employer hereby selects the following Plan specifications:

1. **Name of Employer:** City of Kingsland
2. **Effective Date:** This Amended Premium Only Plan shall be effective as of **April 1, 2022**.
3. **Effective Date of Original Plan:** This Premium Only Plan was originally effective April 1, 2008.
4. **Plan Year:** The Amended Plan year shall begin on **April 1, 2022**, and end on **March 31, 2023**. Future plan years will be based on the same twelve-month period beginning each **April 1** and ending each **March 31**.
5. **Plan number:** 520
6. **Employer's Principal Office:** This Premium Only Plan shall be governed under the laws of the:
  - a. ☒ (X) State of Georgia
  - b. ☐ ( ) Commonwealth of
7. **Benefits:** All the benefits listed below are included in this plan whether or not you currently offer them:
  - **Health Insurance and Voluntary Plans.** Premiums that are payroll deducted on a pre-tax basis may include low-deductible or high-deductible medical insurance, dental insurance, vision care, critical illness insurance, accidental death/dismemberment (ADD) insurance, hospital indemnity and/or cancer insurance. Individually-owned insurance policy premiums may not be paid with pre-tax dollars through the Premium Only Plan.
  - **Group-Term Life Insurance up to \$50,000.** The \$50,000 limit must include any employer-provided group-term life insurance coverage. For example, if the employer provides \$20,000 of group-term life insurance for employees, then participants in the POP can payroll deduct premiums on a pre-tax basis for up to \$30,000 of additional coverage. However, employees may not pay premiums that cover spouses or dependents on a pre-tax basis, even if the amount is de minimis.
  - **Disability Plan.** Short-term and long-term disability policies. If payroll deducted on a pre-tax basis, any future benefits received will be taxable to the employee.
  - **Health Savings Account (HSA).** Allows employees to make contributions by pre-tax payroll deduction to their individually-owned HSA. Employers may also make contributions to the employee's HSA plan on each employee's behalf, in the manner set forth in the Plan.

by \_\_\_\_\_  
City of Kingsland



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

Meeting: 02/14/22 06:00 PM  
Department: Finance  
Category: Agreement  
Prepared By: Filiz Morrow  
Initiator: Filiz Morrow  
Sponsors:  
DOC ID: 3790

**AGENDA ITEM (ID # 3790)**

## **Approval Of: Tax Specialist of Georgia-Southeast, LLC Agreement (TSG)**

To authorize and engage TSG to conduct a review of the City's records pertaining to any and all Wastewater and Drinking Water Treatment projects for the purpose of determining if any Georgia Sales Tax was paid by any and all general contractors or their sub-contractors on purchases which qualify for Sales Tax exemption. Upon findings, TSG will file all necessary documentation required , contact, and/or meet with representatives of Georgia Department of Revenue for the sales tax refund claim. TSG will bear all costs incurred in the process in exchange for 25% of the total proceeds recovered from all findings. City is under no financial obligation to pay any sum to TSG if the City does not collect any proceeds. *Staff recommends approval.*

## Tax Specialists of Georgia-Southeast, LLC

### Sales & Use Tax Refund Engagement Agreement

In consideration of the mutual covenants contained herein, City of Kingsland (hereinafter referred to as, "Client") authorizes and engages **Tax Specialists of Georgia-Southeast, LLC** (hereinafter "TSG") as follows:

#### SERVICES TO BE PERFORMED:

1. TSG shall conduct a review of **Client's** records pertaining to any and all **Wastewater, Drinking-Water-Treatment, Solar Energy, or Landfill** projects as designated by **Client**. These projects shall be identified and made an addendum to this Engagement Agreement. The specific purpose of this review shall be the determination of the amount, if any, of Georgia Sales Tax paid by any and all general contractors or by their sub-contractors and/or by **Client** on purchases which qualify for Sales Tax exemption under Georgia's statutes (such items and those when totaled are hereinafter called the "Refundable Amount"). Because of Georgia's 3-Year Statute of Limitations, no project which has been completed prior to 3 years prior to the date of this agreement shall be included in the review.
2. The records to be reviewed shall include:
  - a. Client's Records: Documents pertaining to the project(s) to be reviewed, including project documentation such as a detailed description of the project, contact information for the contractor(s), and the periodic payment (Draw) documents from the contractor (s), including any and all Vendor invoices (to the contractor) which may be attached to the draw document. Client shall provide a minimal amount of its staff provide access to the project documents.
  - b. Contractor's records: The details of the review will be determined by a review of the invoices from each vendor to each contractor of the purchases of tangible personal property purchased by the contractor in the performance of the contract(s) to be reviewed. Tax Specialists of Georgia will make every effort to gain access to these records, but may request assistance from **Client**.
  - c. Taxes paid on each vendor invoice as well as taxes self-assessed by each contractor and paid directly to the State of Georgia.
3. TSG will file all of the necessary documentation required by the Georgia Department of Revenue in the Sales Tax Refund process, including the M7 application and the Claim for Refund, as well as the supporting documentation for each.
4. TSG will contact and/or meet with representatives of the Georgia Department of Revenue in any and all ways to assist in the prompt completion of the processing of the refund request(s).

#### CONFIDENTIALITY

5. Both parties hereby acknowledge that all data and/or information provided by **Client** or by project contractors to TSG shall be held in a confidential manner and not divulged except as may be required in the performance of this Agreement, in making claims to the taxing authorities or vendors or in obtaining other data as needed to conduct its review. This confidentiality shall not exceed that allowed by the Georgia Open Records Act. Should any person or entity make any claim for records under that Act on either party to this Agreement, that party shall - within one business day - notify the other party to allow that party to assert that such records are not covered by the Georgia Open Records Act.

#### COSTS IN CONDUCTING REVIEW

6. TSG shall bear all costs incurred in reviewing Client's records, in acquiring documentation, in preparing any required refund documents and the costs, if any, in appealing before the appropriate taxing agency. Should **Client** wish to appeal the denial of any part of the Claim for Refund to any judicial system (Superior Court, Tax Tribunal), the costs of such appeal shall be borne by **Client**.

## Tax Specialists of Georgia-Southeast, LLC

### Sales & Use Tax Refund Engagement Agreement

#### COMPENSATION TO TAX SPECIALISTS OF GEORGIA

7. In the event TSG does not discover any Refundable Amount as defined herein or if TSG believes that there is such a sum, but such position is denied by the Georgia Department of Revenue, **Client** is under no financial obligation to pay any sum to TSG.
8. In the event that (a) TSG discovers a Refundable Amount and (b) the Georgia Department of Revenue issues payment to **Client**, **Client** will notify TSG of the amount and the fact of payment, **immediately upon receipt and before deposit** of said sum. Whereupon, TSG will advise **Client** of TSG's best estimate of what has been denied in the refund claim and the extent to which such denial is justified or unlikely to be reversed on further appeal, whether interest appears to be properly added where owed, and the possible costs or delays of further appeal. Then, **Client** shall decide if the acceptance of the payment by deposit (which may waive further claims) is justified solely in **Client's** discretion.
9. **Client** shall pay TSG within ten (10) days of **Client's** receipt and acceptance of the tax refund, **twenty-five percent (25%)** of the total proceeds recovered from all filings made by Tax Specialists.

#### RESPONSIBILITIES OF CLIENT

10. **Client** shall be responsible:
  - a. for providing access to records relating to Projects.
  - b. for paying the sums as calculated under this Agreement.
  - c. for any and all consequences to Client for its failure to follow the laws of the State of Georgia regarding taxable sales by municipalities on services and products like, but not limited to, natural gas, cable television, broadband access, electricity, or product sales.
  - d. for electrical access sufficient to allow Tax Specialists to use its portable scanning equipment to copy records.
  - e. *To confirm if your city pays other sales tax (natural gas, etc.) ELECRONICALLY \_\_\_\_ [ initial] [if you file electronically, TSG is required to work with you to file electronically.]*

In witness whereof, Tax Specialists of Georgia-Southeast, LLC and **Client** have executed this agreement, under seal, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Tax Specialists of Georgia-Southeast, LLC  
1908 Bent Pine Park  
Statham, GA 30666

Phone: (770) 883-1383

City of Kingsland  
P. O. Box 250  
Kingsland GA 31548-0250

Phone: (912) 729-5613

By: \_\_\_\_\_

Print Name: William H. Branan, III

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Form RD-1061 (Rev. 10/2013)



## Georgia Department of Revenue

**Power of Attorney and Declaration of Representative**

(Submit this form through GTC or to the Department Division which is handling your inquiry)

**Section 1 Taxpayer Information** (Taxpayer(s) must sign and date Section 5 of this form)

|                                                                  |                                  |                                                   |
|------------------------------------------------------------------|----------------------------------|---------------------------------------------------|
| Taxpayer's Name<br><b>CITY OF KINGSLAND</b>                      | Taxpayer's Identification Number | Daytime Telephone Number<br><b>(912) 729-5613</b> |
| Spouse's Name (if joint income tax return)                       | Spouse's SSN (if applicable)     | Daytime Telephone Number                          |
| Mailing Address<br><b>P. O. BOX 250 KINGSLAND, GA 31548-0250</b> |                                  |                                                   |
| Spouse's Mailing Address (if different from above)               |                                  |                                                   |

**Section 2 Representative Information** (Certain Representative(s) may complete Section 7 of this form) Attach schedule if more than 2.

|                                                                         |                        |                                           |                               |                                                |
|-------------------------------------------------------------------------|------------------------|-------------------------------------------|-------------------------------|------------------------------------------------|
| Name of person given power of attorney<br><b>BRENDA W. BUSH</b>         |                        | Telephone Number<br><b>(229) 881-3535</b> |                               | Fax Number                                     |
| Mailing Address<br><b>1505 WESTWOOD DR.</b>                             | City<br><b>ALBANY</b>  | State<br><b>GA</b>                        | ZIP Code<br><b>31721-2938</b> | Email Address<br><b>brendawbush@yahoo.com</b>  |
| Name of person given power of attorney<br><b>WILLIAM H. BRANAN, III</b> |                        | Telephone Number<br><b>(706) 883-1383</b> |                               | Fax Number                                     |
| Mailing Address<br><b>1908 BENT PINE PARK</b>                           | City<br><b>STATHAM</b> | State<br><b>GA</b>                        | ZIP Code<br><b>30666</b>      | Email Address<br><b>branan.tsg@comcast.net</b> |

**Section 3 Tax Matters**

As attorney(s) -in-fact to represent the taxpayer(s) before the Georgia Department of Revenue for the following tax matters [Specify the type(s) of tax and year(s) or period(s) (date of death if estate tax)]: **2021, 2022, 2023, AND 2024 SALES AND USE TAXES**

The attorney(s) -in-fact (or either of them) are authorized, subject to revocation, to receive confidential information and to perform on behalf of the taxpayer(s) the following acts for the above tax matters [Strike through any of the following which are not granted]:

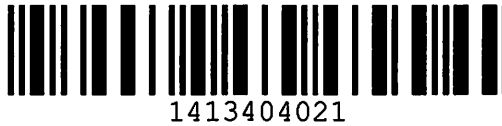
- To receive, but not to endorse and collect, checks in payment of any refund of tax, penalty or interest.
- To execute waivers (and related documents) of restrictions on assessment or collection of tax deficiencies and waivers of any other rights of taxpayer(s).
- To execute consents extending the statutory period for assessment, collection or refund of taxes.
- To receive all notices pertaining to these tax matters.
- To represent taxpayer(s) in conferences and hearings, to file appeals from notices of assessment, and to execute claims for refund.
- To receive confidential information pertaining to these tax matters.
- To delegate authority or to substitute another representative.
- To do all the lawful acts and things whatsoever concerning these tax matters in every respect as taxpayer(s) could do were taxpayer(s) personally present at the doing thereof.

Other acts [Specify]: \_\_\_\_\_

**Section 4 Retention/Revocation of Prior Power(s) of Attorney**

The filing of this power of attorney automatically revokes all earlier power(s) of attorney on file with the Georgia Department of Revenue for the same matters and years or periods covered by this document. If you DO NOT want to revoke a prior power of attorney, attach a signed and dated copy of each power of attorney you want to remain in effect and mark an X in this box: ☐

Attachment: TSG POA (3790 : Approval Of: Tax Specialist of Georgia-Southeast, LLC Agreement)



## Section 5 Taxpayer(s) Authorization and Signature(s)

- The taxpayer(s) named in Section 1 appoints the individual(s) named in Section 2 as attorney(s)-in-fact for the taxpayer(s) concerning the tax matters listed in Section 3.
- The taxpayer(s) acknowledge that it is their responsibility to keep the representative(s) listed in Section 2 informed of the tax matters involving the Department and that the Department is not able to send copies of correspondence to the representative(s).

**This power of attorney is not valid until it is signed and dated.** If signed by a corporate officer, partner, guardian, executor, receiver, administrator, fiduciary, or trustee on behalf of the taxpayer, I certify that I have the authority to execute this form on behalf of the taxpayer. I understand that to willfully prepare or present a document that is fraudulent or false is a crime under O.C.G.A. § 48-1-6.

|                               |                     |      |                         |
|-------------------------------|---------------------|------|-------------------------|
| Signature                     | Print name          | Date | Title (if officer, etc) |
| Spouse's signature (if joint) | Print spouse's name | Date |                         |

## Section 6 Witnessing or Acknowledgment of the Power of Attorney

This power of attorney must be either witnessed by two disinterested individuals **OR** acknowledged by the taxpayer(s) before a notary public, **unless** the appointed representative(s) is licensed to practice as an attorney-at-law, certified public accountant, a registered public accountant, or is enrolled as an agent to practice before the Internal Revenue Service (see Section 7 below).

- ☐ **Witnessing of power of attorney.** The person(s) signing as the taxpayer(s) in Section 5 above appeared before us and executed this power of attorney.

|                                            |       |          |                                            |       |          |
|--------------------------------------------|-------|----------|--------------------------------------------|-------|----------|
| Signature of Witness                       |       |          | Signature of Witness                       |       |          |
| Name of Witness (type or print)            |       |          | Name of Witness (type or print)            |       |          |
| Mailing Address of Witness (type or print) |       |          | Mailing Address of Witness (type or print) |       |          |
| City                                       | State | ZIP Code | City                                       | State | ZIP Code |

- ☒ **Acknowledgement of power of attorney.** The person(s) signing as the taxpayer(s) in Section 5 above appeared this day before a notary public and acknowledged this power of attorney as a voluntary act and deed.

|                       |      |             |
|-----------------------|------|-------------|
| (Signature of Notary) | Date | NOTARY SEAL |
|-----------------------|------|-------------|

## Section 7 Declaration of Representative

Under penalties of perjury, I declare that:

- I am authorized to represent the taxpayer identified in Section 1 for the matter(s) specified in Section 3 of this form; and
- I am one of the following (indicate all that apply):

1. An attorney-at-law licensed to practice in and a member in good standing of the Bar of the jurisdiction indicated below
2. A certified public accountant duly qualified to practice in the jurisdiction indicated below
3. Enrolled as an agent to practice before the Internal Revenue Service under the requirements of Circular 230
4. A registered public accountant

| Designation – use number(s) from above list (1 - 4) | Licensing jurisdiction (state) or other licensing authority (if applicable) | Bar, license, certification, registration, or enrollment number | Signature | Date |
|-----------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------|-----------|------|
|                                                     |                                                                             |                                                                 |           |      |
|                                                     |                                                                             |                                                                 |           |      |
|                                                     |                                                                             |                                                                 |           |      |

Please note that the representatives listed in this section may alternatively use Federal Form 2848, provided the matters section lists Georgia information.



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3791)**

Meeting: 02/14/22 06:00 PM  
Department: Finance  
Category: Bid Award  
Prepared By: Filiz Morrow  
Initiator: Filiz Morrow  
Sponsors:  
DOC ID: 3791

9.7

## **Bid Award: Architectural Design Services**

The City requested proposals from qualified architectural design firms knowledgeable in building rehabilitation and improvements. Design work includes building remodeling and improvements of the City's three fire stations as specified in the scope of work .

*Staff recommends awarding the sole bidder, UR Architects, for Station #4 at a total cost of \$67,045.09 at this time. Stations #3 and #5 may be awarded after satisfactory completion of Station #4 plans or may be re-bid.*

Bid Tabulation  
Architectural Design Services  
RFQ #COK 22-005  
Tuesday, February 8, 2022 @ 2:00 PM

| Vendor        | Design Cost-Fire<br>Station #3 | Design Cost-Fire<br>Station #4 | Design Cost-Fire<br>Station #5 | Total Project Cost |
|---------------|--------------------------------|--------------------------------|--------------------------------|--------------------|
| UR Architects | \$78,003.86                    | \$67,045.09                    | \$40,711.05                    | \$185,760.00       |

Request for Proposal was advertised on the City, GMA and the GA Procurement websites.



**City Council**  
107 South Lee Street  
Kingsland, GA 31548

**SCHEDULED**

**AGENDA ITEM (ID # 3793)**

**9.8**

Meeting: 02/14/22 06:00 PM  
Department: City Clerk  
Category: Memorandum of Understanding  
Prepared By: Jean Seigler  
Initiator: Jean Seigler  
Sponsors: Fire Chief Terry Smith  
DOC ID: 3793

## **Approval Of: MOU Partnership with Columbia Southern University**

This partnership with Columbia Southern University will provide another avenue for Kingsland's Fire Fighters to further their education.



**COLUMBIA  
SOUTHERN**  
UNIVERSITY

## Learning Partnership

### FREQUENTLY ASKED QUESTIONS

#### How does a Learning Partnership work?

CSU Learning Partners sign a non-binding agreement that allows our institution to offer a 10% tuition discount on all online classes to your employees/members along with an application fee waiver (\$25 value). Textbooks are provided at no cost.

#### Can my family receive the Learning Partner Discount?

Spouses and children of employees/members are also eligible to take advantage of these benefits.

#### What is the cost?

There is no cost to become a learning partner.

#### How many employees have to enroll if we become a Learning Partner?

There is no specific number of employees that have to enroll.

#### When will my Partnership begin?

The partnership will begin upon receipt of the signed MOU and completed questionnaire.

#### Can the non-binding Learning Partnership agreement be changed to fit my guidelines?

Yes, we can adapt the agreement to fit your guidelines and policies. We do ask permission to place your business/organization name and logo (if provided) on our website.

#### How long does the Learning Partnership last?

The Learning Partnership remains active indefinitely or until either party chooses to discontinue the relationship.

#### By becoming a Learning Partner, are we agreeing that our employees/members will only use CSU?

No, the partnership agreement is non-exclusive. It simply means that if any of your employees/members choose to become a student with our institution, they will receive the benefits included in the partnership agreement.

#### Are there scholarship opportunities for CSU Learning Partners?

Yes! CSU offers a Learning Partner scholarship four times a year.

The Learning Partner scholarship will be applied directly to the recipient's tuition for up to 60 credit hours, three years, or until the completion of the selected online degree program, whichever comes first.

#### What is CareerQuest?

Career Quest is a web-based employment management system powered by the NACELink Network. This is an outstanding source available to you that will assist in your search for highly-qualified college students and graduates for internships, part-time, and full-time career opportunities. Through CareerQuest you may also share career opportunities with CSU students and alumni.



# Memorandum of Understanding

(This MOU is not a legally binding contract and may be canceled at any time without penalty or recourse)

## About the Institution:

Columbia Southern University (CSU), is an online university accredited by the Distance Education and Accreditation Council which is recognized by the U.S. Department of Education.

wishes to offer educational opportunities to its employees/members by becoming a Columbia Southern University (CSU) Learning Partner. This partnership is designed to assist Learning Partner employees/members in achieving their educational goals in career appropriate disciplines.

### A. Learning Partner benefits include:

- » 10% tuition discount on all classes and waiver of the Application Fee. This benefit extends to spouses and children of the Learning Partner employee/member.
- » Textbooks provided at no cost.
- » Exclusive scholarship opportunities for Learning Partner employees/members.
- » A complimentary evaluation of previously earned educational credits and training/professional certifications for consideration of transfer credit.
- » Complimentary access to our Writing and Math specialists through the Student Success Center.
- » A dedicated landing page for Learning Partners on the CSU website for prospective students and student enrollments.

### B. Learning Partner benefits may also include:

- » Designation of the Learning Partner name on the CSU website and University marketing materials.
- » Display of the Learning Partner's logo (if provided) on the CSU website and University marketing materials.
- » Feature articles of the Learning Partner through press releases and marketing campaigns.
- » Complimentary access to CSU Career Quest to advertise employment and internship opportunities.
- » Scheduled visits or presentations to promote the Learning Partnership benefits to Learning Partner employees/ members.
- » Discounts on Continuing Education training and learning opportunities.

### C. As a Learning Partner, the organization will:

- » Agree to inform all employees/ members of the Learning Partner relationship and benefits as one of their options for education.
- » Keep CSU informational materials on site and make them available to employees/members.
- » Assign a liaison within the Learning Partner who is willing to accept and distribute communications from the CSU liaison and/or a CSU representative.
- » Provide information to the CSU liaison regarding Employee Benefits Fairs and Education Fairs once date and time have been established.
- » Agree to be contacted via email by a representative of Columbia Southern University and/or Columbia Southern Education Group.

☐ Any use of CSU logos or descriptions for display on company websites, advertising, or used for any marketing purposes MUST be submitted to CSU for approval prior to publication or display

This Learning Partnership will take effect from the date of signing and will remain in effect unless terminated by one or both parties.

This Memorandum is agreed to and executed on this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_.

#### LEARNING PARTNER

PARTNER SIGNATURE

PRINT NAME

TITLE

#### COLUMBIA SOUTHERN UNIVERSITY

Kendra Clay

CSU OUTREACH REPRESENTATIVE

COORDINATOR OF CORPORATE PARTNERSHIP



**COLUMBIA  
SOUTHERN**  
UNIVERSITY

# Learning Partnership Questionnaire

To complete the Learning Partner process and receive the partnership benefits, please provide answers for the questions below:

1. Tell us about your company/organization:

NAME OF COMPANY/ORGANIZATION

PHYSICAL ADDRESS

CITY STATE ZIP CODE

BEST CONTACT METHOD

COMPANY WEBSITE

2. List the liaison your organization has chosen, along with his/her title, phone number and email address.

LIAISON NAME

TITLE

( )  
PHONE

EMAIL ADDRESS

3. Provide the name, title, and contact information for a secondary point of contact to assist in your absence.

SECONDARY CONTACT NAME

TITLE

( )  
PHONE

EMAIL ADDRESS

4. Total number of employees and/or members associated with your company/organization?

5. Does your company/organization offer tuition assistance or reimbursement for educational expenses?

☐ Yes ☐ No

6. Does your organization require or recommend additional education for advancement?

☐ Yes ☐ No

7. Which manner do you prefer to promote CSU and the partnership within your company/organization? (check all that apply)

- ☐ Visit, Presentations ☐ Intranet  
☐ Flyers, catalogs, etc. ☐ Exclusive Emails  
☐ E-Newsletter

8. A CSU Outreach Representative may be in your area and may contact the liaison you have assigned to visit your company/organization. With your consent, the Outreach Representative will conduct presentations and meet with those interested in furthering their education.

Would you like one of our Outreach Representatives to visit or present to your company/organization?

☐ Yes ☐ No

9. Does your company/organization host an annual Employee Benefits Fair/Educational Fair?

☐ Yes ☐ No

10. Would you like for an Outreach Representative to attend your annual Employee Benefits Fair/Educational Fair?

☐ Yes ☐ No

Please ask current CSU students to contact their Admission/Student Services representative to have the partnership added to their record to obtain the Learning Partner discount.

If you have an employee who is interested in receiving more information about CSU, our Corporate Relations Coordinator is available to answer any questions at 800.344.5021 or LearningPartners@ColumbiaSouthern.edu.