



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • JANUARY 9, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. INVOCATION AND PLEDGE TO THE FLAG

III. OATH OF OFFICE

1. Dr. C. Grayson Day, Jr. - Mayor -
2. Kristy Chance - City Council - Post 3 -
3. Alex Blount - City Council - Post 4 -

IV. ROLL CALL

Charles Grayson Day Jr.	Mayor
James W Galloway	Councilman
Farran Fullilove	Councilman
Kristy Chance	Councilwoman
Alex Blount	Mayor Pro Tem

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. RECOGNITION

1. Recognition of: Nathan Way - Retirement after 38 1/2 years of service -
2. Home for the Holidays - Holiday Light Contest Winners -
People's Choice - The Walker Family - 238 Lake Forest Drive South
Mayor & Council Favorite - Scott Washburn - 604 East Thrift Street

Merry & Bright - Andrew & Julie Ward - 102 Wolfbay Circle

Best Business Holiday Spirit - Outerbanks Bar & Grill - 140 Lakes Boulevard

Incredible Inflatables - Samantha Wenum - 107 Jasmine Lane

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. PLANNING AND ZONING

1. Approval of Variance - 205 Easy Street - Parcel 107 007R -

Clyde Anderson is requesting a Variance to Article VIII, Section 80.1.1 - Minimum Lot Area Per Park Shall Be (5) Acres. Applicant is requesting a .11 - acre variance to the required lot size for a proposed RV Park. The parcel size for the proposed RV Park is 4.89 Acres. Zoning is C-4 (Interchange Commercial). *Planning Commission recommends approval.*

2. Approval of Home Occupation - 203 West Maple Avenue - Map & Parcel K29 08 006 -

Katie Butterworth & Kristina LaPlant have applied for a Home Occupation Permit for an online sign & decor business known as "The Hen's, LLC". The applicants have been notified and both agree to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*

3. Approval of Home Occupation - 112 Lakefield Drive - Map & Parcel 107M 008A -

Stephen Brown has applied for a Home Occupation Permit for a handyman business known as "YSB Improvements, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. *Planning Commission recommends approval.*

4. Approval of Home Occupation - 803 Edmund Avenue - Map & Parcel 094 049F -

Melinda Acoff has applied for a Home Occupation Permit for an online travel agency known as "Unapologetically Booked". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*

X. NEW BUSINESS

1. Charter Positions - Appointments for 2023 -

Per the City Charter, the following charter positions shall be selected by the Mayor and Council annually:

- a.) Mayor Pro Tem
- b.) City Attorney - Incumbent Mr. Steven Blackerby
- c.) City Clerk - Incumbent Ms. Jean Seigler-Horne
- d.) Chief of Police - Incumbent Mr. Rickey Evans
- e.) City Treasurer - Incumbent Ms. Filiz Morrow
- 2. Council Appointment to the Kingsland Planning Commission -

Each Member of the Board serves for a two year term -

Councilwoman Chance - one (1) appointment -

- 3. Approval of: Intergovernmental Agreement with the Camden County Board of Elections and Registration for 2023 -

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4093)

Meeting: 01/09/23 06:00 PM
Department: City Clerk
Category: Miscellaneous
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4093

3.1

Dr. C. Grayson Day, Jr. - Mayor



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM

Department: City Clerk

Category: Miscellaneous

Prepared By: Jean Seigler

Initiator: Jean Seigler

Sponsors:

AGENDA ITEM (ID # 4094)

DOC ID: 4094

Kristy Chance - City Council - Post 3



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4095)

Meeting: 01/09/23 06:00 PM
Department: City Clerk
Category: Miscellaneous
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4095

3.3

Alex Blount - City Council - Post 4



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM
Department: City Clerk
Category: Recognition
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:

AGENDA ITEM (ID # 4087)

DOC ID: 4087

Recognition of: Nathan Way - Retirement after 38 1/2 years of service



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4099)

Meeting: 01/09/23 06:00 PM
Department: City Clerk
Category: Recognition
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4099

Home for the Holidays - Holiday Light Contest Winners

People's Choice - The Walker Family - 238 Lake Forest Drive South
Mayor & Council Favorite - Scott Washburn - 604 East Thrift Street
Merry & Bright - Andrew & Julie Ward - 102 Wolfbay Circle
Best Business Holiday Spirit - Outerbanks Bar & Grill - 140 Lakes Boulevard
Incredible Inflatables - Samantha Wenum - 107 Jasmine Lane



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4088)

DOC ID: 4088

Approval of Variance - 205 Easy Street - Parcel 107 007R

Clyde Anderson is requesting a Variance to Article VIII, Section 80.1.1 - Minimum Lot Area Per Park Shall Be (5) Acres. Applicant is requesting a .11 - acre variance to the required lot size for a proposed RV Park. The parcel size for the proposed RV Park is 4.89 Acres. Zoning is C-4 (Interchange Commercial). *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: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Variance for Parcel 107 007R, 205 Easy St.

Background: The applicant submitted a plat and conceptual site plan showing a proposed RV Park on parcel 107 007R containing 4.89 acres. The surrounding area of the parcel is all commercial and the applicant has stated that the parcel cannot be expanded any larger than 4.89 acres, and he has no opportunity to buy any of the adjacent lots. Easy Street connects to Boone St. and extends into a fairly private area with only a few businesses on the street. An RV Park would definitely cause more traffic in this area, however there will be easy access from Boone St. and in and out of the property as well. The applicant has also agreed to add to the natural vegetative buffer that already exists on the property to provide privacy and a natural beauty to the park. There is sufficient water and sewer capacity in the area. The Planning Dept. sees no reason the variance should not be granted.

Summary: Clyde Anderson, is requesting a Variance is to Article VIII, Section 80.1.1 – Minimum Lot Area Per Park Shall Be (5) Acres. Applicant is requesting a .11-acre variance to the required lot size for a proposed RV Park. The parcel size for the proposed RV Park is 4.89 acres.

Zoning: C-4 (Interchange Commercial)

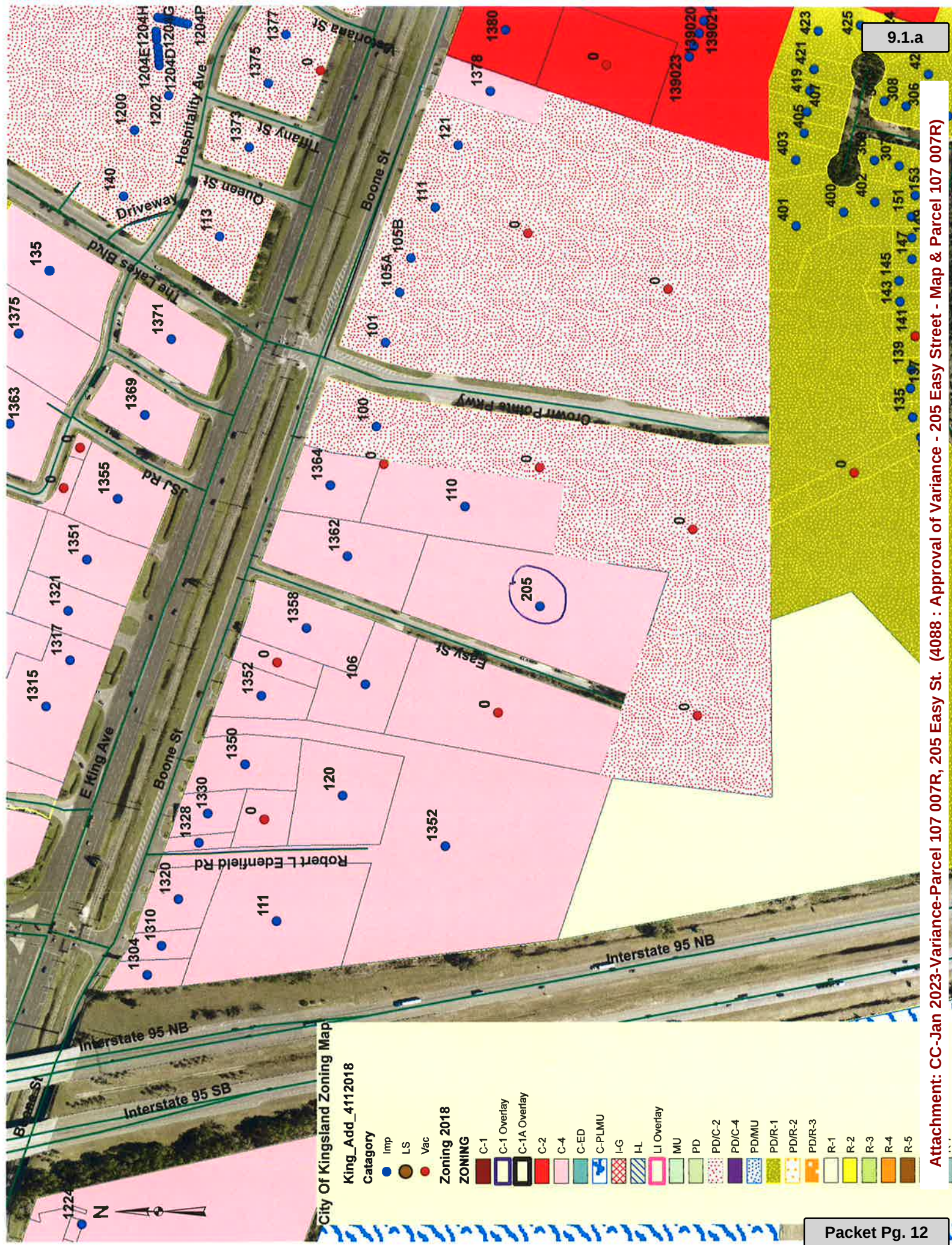
Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director





City Of Kingsland Zoning Map

King_Add_4112018

Category

Imp

LS

Vac

Zoning 2018

ZONING

C-1

C-1 Overlay

C-1A Overlay

C-2

C-4

C-ED

C-PLMU

I-G

HL

LI Overlay

MU

PD

PD/C-2

PD/C-4

PD/MU

PD/R-1

PD/R-2

PD/R-3

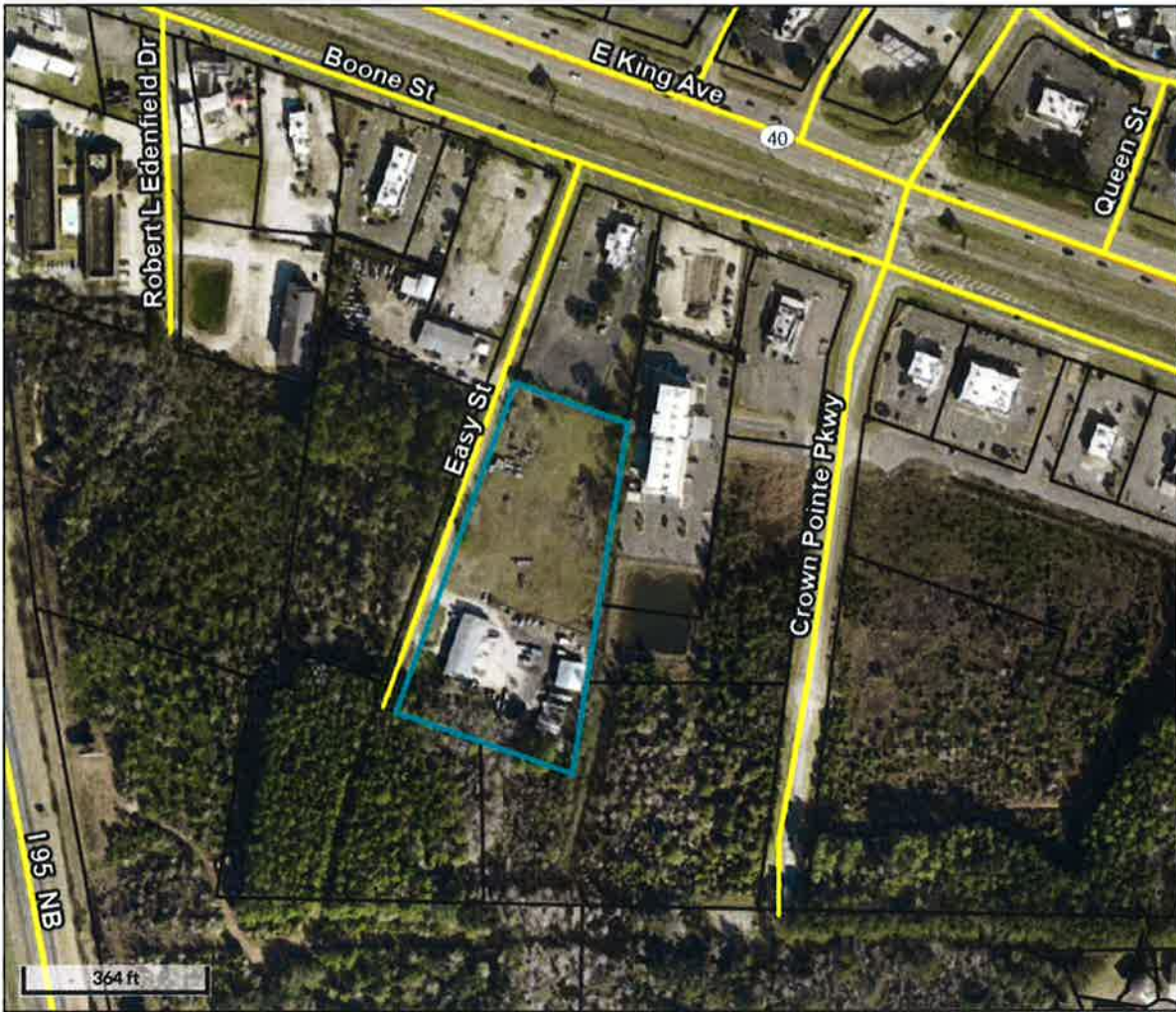
R-1

R-2

R-3

R-4

R-5



Overview



Legend

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

Parcel ID	107 007R	Owner	ANDERSON AIR CONDITIONING	Last 2 Sales			
Class Code	Commercial		POST OFFICE BOX 3024	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	3/28/2006	\$200156	LM	Q
	KINGSLAND	Physical Address	205 EASY ST	11/10/2005	\$165000	LM	Q
Acres	4.89	Assessed Value	Value \$1045375				

(Note: Not to be used on legal documents)

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GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4091)

DOC ID: 4091

Approval of Home Occupation - 203 West Maple Avenue - Map & Parcel K29 08 006

Katie Butterworth & Kristina LaPlant have applied for a Home Occupation Permit for an online sign & decor business known as "The Hen's, LLC". The applicants have been notified and both agree to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*



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Planning and Community Development Staff Report

Planning Commission Meeting Date: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Home Occupation for 203 W. Maple Ave., Map & Parcel K2908 006

Summary:

Katie Butterworth & Kristina LaPlant have applied for a Home Occupation Permit for an online sign & decor business known as “The Hen’s, LLC”. The applicants have been notified and both agree to the requirements of a Home Occupation as noted in KLADO.

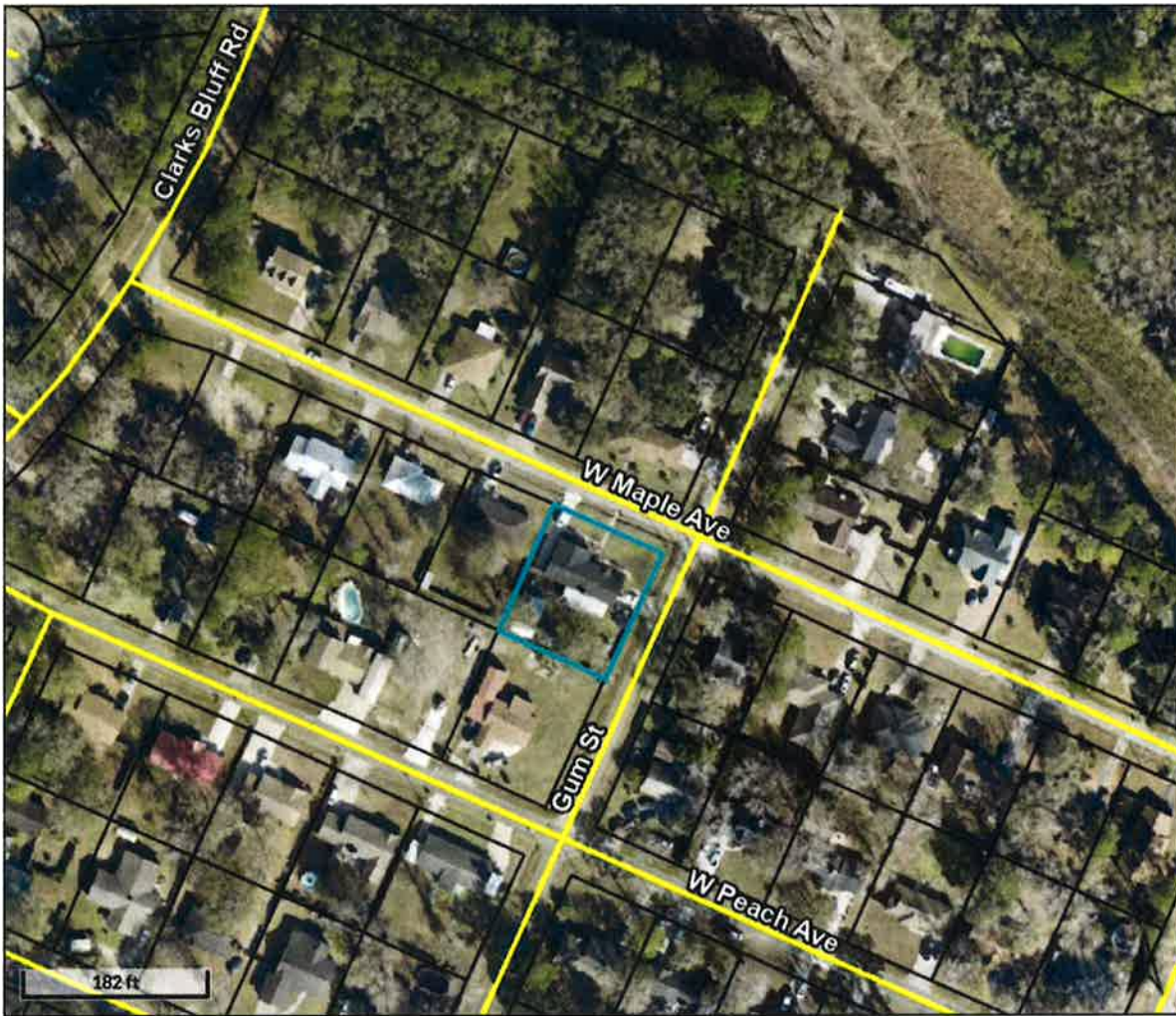
Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director





Overview



Legend

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

Parcel ID	K29 08 006	Owner	BUTTERWORTH CHAD A	Last 2 Sales			
Class Code	Residential		203 WEST MAPLE AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/23/2019	\$169000	FM	Q
	KINGSLAND	Physical Address	203 W MAPLE AVE	1/23/2012	\$94000	AL	U
Acres	0.34	Assessed Value	Value \$181689				

(Note: Not to be used on legal documents)

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GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4090)

DOC ID: 4090

Approval of Home Occupation - 112 Lakefield Drive - Map & Parcel 107M 008A

Stephen Brown has applied for a Home Occupation Permit for a handyman business known as "YSB Improvements, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. *Planning Commission recommends approval.*



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Planning and Community Development Staff Report

Planning Commission Meeting Date: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Home Occupation for 112 Lakefield Drive, Map & Parcel 107M 008A

Summary:

Stephen Brown has applied for a Home Occupation Permit for a handyman business known as “YSB Improvements, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

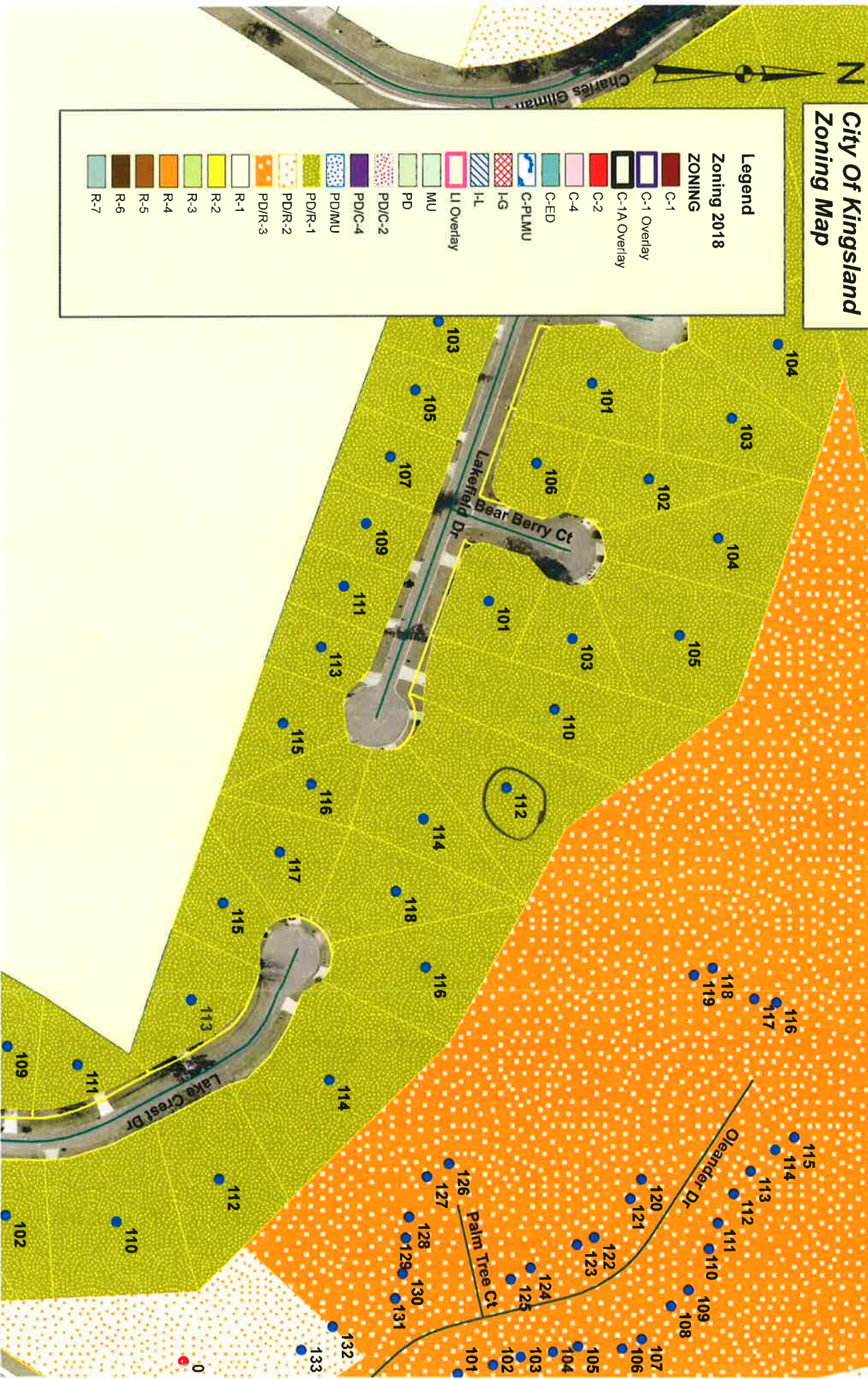
City Of Kingsland Zoning Map

Legend

Zoning 2018

ZONING

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





Overview



Legend

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

Parcel ID 107M 008A
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres n/a

Owner HARDY SHAWN D & CHANTELL E
 174 BRISTOL HAMMOCK COURT
 KINGSLAND, GA 31548
Physical Address 112 LAKEFIELD DR
Assessed Value Value \$174160

Last 2 Sales			
Date	Net Price	Reason	Qual
7/19/2022	0	QC	U
7/19/2022	\$275000	FM	Q

(Note: Not to be used on legal documents)

Date created: 12/5/2022

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City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4089)

DOC ID: 4089

Approval of Home Occupation - 803 Edmund Avenue - Map & Parcel 094 049F

Melinda Acoff has applied for a Home Occupation Permit for an online travel agency known as "Unapologetically Booked". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*



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Planning and Community Development Staff Report

Planning Commission Meeting Date: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Home Occupation for 803 Edmund Ave., Map & Parcel 094 049F

Summary:

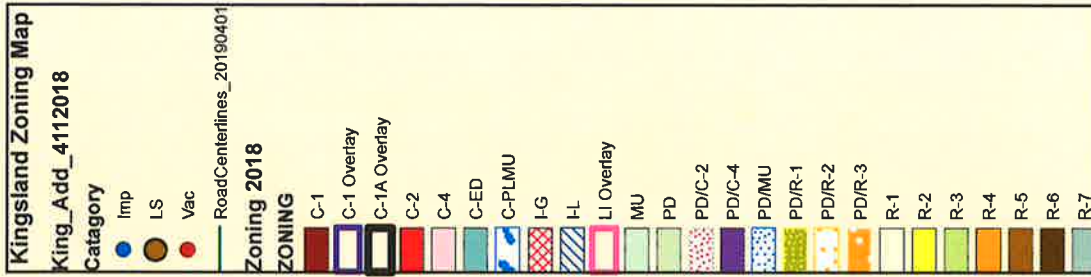
Melinda Acoff has applied for a Home Occupation Permit for an online travel agency known as “Unapologetically Booked”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

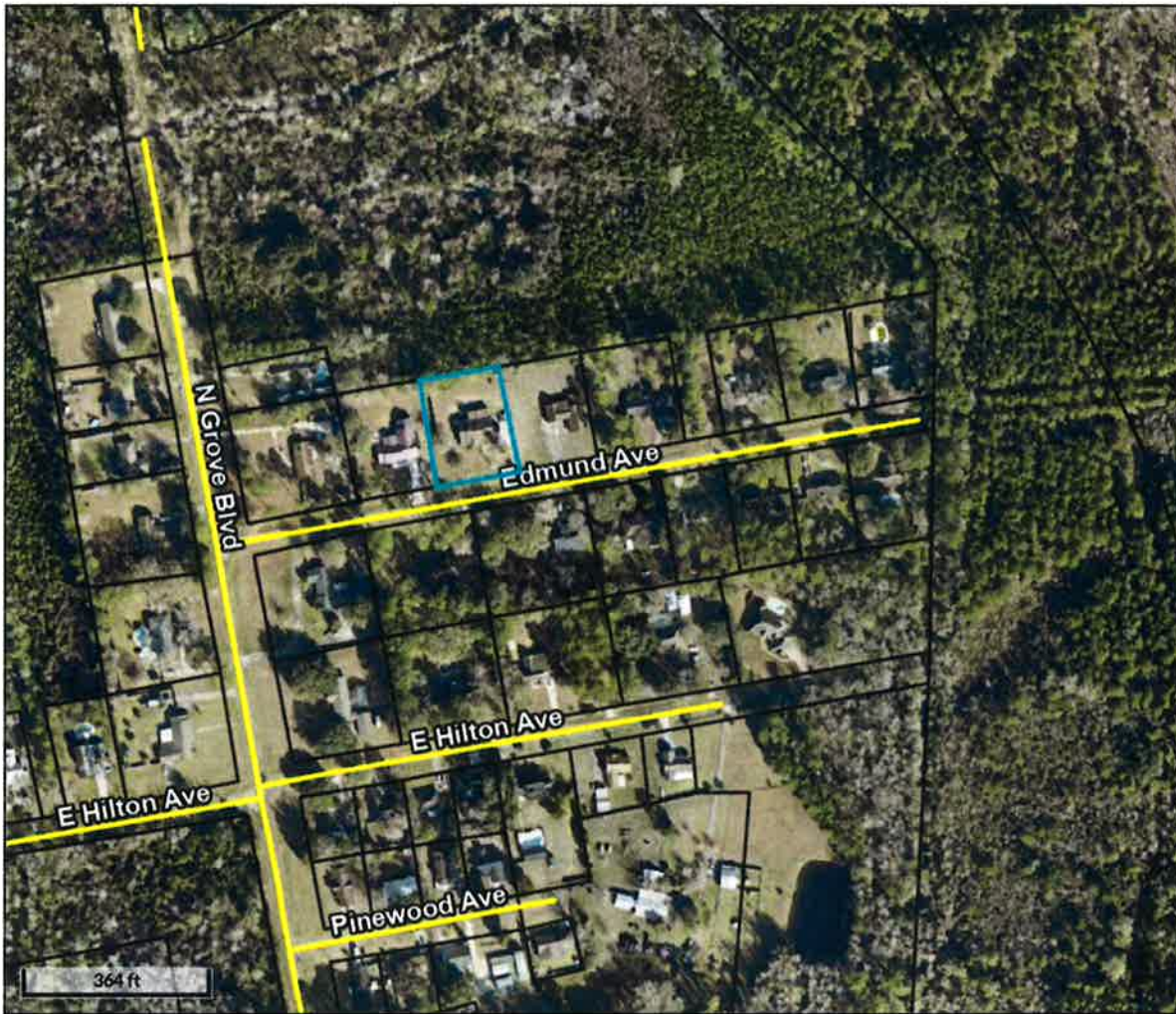
Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director





Overview



Legend

-  Parcels
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 -  Ferry
 -  Pedestrian Way
-  City Labels

Parcel ID	094 049F	Owner	ACOFF MELINDA D & CORY A	Last 2 Sales			
Class Code	Residential		803 EDMUND AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/25/2002	0	FY	U
	KINGSLAND	Physical Address	803 E EDMUND AVE	10/25/2002	\$128000	FM	Q
Acres	0.75	Assessed Value	Value \$256126				

(Note: Not to be used on legal documents)

Date created: 12/19/2022

Last Data Uploaded: 12/18/2022 4:06:34 AM

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GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4096)

Meeting: 01/09/23 06:00 PM
Department: City Clerk
Category: Appointment
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4096

10.1

Charter Positions - Appointments for 2023

Per the City Charter, the following charter positions shall be selected by the Mayor and Council annually:

- a.) Mayor Pro Tem
- b.) City Attorney - Incumbent Mr. Steven Blackerby
- c.) City Clerk - Incumbent Ms. Jean Seigler-Horne
- d.) Chief of Police - Incumbent Mr. Rickey Evans
- e.) City Treasurer - Incumbent Ms. Filiz Morrow



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM
Department: City Clerk
Category: Appointment
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:

AGENDA ITEM (ID # 4097)

DOC ID: 4097

Council Appointment to the Kingsland Planning Commission

Each Member of the Board serves for a two year term -
Councilwoman Chance - one (1) appointment -



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 01/09/23 06:00 PM
Department: City Clerk
Category: Agreement
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4098

AGENDA ITEM (ID # 4098)

**Approval of: Intergovernmental Agreement with the Camden
County Board of Elections and Registration for 2023**

STATE OF GEORGIA**COUNTY OF CAMDEN****INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF KINGSLAND AND THE CAMDEN COUNTY BOARD OF ELECTIONS & REGISTRATION TO CONDUCT ALL 2023 ELECTIONS FOR THE CITY OF KINGSLAND, GEORGIA.**

THIS AGREEMENT entered into between the **City of Kingsland, Georgia**, a Municipal Corporation, lying within the County of Camden, Georgia, hereinafter referred to as “Municipality,” and the **Camden County Board of Elections & Registration**, hereinafter referred to as “Board.”

WITNESSETH

WHEREAS, the Georgia General Assembly created the Board having jurisdiction over the conduct of primaries and elections (2018 Ga. Laws, House Bill 1023), and provided that the Board was empowered with all the powers, duties and responsibilities of the Election Superintendent pursuant to the provisions of Title 21 of the Official Code of Georgia; and

WHEREAS, pursuant to 2018 Ga. Laws, HB1023, as amended, the Board has the authority to contract with any municipality located within Camden County for the holding by the Board of any primary or election to be conducted within the Municipality; and

WHEREAS, recommended guidelines of the Secretary of State concerning municipal use of election equipment and management of elections by County Election Superintendents, recommend that cities and counties enter into intergovernmental agreements outlining the responsibilities and obligations of the City’s designee, agent, or authorized representative and the Election Superintendent of the county; and

WHEREAS, the Municipality and the Board, in the performance of their electoral functions, desire to enter into this contract outlining the duties and obligations of each party to this Agreement in the conduct of any Municipal Elections for the citizens of the **CITY OF KINGSLAND**; and

NOW, THEREFORE, in consideration of the premises contained herein, the sufficiency of which is hereby acknowledged, it is hereby agreed by the Municipality and the Board as follows:

(1) Conduct of Municipal Election(s)

The Board will conduct such election(s) on the following terms and conditions, in all respects as required by the election laws set forth in Title 21 of the Official Code of Georgia Annotated.

(2) Term of Agreement

The duties and obligations to be performed pursuant to this Agreement shall commence on January 1, 2023 and end on December 31, 2023.

(3) Duties and Responsibilities

As used in this subsection the term “Municipality” shall be construed to include the Municipality’s designee, agent, or authorized representative. The term “Board” shall be construed to include the Board’s designee, agent, or authorized representative.

(a) Board and/or Elections Supervisor

1. The Board will be responsible for ordering any and all ballots from its vendor.
2. The Board will be responsible for any translated materials, including but not limited to Official Ballots, Sample Ballots, Public Notices, etc.
3. The Board will be responsible for programming election equipment, conducting Logic and Accuracy Testing on all equipment, and maintaining all election equipment throughout Advance Voting, Election Day Voting, as well as voting in any subsequent Runoff or other Elections.
4. The Board will be responsible for obtaining all material forms for the conduct of Elections from the Secretary of State’s (SOS) Election Division.
5. The Board will be responsible for sending all Absentee by Mail Ballots in a timely manner as authorized by the Official Code of Georgia Annotated.
6. The Board will hire and train all poll officials.
7. The Board will be responsible for conducting all aspects of Municipal Elections and certifying the election results.

(b) Municipality

1. The Municipality shall provide the Board with an updated street listing at the Elections Supervisor’s request, and in accordance with the date required by the Secretary of State.

2. The Municipality, along with the Board, will agree to mutually discuss and schedule dates, times, and locations for Advance In-Person Voting, Election Day Voting, as well as voting in any subsequent Run-off or other Election.
3. The Municipality shall be responsible for all candidate Qualifying tasks, duties and responsibilities. At the end of each qualifying day, the City shall notify the Elections Supervisor in writing of all qualified candidates.

(4) Costs

Upon the completion of an Election and any subsequent Run-off or other Election, the Board of Elections & Registration will invoice the Municipality for any and all costs and expenses reasonably incurred in connection with the conduct of an election. The Municipality will remit payment of such invoice within thirty (30) days of receipt of the same.

(5) Legal Responsibilities

To the extent permitted under Georgia Law, the Municipality shall be solely responsible for any liability resulting from any claims or litigation arising from or pertaining to a Municipal Election.

(6) Miscellaneous

- (a)** The terms of this Agreement shall not be altered, amended, or modified except in writing signed by duly authorized officers or representatives of the parties.
- (b)** This Agreement shall be construed under the laws of the State of Georgia.
- (c)** If any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Agreement shall be declared invalid or unconstitutional by any court of competent jurisdiction, such invalidity shall not be construed to affect the portions of this Agreement not held to be invalid.
- (d)** Any notice of communications hereunder shall be in writing, addressed as follows:

CAMDEN COUNTY BOARD OF ELECTIONS & REGISTRATION:

Shannon Nettles, Elections Supervisor
P.O. Box 608,
Woodbine, GA 31569

CITY OF KINGSLAND:

(e) This Agreement shall be exclusively for the benefit of the Municipality and the Board and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action, or other right.

(f) The performance of either party hereunder shall be excused if such party is reasonably precluded from performance by the occurrence of an Uncontrollable Circumstance, which shall be defined as follows: Any act, event, or condition, or any combination thereof, that is beyond the reasonable control of the party relying on the same and that materially interferes with the performance of the party's obligations, to include, but not be limited to, (i) acts of God; (ii) fire, flood, hurricane, tornado, and earthquakes; (iii) the failure of any utility provider to provide and maintain utility services through no fault of the party; and (iv) the preemption, confiscation, diversion, destruction, or other interference in possession or performance or supply of materials or services, by or on behalf of, or with the authority of, a governmental body in connection with a declared or asserted public emergency by an entity other than one of the parties.

(g) Each of the individuals who execute this Agreement agrees and represents that he or she is authorized to execute this Agreement on behalf of the respective party.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this _____ day of _____, 2023.

COUNTY OF CAMDEN:

By: _____
Chairperson
Camden County Board of Elections & Registration

Attest: _____
County Clerk

(Seal)

CITY OF KINGSLAND:

By: _____

Attest: _____
City Clerk

(Seal)

Approved and Ratified:

COUNTY OF CAMDEN:

By: _____
Chairperson
Camden County Board of Commissioners

Attest: _____
County Clerk

(Seal)