



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • JUNE 12, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

This Public Hearing was added prior to the start of the meeting. It was advertised for the June 12, 2023 meeting, but due to a delay in receiving information in regards to the application, it had been pulled. The information was received prior to the start of the meeting, so the Public Hearing was added back to the agenda. The Public Hearing was called to order at 6:00 PM by Mayor Day.

1. Public Hearing: For The Purpose of Considering an Alcohol License for Unleashed Camden -

Tiffany Acebo, acting agent for Unleashed Camden is applying for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 258 Haddock Road.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:02 PM.

III. ROLL CALL

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

IV. INVOCATION AND PLEDGE TO THE FLAG

Councilman Fullilove gave the Invocation and led in the Pledge to the Flag.

V. CONSENT DOCKET

Item number 13 and 14 were added during the consent docket.

RESULT: **APPROVED AS AMENDED [UNANIMOUS]**

MOVER: Alex Blount, Mayor Pro Tem

SECONDER: Farran Fullilove, Councilman

AYES: Galloway, Fullilove, Chance, Blount

- 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. PRESENTATION

1. Presentation: MainPoint Employee Wellness Clinic Update -

Mike Spiers, Senior Director of Human Resources & Risk Management with Camden county Board of Commissioners gave an update on the MainPoint Health and Wellness Clinic. Mr. Spiers stated this was the 10th consecutive year of Kingsland renewing the agreement for the clinic. Kingsland employee utilization of the health clinic has averaged 12% over the last three years. The increase in the new contract covers the Medical Directors contract increase, 2.5% salary increases for other employees and 24% increase in the medical malpractice premium.

2. Presentation: PlugPower -

Andrew Temple, Israel Martinez, Phil Mathis, Johan Stepaniah and Dave Gieber with Plug Power gave council an update on construction at the Kingsland site. They stated that they were nearing the end of construction and that final testing should be done by the end of the month.

VII. GRANTING AUDIENCE TO THE PUBLIC

Ms. Mary Brown, 113 The Villas Way, Kingsland, asked council not to approve the rezoning of parcel 107 037 (#1 under Planning) until a stop light could be installed at Camden Woods Parkway and Highway 40.

Ms. Jeanie Pinkerton, 117 The Villas Way, Kingsland also asked that no rezoning happen until a stop light could be installed. Ms. Pinkerton said that no other commercial business should be added until the traffic issue was handled.

VIII. OLD BUSINESS

There was no old business.

IX. PLANNING AND ZONING

1. Approval of Re-Zoning - Parcel 107 035 -

Sawyer & Associates, Inc. has applied for a re-zoning of (1) parcel containing approximately 69 acres located on the east side of Camden Woods Parkway. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development/Mixed Use). The purpose of the re-zone request is for a residential/commercial development containing 98 residential lots along with (2) commercial tracts. The current zoning of the parcel is PD/R-2 (Planned Development/Medium & High Residential). The development will be Phase 2 of The Villas at Camden Woods and Sawyer & Associates, Inc. has submitted a PD to the City Planning office that has been reviewed and accepted.

Planning Commission recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Blount, Mayor Pro Tem
SECONDER:	Farran Fullilove, Councilman
AYES:	Galloway, Fullilove, Chance, Blount

2. Approval of Preliminary Plat - The Villas at Camden Woods Phase 2 -

Sawyer and Associates, Inc. has submitted a preliminary plat for approval that will consist of 98 duplex lots and 2 commercial lots on approximately 69 acres. The plat has been reviewed and accepted by the Planning Department. Zoning: PD/MU (pending approval).

Planning Commission recommends approval.

Councilwoman Chance asked City Manager Lee Spell if there were any plans for a traffic light at this intersection. Mr. Spell stated that this intersection was already in preliminary planning for traffic issues.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Councilman
SECONDER:	Alex Blount, Mayor Pro Tem
AYES:	Galloway, Fullilove, Chance, Blount

3. Approval of: Re-Zoning of Parcel 095 027 -

DLP Capital has applied for a re-zoning of (1) parcel containing approximately 315 acres located on the south side of Scrubby Bluff Road near the Greentree Drive intersection. The applicant is requesting the parcel be re-zoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing. The applicant has also submitted a PD to the City Planning Department that has been reviewed and accepted. Current Zoning is PD/R-1 & PD/R-3.

If the project does not go forward, then the parcel will revert back to the original zoning of PD/R-1 and PD/R-3.

Planning Commission recommends approval with the condition that the final site plan be brought back before the Planning Commission for approval.

Councilman Blount made a motion to approve the rezoning without the stipulation that the final site plan be brought back before the Planning Commission for approval.

RESULT: **APPROVED AS AMENDED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

X. NEW BUSINESS

1. Reappointment of Non - Public Representative for Camden County to Serve on the Coastal Regional Commission -

Mr. Craig Root was re-appointed to this position on June 27, 2022.

Councilman Fullilove made a motion to reappoint Mr. Craig Root.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Alex Blount, Mayor Pro Tem
AYES: Galloway, Fullilove, Chance, Blount

2. Approval of: Contract with Amusements of America -

Amusements of America will present Awesome Amusements at The Lawn from Thursday, October 12, 2023 through Saturday, October 14, 2023.

Staff recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

3. Approval Of: Change Order #1 Kingsland Fire Rescue Station #4 -

Removal and replacement of an additional 4,000 sq. ft. of concrete @ \$8.00 per. sq. ft. This excludes the excavation of substandard soils underneath, if necessary. Total Cost is \$32,000.00.

Staff recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

4. Approval Of: MainPoint Employee Wellness Clinic MOU FY-2023-2024 -

A Memorandum of Understanding (MOU) establishing a cooperative partnership between the Camden County Board of Commissioners and the City of Kingsland, Georgia for providing onsite clinical medical services by Camden County to employees of the City of Kingsland. The city's pro-rata funding remains at 12% of the \$582,530 FY 23-24 budget, an increase of \$203.00 per month.

Staff recommends approval

Councilman Blount stated that with the employee utilization numbers provided by Camden County, the city should start to internally budget for 13% utilization.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

5. Approval Of: Intergovernmental Agreement for Building Inspection Services -

An update to the 2014 Intergovernmental Agreement between the City of Kingsland and the Camden County Board of Commissioners for mutual assistance with building inspection services on an as needed basis.

Staff recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

6. Approval Of: 2023 Joint Comprehensive Plan Adopting Resolution -

Adoption of the 2023 Camden County Joint Comprehensive Plan.

Staff recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

7. Bid Award: Purchase of 6 Police Pursuit Vehicles -

This will be a pre-purchase for next year's vehicle budget. The City requested proposals in advance due to the long lead time experience over the last two years. Current year budget will be adjusted during year end revisions. *Due to experience with delays in equipment, staff recommends Parkway Chevrolet, Inc., for a total of \$346,254 for 6 Tahoes with the admin upfit installed equipment.*

RESULT: APPROVED [UNANIMOUS]
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

8. Approval Of: TAD #2 Camden Woods Redevelopment Plan Development Agreement -

An agreement between the City of Kingsland, Camden County Joint Development Authority, and Sawyer and Associates for the Kingsland Tax Allocation District #2 Camden Woods Redevelopment Plan.

Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

9. Approval Of: Plug Power Water/Wastewater Sale Agreement -

Approval of an agreement for the sale of water and wastewater services including Bioxide treatment between the City and Peachtree Renewable (Plug Power.)

Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

10. Approval Of: Evoqua Odor and Corrosion Control Bioxide Feed System -

A agreement between the City and Evoqua Water Technologies to provide a Bioxide® Chemical Feed and Storage System for pump stations 15 and 18. Evoqua will service and maintain the odor and corrosion control system for an annual not-to-exceed amount of \$120,000, funded by a Purchase and Sale Agreement with Plug Power.

Staff recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

11. Approval of: Cancellation of the June 26, 2023 City Council Meeting -

Several members of council will be out of town attending the Georgia Municipal Association conference in Savannah. This will result in not having a quorum present for the June 26, 2023 meeting.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

12. Announcement of: Special Called Meeting on Wednesday, June 21, 2023 at 6:00 PM -

Special called meeting to adopt the supplemental Bond Resolution with final bond terms for the Water and Sewerage Revenue Bonds, Series 2023

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

13. Approval of: Supplemental Agreement Number 1 - TAP Grant -

Kingsland has been awarded an additional \$200k (\$160k Federal/\$40k Local) for Preliminary Engineering associated with the TAP Grant (Boone, May Creek and Keith Dixon Way pedestrian/bicycle improvements.) These funds are needed to cover the costs of additional engineering (PE) required for the USTHW Phase II, Ecology AOE, and Concept Phase Design services for the required changes in the underpass area at I-95. The additional funding will also cover the cost for work that was not provided for in the original contract but will likely be needed for on-going GDOT projects (Ecology Update Memo, Archaeology Update Memo, and ROW Negotiation Plan Revisions). This work will be billed only if required by GDOT.

Councilman Blount did clarify that this supplemental agreement was actually \$160,000 federal funds and \$40,000 matched by the city.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kristy Chance, Councilwoman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

14. Approval of: Alcohol License for Unleashed Camden -

Tiffany Acebo, acting agent for Unleashed Camden is applying for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 258 Haddock Road.

RESULT: **APPROVED [3 TO 0]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Blount
ABSTAIN: Chance

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.
Councilman Galloway seconded the motion.
The motion passed unanimously.

The meeting adjourned at 6:41 PM.