



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • SEPTEMBER 25, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

Mayor Day opened the Public Hearing at 6:02 PM.

1. Public Hearing for the Purpose of Considering a Temporary Alcohol License for Outerbanks Seafood and Steaks -

Alex Wong, acting agent for Outerbanks Seafood and Steaks, has submitted an application for a temporary alcohol license for the sale of beer/wine/spirits by the drink at the 2023 Kingsland Catfish Festival to be held on November 17-18, 2023 in downtown Kingsland.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:03 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

RESULT: **APPROVED [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. RECOGNITION

None

VII. PRESENTATION

1. Presentation: Community Rating System Enhancing Floodplain Management -
Presentation of year one activities of the Coastal Incentive Grant to participate in the
Community Rating System to Enhance Floodplain Management.

VIII. GRANTING AUDIENCE TO THE PUBLIC

No one came forward to speak.

IX. OLD BUSINESS

There was no old business.

X. PLANNING AND ZONING

1. Approval of Home Occupation - 201 Winding Road, Apartment # 8108 - Map &
Parcel 120 015 -

Ethan Moon has applied for a Home Occupation Permit for a mobile detailing business known as "Waxing Moon Detailing". The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. The property manager at Pointe Grand Apartments has given permission for a home occupation to be at this residence. Zoning is R-3.

Planning Commission recommends approval.

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

2. Approval of Home Occupation - 214 Lonesome Pine Court - Map & Parcel 082L 033 -

Robert Rushing has applied for a Home Occupation Permit for a pressure washing business known as "Rushing Co., LLC". The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. Zoning is R-1.

Planning Commission recommends approval.

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

3. Approval of Ordinance 2023-08 - Annexation Request & Zoning Designation for Parcels 108 028B, 108 029 and 108 029A -

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approximately 22.19 acres located at 2970 Scrubby Bluff Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels.

Planning Commission recommends approval.

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

4. Approval of Re-Zoning-Parcels 107 042 and 107 043 -

Ronald Sawyer with White Sands Land Company, LLC has applied for a re-zoning of two parcels containing approximately 76 acres located on the east side of Gross Road. The applicant is requesting that 70 acres of parcels to be re-zoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining (6) acres to be re-zoned PD/C-2 (Planned Development/General Commercial). The purpose of the re-zone request is for a residential/commercial development containing 185 single family residential lots along with (2) commercial tracts that will front Gross Road.

Planning Commission recommends approval.

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

5. Approval of Variance - Parcel K13 01 015 (237 Hide Away Lakes Drive) -

Jimmie Rollins is requesting a Variance to Article XI, Section 110.16 - Uses not allowed in any Home Occupation Classification. Applicant is requesting that a Barber Shop be an allowed use for his residential business.

Planning Commission recommends approval.

Councilman Fullilove asked that the sign in the front yard needs to be moved before he can open for business.

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

6. Approval of Residential Business - 237 Hide Away Lakes Drive - Map & Parcel K13 01 015 -

Jimmie Rollins has applied for a Residential Business permit for a Barber Shop business know as "JR'S Barber Shop". The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

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

7. Approval Of: Wireless Facilities and Antennas Ordinance -

An ordinance to establish requirements, specifications, and reasonable conditions regarding placement of small wireless facilities and poles in the public rights of way. The objective of this Ordinance is to (i) implement O.C.G.A. Title 36, Chapter. 66C and, (ii) ensure use of the public rights of way is consistent with the design, appearance and other features of nearby land uses, to protect the integrity of historic, cultural and scenic resources and, does not harm residents' quality of life.

Staff recommends approval.

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

XI. NEW BUSINESS

1. Approval Of: Resolution #2023-06 Adoption of FY 2023-24 Operating & Capital Budget -

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

2. Approval Of: 2023 Tax Millage Rate at 6.100 Mills -

In accordance with O.C.G.A. Section 48-5-32.1 final millage rate is set by the authority of this taxing jurisdiction for tax year 2023. Required five year history and current digest have been published in accordance with O.C.G.A. Section 48-5-32. Proposed FY 2023-24 Budget is based on 6.100 mills which is below the roll back rate of 6.127 mills.

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

3. Approval Of: Georgia Gateway CID Millage Rate -

Georgia Gateway CID Board met on Thursday, September 21, 2023. At the scheduled meeting the Board approved the CID millage to be set at 1 mill. This will generate \$1,153 for the CID Fund.

Staff recommends approval.

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

4. Approval Of: Tax Specialist of Georgia-Southeast, LLC Agreement -

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.

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

5. Approval Of: Amendment #1 Then Nature Conservancy Agreement -

Extension of the agreement with The Nature Conservancy for the "Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program." The current agreement ends September 30, 2023, requesting a no-cost extension to March 31, 2024.

Staff recommends approval.

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

6. Bid Award: Online Solution for Interactive Planning, Zoning, & Business Licenses Software Solution -

Staff participated in three demos with software companies providing an online solution for planning/zoning, including building permits and business licenses (new and renewals). The online capabilities allow for the contractor (building permits) and business owner (business license) to apply online, track the progress, submit requested information, and obtain their permits/licenses electronically.

Staff recommends low bid, GovWell, for an annual cost of \$20,000 (year 1) and option to renew not to exceed 3% annual increase. Implementation, training, and historical data transfer are included.

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

7. Ratification of Bid Award: Purchase of One 4" Double Diaphragm Pump -

This item is included in the Waste Water Treatment Plant operations budget and was approved as an emergency purchase on September 11, 2023.

Low bidder, Holland Pump Company, for a total of \$19,445. Includes delivery.

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

8. Bid Award: Purchase of Multi-Purpose Response Vehicle/Commercial Cab Pumper -

This is a capital outlay purchase for the fire department in FY25/26 budget.

Staff recommends low bid, Fireline, Inc., for \$924,893.

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

9. Bid Award: Purchase of Tripe Combination Pumper -

This is a capital outlay purchase for the fire department in FY23/24 budget.

Staff recommends low bid, Fireline, Inc., for \$559,899.

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

10. Bid Award: Street Sign Replacements -

Staff recommends low bid, Custom Products Corporation, \$9,685,76. Includes delivery.

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

11. Bid Award: Purchase of Tanker -

This item is budgeted for FY 2023-24 in the Fire department.

Staff recommends low bid, Fouts Bros., Inc, at a total cost of \$347,690.

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

12. Approval of: Temporary Alcohol License for Outerbanks Seafood and Steaks -

Alex Wong, acting agent for Outerbanks Seafood and Steaks, has submitted an application for a temporary alcohol license for the sale of beer/wine/spirits by the drink at the 2023 Kingsland Catfish Festival to be held on November 17-18, 2023 in downtown Kingsland.

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

13. Approval Of: Change Order #2 Kingsland Fire Station #4 Addition and Alteration -

Change Order to include previously unscheduled work on the training room and restroom facilities located on the South end of the building. This change order will not increase the awarded contract price.

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

14. Approval Of: Emergency Debris Monitoring Service Agreement - DebrisTech, LLC -

An agreement between the City of Kingsland, Georgia and DebrisTech, LLC for FEMA Qualified Emergency Debris Monitoring Services. DebrisTech, LLC is under an agreement with Camden and St. Marys through a competitive bidding process.

Staff recommends approval.

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

15. Approval Of: IGA for Emergency Debris Removal Services - DRC Emergency Services, LLC -

An Interlocal Agreement between the City of St. Marys, Georgia and the City of Kingsland, Georgia to provide Kingsland with emergency debris removal services through a competitively bid contract with DRC Emergency Services, LLC.

Staff recommends approval.

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

16. Approval Of: Contract for Services Between City of Kingsland and Camden Community Crisis Center, Inc -

The City is in need of a safe shelter to provide food, lodging, clothing and other valuable services for victims and potential victims of family violence when the Police Department finds it necessary to remove these persons from an unsafe environment for their safety. This service contract shall be for an initial period of one (1) year commencing on January 1, 2023 and terminating on December 31, 2023. The City shall pay to the Center for its services to victims of family violence the sum of \$7,500.

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

17. Approval Of: Resolution of Support for St. Marys Tabby Trail -

A Resolution of Support for the City of St. Marys application for DNR Outdoor Stewardship Funding for the Tabby Trail project. In the event the City of St. Marys' application is recommended for funding by the Department of Natural Resources, the City of Kingsland commits to provide certain in-kind services for completion of this project, maximum of 600 loads of dirt at a value of \$75,000.

Staff recommends approval.

This item did not appear on the agenda presented at the meeting. Item will be moved to the next scheduled meeting.

RESULT: NO ACTION TAKEN

XII. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Fullilove stated he will be out of town until October 9, 2023.

XIII. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.

The motion passed unanimously.

The meeting adjourned at 6:42 PM.