

**MINUTES – REGULAR MEETING
CITY OF CAMILLA, GEORGIA
JULY 17, 2017**

The regular meeting of the Mayor and City Council of the City of Camilla was called to order at 6:30 p.m. on Monday, July 17, 2017 by Mayor Rufus Davis.

Roll call indicated the following present: Councilman Campbell, Councilman Hadley, Councilman Hays, Councilwoman Smith, and Councilman Palmer. Councilwoman Willingham was absent.

City Manager Bennett Adams, City Attorney Tommy Coleman, and City Clerk Cheryl Ford were also present.

OPENING PRAYER AND PLEDGE

After the call to order, Mr. Torry Jackson gave the invocation and the Mayor and Council led the Pledge of Allegiance to the Flag.

CITIZENS AND GUESTS

Sign-In Sheet Attached.

APPROVAL OF MINUTES

On motion by Councilman Hadley, seconded by Councilman Palmer, the June 12, 2017 council meeting minutes were approved as presented by a unanimous vote.

SPEAKER APPEARANCES

Mayor Davis announced there are two scheduled speakers and a guest speaker on the agenda. The first speaker, Ms. Janice Robinson, was asked by Mayor Davis to stay for a few minutes after she spoke. Ms. Robinson replied she is unable to stay because she provides care for her mother and has a lot of things to do. Mayor Davis commented if she is at the meeting to get answers and solutions that is what they are here to provide. Ms. Robinson replied she could meet with the members at their convenience. She stated she is at the meeting because of the animal control and people are having problems with fleas in their home. She called animal control this week and was told they do not set traps to catch animals. She was told you have to be placed on a list in order to get a trap for cats, dogs, raccoons, or whatever. She commented she pays city, school, county, and social security taxes and the City Manager, Mayor, and whoever are responsible for making sure the citizen's needs are met. She stated they should make it where citizens who are elderly and disabled are treated fair and right and given their due. She further stated they should hire and train someone to take care of the animal control.

Corey Morgan was recognized by Mayor Davis as the next speaker. Mr. Morgan stated he was speaking on behalf of infrastructure concerns for District 2 and had sent an email to all District 2 council members but also wanted to present his concerns to everyone. He stated there are infrastructure issues on several streets to include Cochran, Thomas, Lincoln, Brimberry, Stevens, and Perry Streets. He would like to know the process for getting these streets repaired. City Manager Adams stated we have a paving list prepared every year for the Council's approval for resurfacing and the following streets are on the current resurfacing list: MacArthur, Thomas (from Brimberry), Lincoln, Woodland, Cochran, S. Scott Street, Roosevelt and the railroad crossing on

SPEAKER APPEARANCES (cont.)

Fuller Street which was not done properly several years ago. He further stated it costs approximately \$150,000.00/mile to resurface a street and we are fortunate to have the special purpose local option sales tax; however, it does not fully fund the costs. We get money from the State every year which is approximately \$80,000.00 and money is also put in the General Fund. This list represents one of the most aggressive paving lists we have had and there will also be water system upgrades on MacArthur, Brimberry and Thomas Streets. Mr. Cochran asked if the list was available to the public and City Manager Adams replied the Council will be approving the list at the next council meeting and it then becomes public record. Mr. Morgan also asked for a possible timeline for the streets to be repaired. City Manager Adams stated he hopes the resurfacing project is bid out this calendar year; however, paving will depend on the weather and water improvements will need to be completed before the paving. The City has asked the County for patching assistance which will take care of a lot of the potholes in some of the streets.

JERRY CHAPMAN, INTERIM DIRECTOR – WORKSOURCE SOUTHWEST GEORGIA

Mr. Jerry Chapman, Interim Director/Regional Planner with Worksource Southwest Georgia, addressed the Mayor and Council to provide an update on the activities of WorkSource. Mr. Chapman stated they operated under the Georgia Department of Economic Development and are funded with federal grants from the U.S. Department of Labor. They have qualified people administering training needs and basically are in the training business. They work with educational institutions, employers, employees, and prospective employees that need additional training to help them get the job skills they need. WorkSource offers a variety of work based training services which provide employers an opportunity to customize the training offered. Some of the programs include on the job training program, work experience program, internship, customized training, and incumbent worker training. There is no charge for any of their services and they represent 14 counties and 44 cities in Southwest Georgia. They just received an \$180,000.00 high demand career strategy sector grant with focus on the health care sector and also completed the One Stop Comprehensive Center in Albany. Mayor Davis thanked Mr. Chapman for the information.

PUBLIC HEARING

Mayor Davis opened the Public Hearing for a conditional use request submitted by Cherinda Spicer on behalf of Holy Ground International Ministries, Inc. to use property located at 89 S. MacArthur Drive as a church. City Manager Adams called the hearing to order and asked if anyone was present to speak in favor of the request. Applicant/property owner Ms. Cherinda Spicer addressed the Mayor and Council and stated they wanted to continue use of the property as before. City Manager Adams asked Ms. Spicer if they have plans, in addition to the church, for an after school program and Ms. Spicer replied “Yes, it would be part of the ministry”. It will be a non-profit community outreach program with the ultimate goal of having a GED program and providing assistance with resumes and careers to adjust to the community. Long term goals are to bring industrial jobs to the community and better position people for the jobs. The church ministry will be of the traditional type and held on Thursday and Sunday. City Manager Adams asked if anyone else was present to speak in favor of or opposition of the request. There was no one.

Mrs. Laura Vann addressed the Mayor and Council and stated the Planning Commission recommends approval of the conditional use request for the purpose of a church at 89 S. MacArthur Drive with the stipulation that current signage be used. City Manager Adams thanked Mrs. Vann for her report and closed the Public Hearing.

ADMINISTRATIVE COMMITTEE REPORT

ORDINANCE NO. 2017-07-17-1 – CONDITIONAL USE/HOLY GROUNDS INTERNATIONAL MINISTRIES, INC.

The Administrative Committee and the Public Works Committee reviewed Ordinance No. 2017-07-17-1 for a conditional use request from applicant Cherinda Spicer/Holy Grounds International Ministries, Inc. to use property located at 89 S. MacArthur Drive as a church. The Planning Commission recommends approval of the Conditional Use with the stipulation that current signage be used. The Administrative Committee recommends approval of Ordinance No. 2017-07-17-1 and authorizes the Mayor to sign.

On motion by Councilwoman Smith, seconded by Councilman Hays, the motion to adopt Ordinance No. 2017-07-17-1 and authorize the Mayor to sign passed by a unanimous vote.

ORDINANCE NO. 2017-07-17-2 – 2017 GENERAL ELECTION

The Administrative Committee and the Public Works Committee reviewed Ordinance No. 2017-07-17-2 for the 2017 General Election. The election will be held November 7, 2017 and election notices will be published in The Camilla Enterprise. The general election will be for the following seats which are expiring December 31, 2017:

- City Council District 1, Post 2
- City Council District 1, Post 3
- City Council District 2, Post 2
- City Council District 2, Post 3

Qualifying begins August 21, 2017 at 8:30 a.m. and will continue day to day until the close of business on August 25, 2017 at 4:30 p.m. The qualifying fee for candidates is \$72.00. The Administrative Committee recommends approval of Ordinance No., 2017-07-17-2 and authorizes the Mayor to sign.

On motion by Councilwoman Smith, seconded by Councilman Hadley, the motion to adopt Ordinance No. 2017-07-17-2 and authorize the Mayor to sign passed by a unanimous vote.

CONTRACT FOR CITY MANAGER SEARCH – UNDERWOOD & COMPANY

The Administrative Committee and the Public Works Committee reviewed a contract from Underwood & Company to search for a City Manager. The contract search fee is \$3,500.00 along with other incidentals. The tentative plan is to advertise the City Manager position in mid-August for thirty days, interview in October, advertise the finalist(s) for fourteen days, make a job offer in late October, and have the person in place by mid-December. The Administrative Committee recommends approval of the contract and authorizes the Mayor to sign.

A motion was made by Councilwoman Smith and seconded by Councilman Palmer.

Mayor Davis stated he looked at the engagement letter from Underwood and if the scope of their representation is to look for candidates, we should append for public record the qualifications we are giving them for the candidates. City Manager Adams replied the job description describes the experience and educational requirements and Mayor Davis stated it needs to be part of the contract. He asked if we were looking for 5 years' experience or 10 years' experience, MBA or BS, and as for the geographic area, will it be local or statewide. He asked for the specific qualifications to be

CONTRACT FOR CITY MANAGER SEARCH – UNDERWOOD & COMPANY (cont.)

clarified and made a part of the contract. Mayor Davis stated the search will be conducted in accordance with the details Councilwoman Smith has read and will be more detailed with the specific experience and qualifications appended.

The motion to approve the contract with Underwood & Company and authorize the Mayor to sign passed by a unanimous vote.

PUBLIC WORKS COMMITTEE REPORT

GREATER UNION MISSIONARY BAPTIST CHURCH – REQUEST FROM RENAE JENKINS

The Public Works Committee and the Administrative Committee reviewed a request from Renae Jenkins on behalf of the Greater Union Missionary Baptist Church. Mrs. Jenkins has expressed interest in acquiring a piece of property owned by the City of Camilla and located at 75 Thompson Street consisting of 0.03 acres. The property is located on the corner Mira and Thompson Streets and the City took possession of the property at a tax sale in 2007 for unpaid 2006 property taxes. The amount owing on the property is \$6,775.67 which includes clean-up (a vacant house located on the property was removed), city taxes, legal and advertising fees plus \$408.29 the City paid to the County for tax years 2006 and 2007, for a grand total of \$7,183.96. AHERA Response Services, Inc. of Albany, Georgia removed the asbestos transite siding from the vacant house on the property at a cost of \$6,625.00.

City Manager Adams stated in order to sell the property, it must first be declared surplus by the City Council and advertised for sale in The Camilla Enterprise. The Public Works Committee recommends the property be declared surplus and the City Manager move forward with the advertisements and bidding process.

A motion was made by Councilman Campbell and seconded by Councilman Palmer.

City Manager Adams commented that after talking with Ms. Jenkins and also City Attorney Coleman, a right of redemption will need to be done first. The cleanest way then will be to lease the property to the church and he talked with Ms. Jenkins on the phone to explain the process. Ms. Jenkins stated she understood the conversation and the right of redemption process because the City does not technically own the property without the right of redemption process. She did question, however, how the city can lease the property if they do not technically own it. She asked why, if the City was not technically the owner, they removed the structure on the property. City Manager Adams stated the structure was unsafe and taken down for safety reasons and a lien for removal costs placed on the property. Ms. Jenkins stated the cost of removal should go back to the property owner or their heirs, not the person wanting to purchase it.

Attorney Coleman commented when the City identifies a dilapidated piece of property, they can go to court and get an order for clean-up and the law allows a lien to be placed on the property for all expenses. A property owner can pay those expenses and get the property back. It is treated at that point like a piece of delinquent tax property and can be placed in a tax sale. Interested individuals can bid on it or the City can buy it back in, but before it becomes the City's property, you send a letter foreclosing the right of redemption. Up and until that point, the delinquent tax payer has the right to buy it back and the notice of redemption notifies them of their right to get their property

GREATER UNION MISSIONARY BAPTIST CHURCH – REQUEST FROM RENAE JENKINS (cont.)

back and how much it will cost because technically, they own the property. Other things that can be done in advance is to quit claim interest in the property and if someone buys it, they would have to foreclose the right of redemption or you could lease your interest in it. The reason the lease was come up with is because the City cannot sell real property to anyone who comes along and wants to purchase it. By law, an auction or a sealed bid is required. In this particular case, the use for the property is a good one and it has been used as a parking lot for a number of years. The lease will avoid being confined to the requirements if you can agree to lease it and will have the same effect as if you sold it.

Ms. Jenkins provided the Mayor and Council a map showing the area and stated the church owned two pieces of property next to the subject property. She said the church has been using the lot for parking and taking care of it and would like for the City to convey the property to the church. She stated she understands about the lease but there are land issues there as far as trees that need to be removed. Attorney Coleman stated provisions can be made for improvements to the property in certain ways. The point of the lease is that we have a lot of money in the property and the lien is worth more than the property. A long-term lease of up to 50 years can be issued by the City. Ms. Jenkins stated the church has been taking care of the property as far as maintenance and using it for parking and would like the property to be conveyed rather than leased. Attorney Coleman stated the bid process would be required to convey the property. Councilman Campbell asked for the item to be tabled to obtain additional information and a recommendation from the City Attorney.

On motion by Councilman Campbell, seconded by Councilman Hays, the motion to table the item passed by a unanimous vote.

RESOLUTION NO. 2017-07-17-1 – MITCHELL COUNTY JOINT COMPREHENSIVE PLAN

The Public Works Committee and the Administrative Committee reviewed Resolution No. 2017-07-17-1 to adopt the Mitchell County Joint Comprehensive Plan. Public meetings and hearings were held to allow citizens to review the Comprehensive Plan and gather input from citizens. The Comprehensive Plan is designed to guide the future actions of the community and presents a vision for the future with long-range goals and objectives for activities affecting the local government. The Public Works Committee recommends approval of the Resolution and authorizes the Mayor to sign.

On motion by Councilman Campbell, seconded by Councilman Palmer, the motion to approve Resolution No. 2017-07-17-1 and authorize the Mayor to sign passed by a unanimous vote.

CITY ATTORNEY’S REPORT

None.

CITY MANAGER’S REPORT

City Manager Adams commented on the following items:

- Thanked city employees for getting the City of Camilla ready for the 4th of July fireworks display. Special thanks to the Police and Fire Departments for doing a great job of handling traffic.
- The water system improvements bid for Thomas, Brimberry and MacArthur Drive is being advertised in The Camilla Enterprise. The bid opening is scheduled for August 16th at 2:00 p.m. The

CITY MANAGER'S REPORT (cont.)

City Council will review the bids at their August 28th Committee Meetings and award the bid at the September 11th council meeting.

- The street resurfacing list was talked about earlier in the meeting.
- The 2016 Community Development Block Grant in north Camilla to replace water lines and install fire hydrants will begin this week and be completed by October 15th.
- DOT has completed resurfacing of Broad Street and a portion of Oakland and the City paid to have the parking spaces restriped, which are now at a 60 degree angle and easier to get in and out of.
- He has been working with Mr. Coleman on the AMI project to get the paperwork complete. Once the paperwork is complete, the project will move along quickly.
- He has been working with Finance Director Lisa Ferguson on the budget to be adopted at the September 11th council meeting.

MAYOR'S ANNOUNCEMENTS


Mayor Davis wished his mother, Priscilla Davis, and all those who are having a birthday a very Happy Birthday. He thanked City Manager Adams for an outstanding job on the July 4th fireworks show and stated a lot of people told him it was the best fireworks show they have seen.


City Manager Adams requested to address remarks made earlier in the meeting by Janice Robinson. He stated the county operated animal control for a number of years and had a correctional officer who responded to animal calls. He was County Administrator during part of that time and it became apparent if a dog was in your yard when you called, about 99% of the time when animal control responded the dog was gone. It became common to put out traps to get the animal trapped so it could be removed from your property. There has always been a shortage of traps and that is the reason there is a waiting list for those wanting traps. Stitches is not doing anything differently than the County did before. Setting out traps is common practice and proven to be successful for removing animals from your yard.

ADJOURNMENT


On motion by Councilman Hadley, seconded by Councilman Campbell and passed by a unanimous vote, the meeting was adjourned at 7:15 p.m.

BY:



RUFUS DAVIS, MAYOR 

ATTEST:



CHERYL FORD, CITY CLERK

SIGN-IN SHEET

DATE: July 17, 2017

MEETING: Council

TIME: 6:30 A.M. P.M.

| NAME (please print) | STREET ADDRESS | CITY |
|-----------------------------|------------------------|------------------|
| 1. Ind Vann | 495 Sylvester Hwy | Camilla |
| 2. Janice Robinson | 225 Jester St | Camilla |
| 3. Jerry Chapman | 75 W. Broad St. | Camilla |
| 4. Lucene Dawson | 199 N. Ellis St | Camilla |
| 5. Renae Jenkins | 233 S. MacArthur | Camilla |
| 6. Jerome Jester | 115 LINCOLN ST | CAMILLA |
| 7. Ventura Pollard | 70 Dogwood St | Camilla |
| 8. Laura Vann | " " | |
| 9. Corey Morgan | 235 Thomas St. | Camilla |
| 10. Priscilla Davis | 292 E. Broad St | Camilla |
| 11. Annette Walden | 220 Campbell Dr, #302 | Camilla |
| 12. Jerry Jackson | 146 S MacArthur | Camilla |
| 13. Roger & Cherinda Spicer | 115 S. MacArthur St | Camilla |
| 14. Frohnit Jess | 247 Lincoln St | Camilla |
| 15. George Thomas | 95 Leneath St. | Camilla |
| 16. Benjamin F Brown | | Camilla Ga. |
| 17. Cynthia R. May | 81 Dogwood St. Camilla | Camilla Ga 31730 |
| 18. Jimmy Jones | 141 BAINBRIDGE RD. | CAMILLA, GA. |
| 19. | | |
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ORDINANCE NO. 2017-07-17-1

AN ORDINANCE TO APPROVE A CONDITIONAL USE OF PROPERTY LOCATED IN AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AFTER REPORT AND RECOMMENDATION BY THE PLANNING COMMISSION AND FOR OTHER PURPOSES.

WHEREAS, Cherinda Spicer/Holy Grounds International Ministries, Inc., as owner of the property located at 89 S. MacArthur Drive, has requested that she/they be granted a conditional use of said property for the purpose of a Church at an existing building built to house a church, under Section 5.03, Item A of Article V, R-1, Single Family Residential District, and

WHEREAS, the Planning Commission of the City of Camilla, after a public hearing, has recommended to the City Council that the request be approved with the stipulation that current signage be used and,

WHEREAS, the Council has considered the application and has made the appropriate findings pursuant to Section 23.09, Conditional Use, of the Zoning Ordinance of the City of Camilla.

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Camilla, and it is hereby enacted by authority of the same that the request to grant a conditional use of the property with the stipulation that the current signage be used, hereinabove referred to as a Church under Section 5.03, Item A, Article V,

R-1, Single Family Residential District, be and the same is hereby approved subject to provisions of the Zoning Ordinance of the City of Camilla and subject to all other ordinances and licensing requirements of the City of Camilla. In the event of sale of property or cessation of use as a Church by the requestor, or 30 days after property ceases to be used for the conditional use as granted, then the conditional use will become null and void, and terminate.

SO ORDAINED in regular session this 17th day of July, 2017, after waiving second reading.

MAYOR AND COUNCIL
CITY OF CAMILLA

By: [Signature] L.S.
Mayor

By: Cheryl Ford L.S.
Clerk



ORDINANCE NO. 2017-07-17-2

GENERAL ELECTION ORDINANCE

The City Council of the City of Camilla hereby ordains that pursuant to the Charter of the City of Camilla, as amended, and the Georgia Elections Code, as amended through the regular 2017 session of the Georgia General Assembly, the General Election for City Council District 1 – Council Post 2, District 1 – Council Post 3, District 2 – Council Post 2, and District 2 – Council Post 3, as provided by O.C.G.A. § 21-2-1, et seq., to fill terms expiring on December 31, 2017, shall be held under the following terms and conditions:

1. Said election shall be held on November 7, 2017.
2. The hours of the election shall be between 7 a.m. and 7 p.m.
3. The election shall be held pursuant to the provisions of the Laws of the State of Georgia as enacted and amended. Provided further, the Charter of the City of Camilla and amendments thereto shall be in force and effect where same were not repealed or modified by the Laws of the State of Georgia.
4. For the purposes of this election Brenda Cross is designated as the Election Superintendent of the municipality. Poll officials shall be named and designated by the governing authority of the City of Camilla, and the names thereof shall be entered in the Minutes of the City of Camilla prior to the holding of this election. Cheryl Ford is also designated as the Absentee Ballot Clerks.
5. Paper ballots shall be used for the conduct of this election.
6. The polling place for District 1 shall be the Northside Recreation Center located at 400 Pecan Drive and the polling place for District 2 shall be City Hall located at 30 East Broad Street, Camilla, Georgia.
7. Each candidate for District 1 – Council Post 2, District 1 – Council Post 3, District 2 – Council Post 2, and District 2 – Council Post 3 shall file a notice of candidacy in the office of the City Clerk at Camilla City Hall, 30 East Broad Street, Camilla, Georgia. Qualifying begins on August 21, 2017 at 8:30 AM and will continue day to day until the close of qualifying on August 25, 2017 at 4:30 PM.
8. The qualifying fee for candidates of City Council District 1 – Council Post 2, District 1 – Council Post 3, District 2 – Council Post 2, and District 2 – Council Post 3 shall be \$72.00.

9. Pursuant to O.C.G.A. § 21-2-216, any person who is a resident of the City of Camilla and a qualified elector of the City of Camilla shall be eligible to vote in this election. The registrar shall cease taking applications for registration from persons desiring to vote in this election on the close of the registrar's business on October 10, 2017, as provided in O.C.G.A. § 21-2-224.
10. Pursuant to O.C.G.A. § 21-2-132(d)(3), the public notice attached hereto as "Exhibit A" shall be published in *The Camilla Enterprise* once during the week of August 7 2017.
11. Pursuant to O.C.G.A. § 21-2-9(b), the public notice attached hereto as "Exhibit B" shall be published in *The Camilla Enterprise* once during the week of October 2, 2017.

SO ORDAINED, this 17th day of JULY, 2017.



CITY OF CAMILLA

By: _____

Mayor, Rufus Davis

Attest: _____

Clerk, Cheryl Ford

“EXHIBIT A”

CITY OF CAMILLA

GENERAL ELECTION

**CITY COUNCIL DISTRICT 1 – COUNCIL POST 2, DISTRICT 1 – COUNCIL POST 3,
DISTRICT 2 – COUNCIL POST 2, AND DISTRICT 2 – COUNCIL POST 3**

November 7, 2017

Qualification opens at 8:30 a.m. on Monday, August 21, 2017, and closes at 4:30 p.m. on Friday, August 25, 2017. The qualifying fee for a position on the City Council shall be \$72.00.

Candidates may qualify in the office of the City Clerk at Camilla City Hall, 30 East Broad Street, Camilla, Georgia. Advance voting will be held on October 16, 2017 and will end on November 3, 2017.

This notice is given pursuant to O.C.G.A. § 21-2-132(d)(3).

NOTICE OF ELECTION

The General Election for the City of Camilla shall be held on Tuesday, November 7, 2017, between the hours of 7 a.m. and 7 p.m. The polling place for District 1 shall be the Northside Recreation Center located at 400 Pecan Drive. The polling place for District 2 shall be at City Hall, located at 30 East Broad Street, Camilla, Georgia. The election shall be for positions on the City Council for District 1 – Council Post 2, District 1 – Council Post 3, District 2 – Council Post 2, and District 2 – Council Post 3.

All persons who are not registered to vote and who desire to register to vote in the General Election may register to vote through the close of business on October 10, 2017. Advance voting will be held on October 16, 2017 and will end on November 3, 2017.

This notice is given pursuant to O.C.G.A. § 21-2-9(b).

RESOLUTION NO. 2017-07-17-1

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Camilla, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

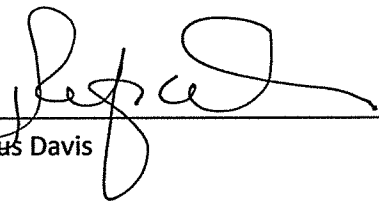
WHEREAS, in the development of the comprehensive plan, the City of Camilla examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Camilla, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 17th day of JULY 2017.




Mayor



Rufus Davis

Witness



Cheryl Ford, City Clerk