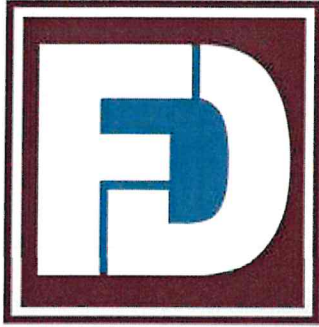




AGENDA - CITY OF CAMILLA

**CALLED COUNCIL MEETING - CITY COUNCIL CHAMBERS
LIVE BROADCAST – CITY OF CAMILLA FACEBOOK PAGE
MONDAY, DECEMBER 5, 2022 – 5:00 P.M.**

1. Call to Order; Roll Call
2. Opening Prayer and Pledge
3. Approval of Agenda
4. Speaker Appearances
5. New City Attorney Consideration (Fincher Denmark)
6. Position Classification and Pay Plan Amendment Consideration – Downtown Camilla and Public Works Coordinator
7. Adjourn



FINCHER DENMARK LLC
ATTORNEYS



“In Georgia, few firms have a greater in-depth knowledge of local government law than Fincher Denmark.”



100 Hartsfield Centre Parkway, Suite 400
Atlanta, Georgia 30354

WWW.FINCHERDENMARK.COM

INTRODUCTION TO THE FIRM

For a client, one of the most important attributes a lawyer can deliver is an intimate understanding of the client's business. In Georgia, few firms deliver more detailed knowledge handling the legal affairs of local governments than Fincher Denmark LLC. In the course of the firm's history, we have represented nearly every city on the south side of the Atlanta Metro region. Being counselors to governments for many decades has allowed us to develop an unparalleled expertise in the completed issues that face municipal and county governments.

Experience matters. With Fincher Denmark, over 40 years of local government law experience is only a phone call, text or e-mail away. Engaging a professional, reliable and progressive law firm like Fincher Denmark LLC is a necessity in this new era of business complexities, economic uncertainty and fluctuating "norms."

- Recognized as one of the leading law firms in Georgia specializing in local government, Fincher Denmark has served as appointed attorney for over 20 local governmental entities;
- We currently provide a full range of legal services for the cities of College Park, Lake City, Jonesboro, South Fulton, Lithonia, McDonough, Stonecrest, and to Henry County government. We serve as general counsel to the Clayton County Water Authority and handle significant work for Clayton County Public Schools. We serve as counsel for the Hapeville Development Authority, Stonecrest Urban Redevelopment Agency and the Jonesboro Development Authority;
- We have helped clients collectively with nearly \$10 billion in municipal financing;
- We have wide and extensive political, institutional, professional, and personal contacts that have often proved invaluable to our clients' legal and business affairs;
- We have attorneys who are accessible and responsive 24 hours a day, 7 days a week;
- We have a specially trained contingent of lawyers and support staff who oversee the legal affairs of local governments responsible for over 350,000 citizens;
- We understand budgets and budget constraints. Fincher Denmark works with clients to help keep legal budgets on track;
- We are an AV rated law firm comprised of a diverse group of professionals specifically trained to help cities;



Our track record proves it. Fincher Denmark:

- Successfully litigated a \$20 million land use dispute contract with the City of Atlanta;
- Oversaw the legal affairs of the Clayton County Water Authority for almost two decades, including its \$300 million capital improvement program;
- Shepherded College Park's \$250 million Gateway Center Hotel/Office and Convention Center project, including the coordination of the public finance aspects related thereto;
- Helped negotiate the transference of Fort Gillem to the City of Forest Park and coordinated the public finance of this complex transaction;
- Established precedent setting appellate rulings favorable to local governments in numerous zoning cases;
- Successfully represented local government clients in Federal Court in employment matters, civil rights litigation, Voting Rights Act issues, and Americans with Disabilities Act litigation; and
- Obtained a \$2.4 million judgment against the insurance carrier arising out of bad faith denial of coverage by the insurance carrier for the City of Hapeville.

Fincher Denmark is a law firm that is primarily dedicated to representing local governments in the state of Georgia. Gone are the days those attorneys can be generalists. Lawyers are like doctors and specialties matter.

We don't handle divorces, criminal defense, automobile accidents or bankruptcies. All we do is local government work, so if you retain us, you can be satisfied that we have nine attorneys dedicated to the full-time practice of representing local governments. And we have done so for many years, developing an expertise and accumulated wisdom in the matters that local governments face daily.

Esteemed lawyers of Fincher Denmark are highly qualified and pride themselves in being a partner and advocate for their clients while helping them to successfully navigate the ever-changing and unpredictable legal landscape. Our attorneys serve in the capacity of trusted advisors who are committed to providing good sound legal advice. We believe our team is uniquely qualified to help meet the legal needs of local governments, whether serving as general counsel, handling special projects, or helping with economic development.

We understand the role of local government attorneys. We know when to speak up and when to be silent. We know how to work within the budget provided – we can give you as much, or as little, “lawyering” as you want. We look forward to discussing how we may be of service to you.

Fincher Denmark has put together an effective team of some of the best local government attorneys in Georgia. We look forward to discussing how we may be of service to you.

WHAT FINCHER DENMARK CLIENTS SAY ABOUT US

- “...Fincher Denmark has served as City Attorney for the City of Jonesboro for [over two decades]. Mr. Fincher is extremely knowledgeable in many facets of the law; beyond that, he and his colleagues work continuously to ensure that information provided to clients is current and pertinent.”

— Joy Brantley Day, City of Jonesboro Former Mayor



- “...Fincher Denmark provides timely and reliable legal opinions upon request and has proactively raised concerns about potential legal pitfalls. As Mayor, I give my highest endorsement to Winston and his firm, as they have guided the city through many difficult challenges over the years.”

— Shemeka Reynolds, City of Lithonia Mayor



- “... Critically, their wide scope of expertise in a myriad of different issues, their ability to respond to unique, once in a lifetime issues, and their extensive contacts in the community and beyond are invaluable intangibles we often call up.”

— John Chafin, Clayton County Water Authority Board Member,
Former Chairman



- “...I have worked with Fincher Denmark in my role as City Manager for the City of Jonesboro. Steve Fincher, Winston Denmark and their excellent team of lawyers have represented the city during my entire tenure. The firm has given outstanding advice and guidance on all matters, including zoning, eminent domain, public finance, and litigation. I would give the firm my highest endorsement.”

— Ricky L. Clark, Jr., City of Jonesboro City Manager and
Executive Director — Jonesboro DDA & Jonesboro Main Street



FINCHER DENMARK LLC

LIST OF CURRENT AND PAST CLIENTS

Fincher Denmark has over 35 years of experience as appointed general counsel to over 20 governmental entities.

APPOINTED AS GENERAL COUNSEL

* City of College Park	19 yrs.
City of East Point	3 yrs.
City of Forest Park	8 yrs.
City of Hampton	2 yrs.
City of Hapeville	13 yrs.
* City of Jonesboro	28 yrs.
* City of Lake City	31 yrs.
* City of Lithonia	8 yrs.
City of Lovejoy	2 yrs.
City of McDonough	8 yrs.
City of Morrow	2 yrs.
City of Riverdale	12 yrs.
City of Snellville	2 yrs.
City of South Fulton	2 yrs.
City of Stockbridge	2 yrs.
* City of Stonecrest	4 yrs.
City of Tyrone	2 yrs.
Clayton Co. Public Schools Ethics Comm.	3 yrs.
Clayton County Public Schools	10 yrs.
* Clayton County Water Authority	19 yrs.
Forest Park Development Authority	3 yrs.
Forest Park Urban Redevelopment Agency	3 yrs.
HACC Facilities Holding Co.	5 yrs.
* Hapeville Development Authority	3 yrs.
Housing Authority of Clayton Co.	10 yrs.
* Jonesboro Development Authority	2 yrs.
Lovejoy Development Authority	2 yrs.

APPOINTED AS ASSISTANT COUNSEL

City of College Park	17 yrs.
City of Fairburn	6 yrs.
City of Hapeville	13 yrs.
* City of McDonough	1 yr.
City of Palmetto	6 yrs.
City of Stonecrest	1 yr.
City of Union City	6 yrs.
Clayton County	6 yrs.
Fayette County	6 yrs.
Housing Authority of College Park	16 yrs.

* Current Clients



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CURRENT AND PAST CLIENTS

SPECIAL COUNSEL

Atlanta Housing Authority	City of Avondale Estates
Bacon County	City of Brookhaven
Barrow County	City of Butler
Barrow County Sheriff	City of Byron
Bibb County Board of Education	* City of Chamblee
Butts County	City of College Park
Carroll County	City of East Point
Carroll County Board of Education	City of Fayetteville
Carroll County Sheriff	City of Forest Park
Clayton County Board of Commissioners	City of Fort Valley
* Clayton County Board of Education	City of Helen
Clayton County Sheriff	City of Hogansville
Decatur County Board of Education	* City of Jackson
Dooley County Board of Education	City of Lovejoy
Dougherty County	City of Manchester
Dougherty County Sheriff	City of McDonough
Floyd County Board of Elections	City of Morrow
Forsyth County	City of Peachtree City
Hall County	City of Pelham
* Henry County	City of Smyrna
Lowndes County	City of Woodbury
Lowndes County Sheriff	City of Woodstock
Middle GA Regional Development Ctr.	City of Woolsey
Monroe County Board of Education	City of Zebulon
Peach County	
Rockdale County	
Savannah Airport Authority	
Spalding County	
Spalding County Board of Education	
Spalding County Sheriff	
Upson County Sheriff	

* Current Clients



FINCHER DENMARK LLC

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UNDERSTANDING OF LOCAL GOVERNMENT ISSUES

Local Government General Counsel

In Georgia, few firms have a greater in-depth knowledge of local government law than Fincher Denmark. Knowledge is power. A powerful lawyer can be a very potent asset to have at your disposal.

For almost four decades, elected and appointed officials and their staff have depended on Fincher Denmark attorneys. They know they can trust Fincher Denmark to offer insightful solutions to their problems – both the ordinary and the extraordinary challenges that face all local governments on a daily basis.

For a client, one of the most important attributes a lawyer can possess is an intimate understanding of his or her business. In Georgia, few firms have more comprehensive experience handling the legal affairs of local governments than Fincher Denmark.

We have served as general counsel to scores of local governments over the decades. City councils, county boards of commissioners and independent authority boards have voted to appoint us as their lawyers. In this role we have helped our clients navigate large and complex problems as well as the routine matters they encounter daily. We have developed considerable expertise serving in this role which we can now offer to your local government.

Revenue Enhancement and Expenditure Reduction

Fincher Denmark has developed unique expertise helping our clients identify revenue enhancement opportunities and expenditure reduction options. What does this mean? It means more potential available revenue for you. Reviewing intergovernmental agreements and conducting forensic reviews have resulted in saving Fincher Denmark clients millions of dollars.

Public/Private Development

Fincher Denmark has substantial experience in real estate matters in a way especially relevant to you. Many lawyers handle “real estate matters,” but very few have done so in the context of purchasing or disposing of governmental properties. Even fewer have combined these with economic redevelopment opportunities. These transactions, from concept to completion, have considerations in addition to normal real estate transactions. It is a special duty of the local government lawyer to understand all of the relevant considerations and to ensure they have been properly evaluated.

Fincher Denmark has represented numerous commercial and residential real estate developers in every aspect of real estate law. As an example of our breadth of experience, Fincher Denmark negotiated a \$1.5 billion mixed-use public/private real estate development for the City of College Park around the Georgia International Convention Center.

Fincher Denmark has been intimately involved with the substantial development and redevelopment activities of College Park and other municipal clients we represent and has developed an expertise in the contractual and financial concepts that lead to successful completion of these important projects.

Fincher Denmark has been responsible for the legal and financial details of the \$300 million master plan rehabilitation of the facilities of the Clayton County Water Authority and a score of other public facilities.



Public Finance

We have acted as issuer's counsel for 100's of bond transactions since 2001. Fincher Denmark's list of bond and capital improvement projects is extensive. We have helped clients collectively with nearly \$10 billion in financing. These transactions include a multitude of various issuing bodies, development projects, and public improvements.

Code Enforcement

Fincher Denmark has a wealth of experience assisting its local government clients in code enforcement matters, including drafting and updating ordinances; adopting international codes and standards; litigating citations for violations of zoning ordinances; building and property maintenance codes, noise ordinances and fire codes. We have also litigated nuisance abatement cases where properties and businesses are in continual violation of these standards.

Contracts

Fincher Denmark attorneys have written or amended countless contracts for our local government clients, including intergovernmental contracts between local governments. These contracts vary widely in scope and complexity. Fincher Denmark attorneys have been instrumental in the negotiating process and contract review.

Employment

Fincher Denmark provides comprehensive representation to our clients on personnel and employment matters. In addition to preparing employment contracts, we have drafted personnel manuals used by local governments and ensured that existing policies are current with changes in state and federal law. Our services also include rendering day-to-day advice to department heads and human resources administrators on implementing personnel procedures and carrying out employee discipline. We provide advice and representation during investigations and employee grievance hearings. Finally, we have considerable experience with EEOC complaints, investigations and mediations.

Public Construction Law

Fincher Denmark has substantial experience in preparing and reviewing the legal arrangements of our local government clients in construction and renovation projects. We have overseen the legal requirements of scores of local government buildings and improvements and we have carried these projects to completion. Over the years, Fincher Denmark has handled litigation arising from construction projects undertaken by municipalities.

Eminent Domain

Fincher Denmark has been representing local government clients with their condemnation needs for decades, having filed hundreds of condemnations on behalf of the Clayton County Water Authority, the Board of Commissioners of Clayton County, the Cities of College Park, Hapeville, McDonough, Fairburn, Union City, Riverdale, Jonesboro, and many others. Over the years we have become experts in nonvoluntary accusation of property to facilitate public projects.



Airport Relations

No city in Georgia has dealt with more varied issues with Hartsfield-Jackson Atlanta International Airport than College Park. Fincher Denmark has been intimately involved in these activities and has an unparalleled understanding of the operations of Hartsfield-Jackson Atlanta International Airport as they impact the surrounding cities. This includes expertise with the Georgia Aviation Act, Federal Aviation Administration, and local government law as it pertains to local airports.

Land Use & Zoning

Fincher Denmark is one of the preeminent zoning law firms in the state. We have been responsible for handling the legal details for several Developments of Regional Impact (DRI's) involving hundreds of millions of dollars of residential and commercial development, including the City of College Park's current 350-acre mixed use development, known as Six West (formerly Airport City). Fincher Denmark also created the first Tax Allocation District (TAD) in Clayton County.

Fincher Denmark has been responsible for drafting and enforcing numerous zoning codes and ordinances and all the related regulatory adjuncts.

We have an unparalleled reputation among private property developers in moving projects forward. Our experience in working with private developers gives us a unique perspective for our representation of local governmental clients. Understanding the motives and practices of private developers is an invaluable asset in assessing development opportunities presented to local government clients.

Litigation

Fincher Denmark has resolved scores of claims against our clients by finding unique solutions to the problems presented. Many law firms can litigate; however, Fincher Denmark's problem-solving ability often allows us to settle claims without lengthy litigation, saving our clients thousands of dollars in legal fees and ultimately more money in potential liability losses.

When creative solutions and dispute resolution fails, Fincher Denmark has the legal expertise to litigate and stands prepared to do so. Our track record proves we can win in the courtroom. Fincher Denmark routinely litigates cases in Georgia's Superior Courts and in U.S. District Courts. The cases are widely varied and include real estate and construction litigation, employment, contracts and procurement, open government, and taxation.

The firm's attorneys have also handled class action lawsuits in federal court where claimants asserted constitutional and civil rights violations against government entities. Our representation has encompassed all phases of litigation, from the initial pleadings and discovery to dispositive motions and trial. Fincher Denmark has also successfully taken appeals to the Georgia Supreme Court and the U.S. Eleventh Circuit Court of Appeals.

Fincher Denmark has successfully handled extensive litigation matters for the City of College Park, City of Lithonia, City of Lake City, City of Jonesboro, City of Forest Park, City of Morrow, City of Stockbridge, Clayton County Public Schools, and Clayton County Sheriff's Office.

2021 PROJECT SCHEDULE

Revised February 1, 2021

General Fund

Splash Park – SPLOST – 06/30/2021 - \$750,000

Toombs Park – SPLOST – 05/31/2021 - Picnic Pavilion - \$40,000

Toombs Park – SPLOST – 01/31/2021 - Basketball Court Renovation - \$10,000

Boys & Girls Club Building Renovation – 09/30/2021 – Unbudgeted - \$300,000

Public Wifi - CNS FUND - \$22,500

- Boys & Girls Club – 03/31/2021
- Depot Patio – 03/31/2021
- Toombs Park – 05/31/2021

Paving – LMIG/SPLOST – 10/31/2021 - \$100,000

Paving – SPLOST – 05/31/2021 - \$150,000

Paving & Sidewalks – 08/31/2021 – TSPLOST - \$250,000

Sidewalk Infrastructure – West Circle CDBG Project - 09/30/2021 - \$100,500

Citywide Sidewalk project – COMPLETED - \$53,500

Gateway Signs (US 19 North & South) – Public Works – 09/30/2021

Demolition & Renovation of Dilapidated Property – 10 Residential Properties – 12/31/2021

21st Century Policing Staff Training - 02/28/2021

21st Century Policing Community Meeting – TBD

Position Classification and Pay Plan Approval by Council no later than June 1, 2021

Assess Implementation of Main Street Program no later than August 1, 2021

Develop Downtown Signage Plan no later than July 1, 2021

Submit application to DCA for “PlanFirst” Community no later than May 15, 2021

Water & Sewer

West Circle Water/Sewer project – CDBG - 09/30/2021 - \$750,000

WWTP Renovation & LS Upgrades – GEFA CWSRF - 01/31/2022 - \$1,900,000

LS Bypass Pumps & SCADA – GEFA ASADRA - 01/31/2022 - \$200,000

Wells, Pumps, Valves & Mains – GEFA DWSRF ASADRA - 01/31/2022 - \$1,400,000

Airport

Large Aircraft Hangar – 06/30/2021 – ECON DEV - \$150,000

Large Aircraft Hangar – 09/30/2021 – FAA GRANT - \$158,500



2021-2023
Annual Standards
for Accreditation