



CITY OF CAMILLA
AGENDA – COUNCIL MEETING
LIVE BROADCAST - CITY OF CAMILLA'S
FACEBOOK PAGE
MONDAY, JUNE 12, 2023 ~ 6:00 P.M.



1. Call to Order; Roll Call
2. Opening Prayer and Pledge
3. Approval of Agenda
4. Approval of Minutes: May 8, 2023
5. Speaker Appearances
6. Public Hearing – Urban Redevelopment Plan
7. Action Items:
 - a. Resolution No. 2023-06-12-1 – Adoption of Urban Redevelopment Plan
 - b. Resolution No. 2023-06-12-2 – Establishment of Urban Redevelopment Agency
 - c. Intergovernmental Agreement – City of Camilla and Urban Redevelopment Agency
 - d. Game Room License – 25 N. Scott Street
 - e. Off-Premises Beer/Wine License – Beacon Food Mart – 165 N. Harney Street
New Manager – Azghar Ali – Beacon Food Mart – 165 N. Harney Street
 - f. National League of Cities Fall Summit - Funding Allocation
 - g. Employment Contract Extension – City Manager
 - h. Municipal Electric Authority of Georgia – Drawdown
 - i. Rules of Decorum
 - j. Farmers Market – American Rescue Plan Act Funding Allocation
 - k. Lease Extension – Department of Family and Children Services – 90 W. Oakland Avenue
 - l. Letter of Support – Grant Application (Pelham)
8. City Manager's Report
9. Mayor's Announcements
10. Adjourn

**MINUTES – REGULAR MEETING
CITY OF CAMILLA, GEORGIA
MAY 8, 2023**

The regular meeting of the Mayor and City Council of the City of Camilla was called to order at 6:00 p.m. on Monday, May 8, 2023 by Mayor Owens.

Present at roll call: Councilmember Tucker, Councilman Burley, Councilman Morgan, Councilman Collins, Councilman Pollard, and Councilman Palmer.

City Manager Stroud, City Attorney Denmark (via phone), and Clerk Ford were also present.

OPENING PRAYER AND PLEDGE

City Manager Stroud 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 AGENDA

A motion was made by Councilman Burley and seconded by Councilman Pollard to approve the May 8, 2023 agenda. The motion passed by a unanimous vote.

APPROVAL OF MINUTES

Mayor Owens asked for a motion to approve the minutes from the April 10, 2023 meeting. A motion was made by Councilman Pollard and seconded by Councilman Burley. The motion passed by a unanimous vote.

SPEAKER APPEARANCES

Debbie Phelps, Susan Rackley, Martha Bateman, Jerome Jester, and Julie Tucker.

ACTION ITEMS

MENTAL HEALTH AWARENESS MONTH - PROCLAMATION

In recognition of Mental Health Awareness Month, the Mayor and Council are joining the efforts to raise mental health awareness and reducing stigma by calling upon our citizens, government agencies, public and private institutions, businesses and schools to recommit our community to increasing awareness and understanding of mental health. The Council recommends approval of a Proclamation proclaiming the month of May 2023 as Mental Health Awareness Month in Camilla. Mayor Owens read the Proclamation into the record. Mr. Jonathan Walker was recognized and stated he worked for Mitchell County Mental Health Services and Georgia Pines. They are a safety net for the citizens of Mitchell County and offer a wide array of services to include psychiatric treatment, medications, behavioral and health assessments, individual/family/group therapy, case management and other community resources. They teamed up with DFACS to offer parenting classes and recently a grant was approved for a co-responder program, whereby they have a mental health professional team up with an officer to accompany them for certain situations in the community. This helps free up some of the law enforcement resources to

MENTAL HEALTH AWARENESS MONTH - PROCLAMATION

address 911 calls and provide support for mental health needs. He commented they are an out-patient clinic and have an office in Pelham. He thanked the Mayor and Council for this opportunity to speak. Mayor Owens stated he would be going to Pelham to tour the facility and present the Proclamation to Mr. Walker and his staff. On motion by Councilmember Tucker and seconded by Councilman Morgan, the motion to approve the Proclamation passed by a unanimous vote.

AGREEMENT – FUEL FARM: AIRPORT ENGINEERING DESIGN AND/OR PLANNING ASSISTANCE (GEORGIA DEPARTMENT OF TRANSPORTATION)

The Mayor and Council discussed an agreement with the Georgia Department of Transportation for airport engineering design and/or planning assistance at the Camilla-Mitchell County Airport for a new fuel farm. The Airport's existing underground fuel storage tanks are at or near the end of their useful life. This project includes the removal of the existing tanks and replacing them with two above-ground 12,000 gallon double-wall fuel storage tanks with 24-hour self-service capabilities. The Council recommends executing the agreement as presented and authorizes the Mayor to sign related Agreement documents. A motion was made by Councilmember Tucker, seconded by Councilman Morgan, and passed by a unanimous vote to execute the agreement and authorize the Mayor to sign related documents.

MUNICIPAL GAS AUTHORITY OF GEORGIA – VOTING DELEGATES

The Council recommends appointing City Manager Dennis Stroud as the City's voting delegate and Utility Director Mike Atkinson as the alternate voting delegate for the Municipal Gas Authority of Georgia Election Committee with authority to cast all votes to which the City is entitled by approval of Resolution No. 2023-05-8-1 and authorization for the Mayor to sign. A motion was made by Councilman Burley, seconded by Councilman Pollard, and passed by a unanimous vote to approve the Resolution and authorize the Mayor to sign.

SAVANNAH COURT SENIORS – COMMUNITY PARTNERSHIP

The Mayor and Council received information at their May 1st work session of an opportunity for seniors living within the corporate limits to participate in exercises, activities, outings, fellowship, and meals provided by Savannah Court of Camilla. The Council recommends partnering with Savannah Court and allocating \$50,000 in American Rescue Plan Act funds to facilitate the opportunity for qualified senior's (60+ years of age) participation in the program. A grant process will be implemented between the City and Savannah Court for payment of services rendered. Transportation for citizens who are non-drivers or require transport will be made available. The Council recommends approval to allocate the funds for the program and provide transportation as needed. After discussion regarding allocation of ARPA funds to for-profit and non-profit organizations, individual grants to citizens, and quality of life for citizens in Camilla, a motion was made by Councilman Burley, seconded by Councilman Morgan, and passed by a unanimous vote to allocate \$50,000 in ARPA funds to partner with Savannah Court of Camilla.

ETHICS BOARD APPOINTMENTS

City Manager Stroud stated the floor will be opened for nominations to the Ethics Board for the expiring terms of Vicki Hicks, Jermaine King, and Deborah Reiber. The term for each member is two years. Mayor Owens thanked Coach/Pastor King, Deborah Reiber and Vicki Hicks for serving in this role for the past two years and their service is extremely appreciated. He stated there are three Ethics Board members with one member selected by the Mayor, one member is selected by the Mayor and voted on by the Council, and one member is selected by the Council via nomination. Councilmember Tucker nominated Julie Tucker to replaced Deborah Reiber. She commented Julie Tucker resides in District 2 and is trying to maintain some balance. Councilman Burley nominated Larcene Dawson, who is from District 1. Mayor Owens commented the requirement to serve on the Board is you have to be a citizen of Camilla. After discussion, a motion was made by Councilman Morgan and seconded by Councilman Pollard to close nominations for the Council nomination to the Ethics Board. Voting in favor of Julie Tucker serving as the Council's nomination: Councilmember Tucker and Councilmen Collins and Palmer. Voting in opposition: Councilmen Burley, Morgan, and Pollard. The Mayor voted no and the motion failed. Voting in favor of Larcene Dawson as the Council nomination to the Ethics Board: Councilmen Burley, Morgan, and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Collins and Palmer. Mayor Owens voted yes and motion passed by a 4-3 vote.

Mayor Owens stated he has selected Winston Ross to serve and it does not require a vote of the Council.

Mayor Owens nominated Vicki Hicks to serve another term on the Ethics Board. Voting in favor of Vicki Hicks to be re-appointed to the Ethics Board: Councilmen Burley, Morgan, and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Collins and Palmer. Mayor Owens voted yes and the motion passed by a 4-3 vote.

PAY PLAN AND CLASSIFICATION AMENDMENT – PROJECT AND ACCOUNTS PAYABLE COORDINATOR

The Mayor and Council heard a request from City Manager Stroud to add to the pay plan and classification a job which continues the function of accounts payable and adds a new responsibility as project coordinator. The addition of the Project and Accounts Payable Coordinator will be a grade 20 in the City's pay plan and classification with a minimum salary of \$31,442 and a maximum of \$45,277. The Council recommends approval to amend the plan as requested. On motion by Councilman Morgan and seconded by Councilman Pollard, the motion to approve the amendment to the pay plan and classification passed by a unanimous vote. Mayor Owens commented in the last thirty days the city manager has brought forward three employees who will receive promotions with more responsibility in the City of Camilla and a prime example of promoting from within and continuing our knowledge base.

PROBATION SERVICES AGREEMENT – JUDICIAL ALTERNATIVES OF GEORGIA

The Mayor and Council reviewed an agreement with Judicial Alternatives of Georgia (JAG) to provide probation services for Municipal Court. JAG, a probation services contractor, has

PROBATION SERVICES AGREEMENT – JUDICIAL ALTERNATIVES OF GEORGIA (cont.)

provided this service for the City for the past 5+ years and staff recommends continuing to use them for probation services. The contract will become effective upon Council approval for a period of five years and is contingent upon a review by the city attorney. A motion was made by Councilman Burley and seconded by Councilman Morgan to approve the agreement with JAG contingent upon review by the city attorney. The motion passed by a unanimous vote.

SELECTION OF OFFICIAL CITY FLAG

Mayor Owens provided visuals of the city flags under consideration for selection. He asked for a nomination from Council on which flag will be the official flag for the City of Camilla. Councilman Pollard commented flag #2 was his nomination and Councilmember Tucker commented she concurs with Councilman Pollard. A motion was made by Councilman Pollard and seconded by Councilman Burley to close the nominations. The motion passed unanimously. On motion by Councilman Pollard, seconded by Councilman Burley, the motion to approve flag #2 as the official flag of the City of Camilla passed by a unanimous vote.

GATEWAY ENTRANCES FLAG POLES

The Mayor and Council discussed installation of three flag poles at the gateway entrances on U.S. 19 north and south. The intent is to continue beautification of the City by displaying the American flag, Georgia flag, and City flag on the poles. The Council recommends approval to move forward with installation of the poles at the two entrances. Mayor Owens asked for a motion, contingent upon approval by GDOT, to install three flag poles at the south gateway entrance. A motion was made by Councilman Burley and seconded by Councilman Morgan to approve the installation of three flag poles at the southside gateway entrance. The motion passed by a unanimous vote. [Clerk's note: The location for the flag poles is the southside gateway entrance only.]

MUNICIPAL GAS AUTHORITY OF GEORGIA (MGAG) TRADE CONFIRMATION FOR ALLTECH

The City has received a request from Alltech and the Municipal Gas Authority of Georgia to enter into an agreement to elect an alternate price (fixed swap) for natural gas. The election to choose an alternate price is pursuant to the Gas Supply Contract between MGAG and the City and does not alter the terms or supersede the Gas Supply Contract. The period of the agreement is from January 1, 2024 until March 31, 2024. The Council recommends approval of the request. A motion was made by Councilman Pollard and seconded by Councilman Morgan to approve the MGAG trade confirmation for Alltech. After a brief discussion, the motion passed by a unanimous vote.

FUEL MASTER SYSTEM FOR AIRPORT

The Mayor and Council received information from Airport staff regarding issues with the current fuel management system software. New technology is being introduced and implemented at the Airport and the current fuel system is obsolete, not compatible with current technology, and no longer meets the needs for providing aviation fuel for customers. Staff recommends upgrading

FUEL MASTER SYSTEM FOR AIRPORT (cont.)

the Fuel Master system with the latest version at an estimated cost not to exceed \$23,000. The Council recommends approval to purchase new fuel management software for fueling operations offered at the Camilla-Mitchell County Airport. A motion was made by Councilmember Tucker, seconded by Councilman Morgan, and passed by a unanimous vote to approve the purchase of Fuel Master for the Airport.

SECOND AMENDMENT TO THE POWER PURCHASE CONTRACT – MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA (MEAG)

Mayor Owens asked if Council had any questions related to the contract. Councilman Palmer asked for the current designation of the MEAG account and Mayor Owens commented we have not got there yet. He stated they did the first amendment last year related to the contract. A motion was made by Councilman Pollard and seconded by Councilman Burley to approve the second amendment to the power purchase contract with MGAG. The motion passed by a unanimous vote.

COUNCIL MEETING DATE CONFLICT – JULY 10TH MEETING

Due to the MEAG Power 2023 Annual Meeting being held from July 10-12, 2023 it is necessary to change the date of the July Council Meeting from July 10th to July 17th. Council recommends approval to change the date of the July meeting to July 17th. A motion was made by Councilman Pollard, seconded by Councilman Burley, and passed by a unanimous vote to approve changing the date of the July council meeting to July 17th.

JUNETEENTH FLYER APPROVAL

The Council was asked to consider and approve the flyer as presented for the Juneteenth celebration scheduled for June 17th and hosted by the City of Camilla. A motion was made by Councilman Burley and seconded by Councilman Morgan to approve the flyer as presented. The motion passed by a unanimous vote.

DEPOT RENTAL RATE REDUCTION

It has come to the attention of staff managing reservations for The Depot a fee schedule is not provided for a two-day rental request. After observing rate patterns and revenue data, staff has determined the community could benefit from a Depot rental rate reduction when renting for two consecutive days if a multi-day rate is not listed and staff recommends a flat rate of \$750 for a consecutive two-day event. A motion was made by Councilman Morgan and seconded by Councilman Burley to approve the \$750 (seven hundred fifty dollars) flat rate as recommended for a consecutive two-day event. Mayor Owens commented The Depot has become a revenue center and is money the City has never received before. Giving the citizens of the town a rate reduction does not cost the City anything and is a benefit to our community. The motion passed by a unanimous vote.

MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA (MEAG) YEAR-END SETTLEMENT

The City's current selection for year-end settlements from MEAG is the Evergreen selection, which designates the distribution be placed in the Flexible Operating Account – Short Term Portfolio. Mayor Owens asked for a motion to change the designation or keep the year-end settlement as currently designated. He commented approximately \$332,000 is the amount coming back to the City from MEAG this year. We have an Evergreen account which means MEAG will continue placing the funds to the account originally designated. A motion was made by Councilman Palmer and seconded by Councilmember Tucker to keep the year-end settlement as currently designated in the Evergreen account. Mayor Owens stated this is a refund coming back to the City and we operate two accounts: flexible and restricted. The refund is going to the flexible account and will put us at about \$6 million in the flexible account. We have approximately \$5.6 million in the restricted account and will have about \$11.5 million, of which \$6 million can be used for any purpose the Council determines. The motion passed by a unanimous vote.

OPEN RECORDS SUPPORT

To ensure continuity of effort, the Mayor is requesting Council support to authorize City staff to request available public information regarding economic development efforts and publicly available financial information from the following authorities: Downtown Camilla Development Authority (DCDA), Camilla Development Authority (CDA), and the Mitchell County Development Authority (MCDA). Mayor Owens commented what he is asking for is to work with the city manager through our city attorney to ask the authorities for certain publicly available information. He provided background information on the authorities and how the authorities work together/partner with/ support as it relates to building economic development in the city. Councilman Palmer chairs the Downtown Camilla Development Authority and the Camilla Development Authority (a board created by the Council). The Mitchell County Development Authority is chaired by Joe Bostick. He is part of the DCDA and CDA by virtue of his office. He is asking for Council to give him the authority to formulate the requests with the city manager and have the city attorney execute as it relates to the Downtown Camilla Development Authority and Camilla Development Authority. He does not have a seat on the Mitchell County Development Authority but thinks it is important they understand the efforts happening at the MCDA as it relates to Camilla and the things the Council is moving forward with as it relates to the City. A motion was made by Councilman Pollard and seconded by Councilman Morgan to approve the Mayor, working in concert with the city manager, to formulate the document requests. After discussion and comments from the Mayor and members of Council, voting in favor of authorizing the request: Councilmen Burley, Morgan, and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Collins and Palmer. Mayor Owens voted yes and the motion passed by a 4-3 vote.

LEASE AMENDMENT WITH MITCHELL COUNTY USDA SERVICE CENTER – 30 W. BROAD STREET (McNEIL BUILDING)

The Mitchell County USDA Service Center, through their lease contracting officer, has requested an extension of their lease through December 31, 2024 for city owned property located

LEASE AMENDMENT WITH MITCHELL COUNTY USDA SERVICE CENTER – 30 W. BROAD STREET (McNEIL BUILDING) (cont.)

at 30 W. Broad Street and known as the McNeil Building. The Lessor (USDA) will pay the City annual rent of \$63,960 (\$5,330/month). Council recommends approval to enter into the agreement with the USDA to extend the lease until December 31, 2024 and authorizes the Mayor to sign. A motion was made by Councilman Palmer and seconded by Councilman Burley to approve the lease agreement as presented. The motion passed by a unanimous vote.

CITY MANAGER’S REPORT

City Manager Stroud’s report included updates on Jack’s Restaurant, patio at SCORES, flag pole installation, sprayfield (land application system) bid, cemetery fence bid, and Edward Brown Jr. Boulevard signage.

MAYOR’S ANNOUNCEMENTS

Mayor Owens commented with the new businesses, new housing, road paving, infrastructure repairs, new citizens, and projects for our youth/seniors, the City is doing very well and they are looking forward to doing more. He is also looking forward to giving more information in his second annual Mayor’s State of the City address.

ADJOURNMENT

The meeting adjourned at 7:35 p.m. on motion by Councilman Morgan.

BY: _____
KELVIN M. OWENS, MAYOR

ATTEST: _____
CHERYL FORD, CLERK

AGENDA ITEM #7 - ACTION ITEMS

June 12, 2023

Presenter: Dennis Stroud, City Manager

a. RESOLUTION NO. 2023-06-12-1 – ADOPTION OF URBAN REDEVELOPMENT PLAN

After conducting a public hearing tonight to receive feedback and comments on the Urban Redevelopment Plan, the Council recommends Resolution No. 2023-06-12-1 officially adopting the Urban Redevelopment Plan be approved and authorizes the Mayor to sign.

b. RESOLUTION NO. 2023-06-12-2 – ESTABLISHMENT OF URBAN REDEVELOPMENT COMMISSION

The Mayor and Council discussed at their June work session the establishment of an Urban Redevelopment Agency per O.C.G.A. 36-61-1 and 36-61-19 (Urban Redevelopment Law). The Agency will administer and implement the City of Camilla Urban Redevelopment Plan, exercise urban redevelopment project powers, and transact all business necessary and incidental thereto. The Council recommends approval of Resolution No. 2023-06-12-2 establishing an Urban Redevelopment Agency for the City of Camilla, appointing commissioners to said Agency, and authorizing the Mayor to sign.

c. INTERGOVERNMENTAL AGREEMENT – CITY OF CAMILLA AND URBAN REDEVELOPMENT AGENCY

d. GAME ROOM LICENSE – 25 N. SCOTT STREET

Fronnie Jess has made application to operate a Game Room with coin operated gaming equipment at 25 N. Scott Street and d/b/a Jess Chill Arcade. The Council recommends approval to issue a game room license to Fronnie Jess at 25 N. Scott Street .

e. NEW MANAGER/OFF-PREMISES BEER/WINE LICENSE – BEACON FOOD MART – 165 N. HARNEY STREET

Azghar Ali, new manager for Camilla 1, LLC d/b/a Beacon Food Mart, has made application for an off-premises beer/wine alcohol license at 165 N. Harney Street. Police Chief Hendricks performed required background checks and recommends approval of the applications. The Council recommends approving the new manager of Beacon Food Mart, Azghar Ali, and issuing an alcohol license for the sale of beer and wine off-premises.

f. NATIONAL LEAGUE OF CITIES FALL SUMMIT (ATLANTA) – FUNDING ALLOCATION

The Mayor and Council discussed the upcoming National League of Cities (NLC) Fall Summit to be held in Atlanta November 16-18, 2023. Per the City's travel policy the Mayor is authorized to attend any NLC event or any member of Council serving in an advisory capacity. The Summit offers information on economic development, rebuilding infrastructure, driving sustainability, public safety, improving outcomes for youth and families, mobile workshops, networking and other educational and relationship-building opportunities. The Council recommends approval to allow interested City Council members to attend the Fall Summit and allocation of travel funds as needed for Summit attendance.

g. EMPLOYMENT CONTRACT EXTENSION – CITY MANAGER

The Mayor and Council discussed the June 30, 2023 expiration of City Manager Dennis Stroud's employment contract. The Council recommends a six-month extension of the current contract until December 31, 2023 at which time the contract will be reviewed and considered for renewal.

h. MUNICIPAL COMPETITIVE TRUST – FLEXIBLE ACCOUNT DRAWDOWN

The Mayor and Council discussed the drawdown of \$1 million from the Municipal Electric Authority of Georgia flexible Municipal Competitive Trust account for economic development. The Council recommends authorization to drawdown one million dollars in accordance with Resolution No. 2022-05-09-01 and to extend the term of Cheryl Ford, City Clerk, to December 31, 2023 via the Incumbency and Signatory Certificate.

i. RULES OF DECORUM

j. FARMERS MARKET – AMERICAN RESULT PLAN ACT FUNDING ALLOCATION

The Mayor and Council discussed at their June work session supporting the implementation of a Farmers Market to increase healthy food options for the community. The Council recommends allocating \$30,000 from American Rescue Plan Act funds to assist in the implementation of a Farmers Market.

k. LEASE EXTENSION – DEPARTMENT OF FAMILY AND CHILDREN SERVICES – 90 W. OAKLAND AVENUE

The State Properties Commission has notified the City of its desire to exercise the option of renewing their rental lease at 94 West Oakland Avenue (Department of Family and Children Services) by extending the term for a 12-month period beginning July 1, 2023 and ending June 30, 2024 under the same terms, conditions, covenants, agreements, and provisions of the Agreement dated November 6, 2012 at the monthly rental rate of \$5,787. The Council recommends approval to extend the lease for the 12-month period as requested.

l. LETTER OF SUPPORT - YOUTH VIOLENCE PREVENTION PROGRAM

Dr. Keith Jones has requested a letter of support from the City of Camilla for a grant application to be submitted by the City of Pelham. This grant opportunity targets youth violence and criminal activity in Pelham and our region. This effort, combined with Camilla's award-winning youth programs, represents the type of collaboration needed to empower and protect our youth and communities. The Council recommends authorizing the Mayor to sign the letter of support on behalf of the Camilla City Council.

**CITY OF CAMILLA, GEORGIA
RESOLUTION NO. 2023-06-12-1**

**RESOLUTION TO ADOPT AN URBAN REDEVELOPMENT PLAN
FOR THE CITY OF CAMILLA, GEORGIA**

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, find that the Urban Redevelopment Law (O.C.G.A 36-61-1 et seq.) can be used alone, or in conjunction with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for facilities; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, have caused an Urban Redevelopment Plan to be prepared in accordance with the Urban Redevelopment Law in order to revitalize and redevelop a defined geographical area known as the Urban Redevelopment Area; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, find that properties exist within the Urban Redevelopment Area that suffer from slum and blighting influences under local standards, which are detrimental to the public health, safety, and welfare, and their deterioration negatively affects the sound growth and development of the community (O.C.G.A. 36-61-5); and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, have identified improvement opportunities within the Urban Redevelopment Area and intend to foster an environment conducive to redevelopment within these areas; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, desire to work with public and private sector partners to ensure that appropriate redevelopment is achieved; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, intend to adopt Enterprise Zones and Opportunity Zones within the Urban Redevelopment Area, as well as create an Urban Redevelopment Agency for the administration and implementation of the Urban Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Camilla, Georgia, in a meeting duly assembled, pursuant to the authority granted by Official Code of Georgia Annotated Section 36-61-7, that the attached City of Camilla Urban Redevelopment Plan is hereby adopted.

SO RESOLVED THIS 12th day of June, 2023.

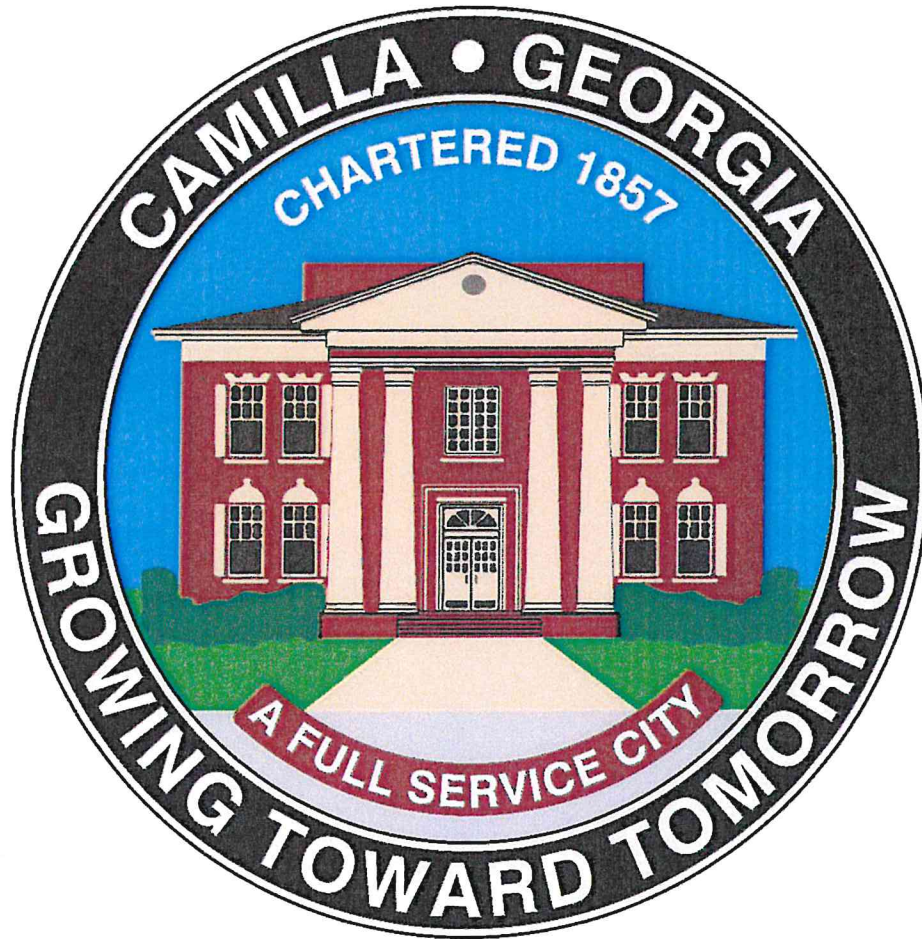
CITY OF CAMILLA

Kelvin Owens, Mayor

ATTEST:

Cheryl Ford, Clerk

CITY OF CAMILLA
URBAN REDEVELOPMENT PLAN
JUNE 2023



Executive Summary URP

The City of Camilla's Urban Redevelopment Plan was developed to understand better and identify areas that need redevelopment within the city limits. In addition to an updated Comprehensive Plan, the City has developed a Strategic Plan to develop an Urban Redevelopment Plan (URP). The primary purpose of the City of Camilla's Urban Redevelopment Plan (URP) is to identify prospective development areas, assess business opportunities, improve housing availability/conditions within the URP area, and recommend possible redevelopment options in accordance with guidelines set forth by Georgia's Urban Redevelopment Act (URA).

In 2020, the City Council contacted Southwest Georgia Regional Commission (SWGRC) to assist in developing the URP Plan. The Plan analyzed Land Use, Transportation, Housing, Economy Development, Demographics, and Redevelopment Needs and made recommendations for development. Also noted was the volume of traffic activity on Oakland Avenue, located one block from the downtown Central Business District.

In the City's attempt to increase the activity downtown, several business opportunities were noted based on the analysis of the leakage report, including but not limited to restaurants that serve alcohol, shoe stores, bookstores, and special food services.

INTRODUCTION

Camilla, Georgia was incorporated in 1858 and was named the county seat for Mitchell County. The County comprises four cities, Baconton, Pelham, Sale City, and Camilla. The City of Camilla was incorporated in 1858 and is the county seat of Mitchell County. The City of Camilla is located in the center of the region.

This plan was written during a critical time in Camilla's history. The latest Mitchell County Joint Comprehensive Plan, previous Urban Redevelopment Plan, and Camilla's Strategic Plan have outlined an ambitious strategy that is a hybrid of regional collaboration, technology, and economic development fueled by politically diverse local legislation.

This plan's foundation includes residents, business owners, community leaders, and city employees. The stakeholders identified the unity of effort and then assessed the effort using a SWOT analysis. That analysis generated this plan's objectives, goals, and action steps. This plan is a living document, able to guide Camilla in improving Camilla's historic downtown and the city at large. It's important to note that this is not a plan designed to replace the work of the Downtown Camilla Development Authority or the Camilla Development Authority but is intended to enhance and, ideally, partner with their efforts where practical. As Camilla continues to develop, this plan's legislative and economic elasticity creates an environment that will help the city adapt to new circumstances, threats, and opportunities.

What is Urban Redevelopment?

Urban Redevelopment is a concept that classifies land use for immediate development or future use. It often happens in existing urban areas and involves a government rezoning of a given area from a low-density (single-family housing) to a higher-density (mixed-use or commercial) development. The redevelopment also includes infrastructure improvements such as road expansions, bridge construction, broadband installation, sidewalks, etc.

In 1995, the Georgia General Assembly adopted Urban Redevelopment Act (O.C.G.A 36-61-1 et. seq) and amended the law over the years to meet community needs. This initiative helps to address poverty areas, blight, housing, and economic growth.

COUNCIL AUTHORITY

Redevelopment is a process or action taken to rebuild an existing or demolished building. In planning, the concept of redevelopment is not just constructing buildings, rather it integrates the social, welfare, economic, safety, transportation, land use, and community development. This concept must align with public health, safety, morals and welfare of the residents in the community. Thus, Georgia's Urban Redevelopment Act stands as a guiding principle for the council in exercising power for redevelopment in the State of Georgia. The Georgia Urban Redevelopment Act (GA Code § 36-61-3) is as follows:

“It is found and declared that there exist in municipalities and counties of this state slum areas, as defined in paragraph (18) of Code Section 36-61-2, which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of this state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and counties, retards the provision of housing accommodations, aggravates traffic problems, and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums is a matter of state policy and state concern, in order that the state and its municipalities and counties shall not continue to be endangered by areas which are

local centers of disease, promote juvenile delinquency, and, while contributing little to the tax income of the state and its municipalities and counties, consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities. (b) It is further found and declared that certain slum areas or portions thereof may require acquisition, clearance, and disposition, subject to use restrictions, as provided in this chapter, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that the other areas or portions thereof, through the means provided in this chapter, may be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated in subsection (a) of this Code section may be eliminated, remedied, or prevented and that, to the extent that is feasible, salvable slum areas should be conserved and rehabilitated through voluntary action and the regulatory process. (c) It is further found and declared that the powers conferred by this chapter are for public uses and purposes for which public money may be expended and the power of eminent domain may be exercised. The necessity, in the public interest, for the provisions enacted in this chapter is declared as a matter of legislative determination.” (Justia US law 2020)

(Note that power of eminent domain would be subject to Georgia’s revised standards adopted in 2006, limiting the property to public use only.)

The Camilla staff will oversee the implementation of this plan. The City can appoint itself as the implementing agency based on the Urban Redevelopment Act. The City Council is comprised of seven members and has dedicated staff that would be responsible for plan implementation.

REDEVELOPMENT PLANNING PROCEDURES

Historically, redevelopment planning has been viewed as a concept used to regulate land use through powers given to local governments to acquire private property without compensation. However, this modern concept balances the community by helping the economy of challenged communities by supporting development or redevelopment in downtown areas. In densely populated cities with a lack of land space, redevelopment helps to manage the issue of growth. Thus, redevelopment becomes a joint effort to make communities friendly and habitable. Usually, the City Council kicks off the redevelopment process with the designated areas considered for redevelopment. In light of this, the City of Camilla City Council considered the state’s opportunity zones for economic development in the City of Camilla. Thus, community participation, public meetings, surveys, and meeting with key local government officials for full participation have been included in the redevelopment process.

REDEVELOPMENT GOALS AND OBJECTIVES

The primary purpose of the City of Camilla redevelopment plan is to identify prospective zones, assess business opportunities, housing conditions within the study area, and recommend possible redevelopment or development in accordance with guidelines set forth by Georgia's Urban Redevelopment Act (URA). The URP is written broadly to allow the City flexibility as more specific plans of action are known; all actions will be done in accordance with the Urban Redevelopment Act.

Listed below are the goals and objectives.

REDEVELOPMENT GOALS:

- Eliminate physical and social blight
- Improve economic development opportunities
- Improve physical development infrastructure
- Create impetus for public/private investments
- Promote the rehabilitation and/or production of safe, secure, affordable housing

REDEVELOPMENT OBJECTIVES

The following objectives agree with the City of Camilla's Comprehensive Economic Development strategies:

- Integrate citizens' input to stimulate and increase economic vibrancy in the downtown area.
- Assess and Identify opportunities for business and economic development.
- Identify vacant buildings and surrounding business activities in designated areas
- Recommend innovative economic strategies for downtown revitalization

CITY OF CAMILLA URBAN REDEVELOPMENT OVERVIEW

This section examined the existing land use, opportunity zones, redevelopment needs, housing, transportation, and economic stability. A benefit of using a URP for redevelopment is the ability to alter some existing zoning and development requirements, per the Urban Redevelopment Act, to achieve optimum economic and aesthetic results in the Redevelopment Area. Any alteration or alleviation of existing requirements necessary to effectively implement the URP is unknown. However, some changes or mitigation will likely be essential and beneficial. The City Council reserves the option to pursue changes to existing zoning and development regulations as they are reasonable and necessary. No

covenants or restrictions will be placed on properties in the Urban Redevelopment Area (URA).

LAND USE

The Future Land Use Development Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future and a guide to its future development patterns. It is developed from future land use maps with updates that reflect the development trends in Camilla. Below are descriptions of categories utilized on the Future Land Use Map.

AGRICULTURE

The rural and agricultural character area designation in Camilla is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and related activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operations of varying sizes.

RESIDENTIAL

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing communities. Residential development in this category typically ranges from approximately 1 to 4 units per acre (i.e., lot sizes of about 10,000 square feet plus). The primary housing type is detached, single-family residential, though other housing types, such as duplexes and manufactured homes, may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more low-density residential zoning districts. Regulations may differ according to zoning districts; for instance, manufactured homes may be permitted in one urban residential category but not another. Furthermore, different lot sizes may be established as may be necessary.

COMMERCIAL

This category corresponds to the City's Central Business District (CBD). It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering a large percentage of the lot, few, if any, building setbacks from front, side, and rear property lines, and reliance on on-street parking or shared parking lots. This district has higher lot coverage and floor area intensities

than the other commercial land use categories. This area is intended to be implemented within a CBD zoning district.

HIGHWAY COMMERCIAL

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped in a shopping center. As one of two sub-classifications of commercial land use, commercial highway areas are intended to provide suitable sites for business and commercial uses that primarily serve the public traveling by automobile and benefit from direct highway access. Such districts are generally designed so that the car has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

INDUSTRIAL

This category corresponds to industrial operations that may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

BOUNDARIES OF THE REDEVELOPMENT AREA

The boundaries of the Urban Redevelopment Plan cover such a large area that it is best defined by a map (See Figure 2). Numerous residential structures and commercial properties within the area have been identified as uninhabitable, unsafe, and unworthy of rehabilitation. In addition, many unkempt vacant lots adversely affect the tax base and slow the development of neighborhoods. The City's Code Enforcement and Fire Department conducted on-site inspections of all properties within the city, and several units have been demolished, and others tagged for demolition. Under the current plan, the city does not plan to displace any residents. Any historic property located within the redevelopment area will not be substantially altered in any way inconsistent with standards established by the Georgia Historic Preservation. All properties will be handled in accordance with the Georgia Relocation Act and Federal Uniform Relocation Act.

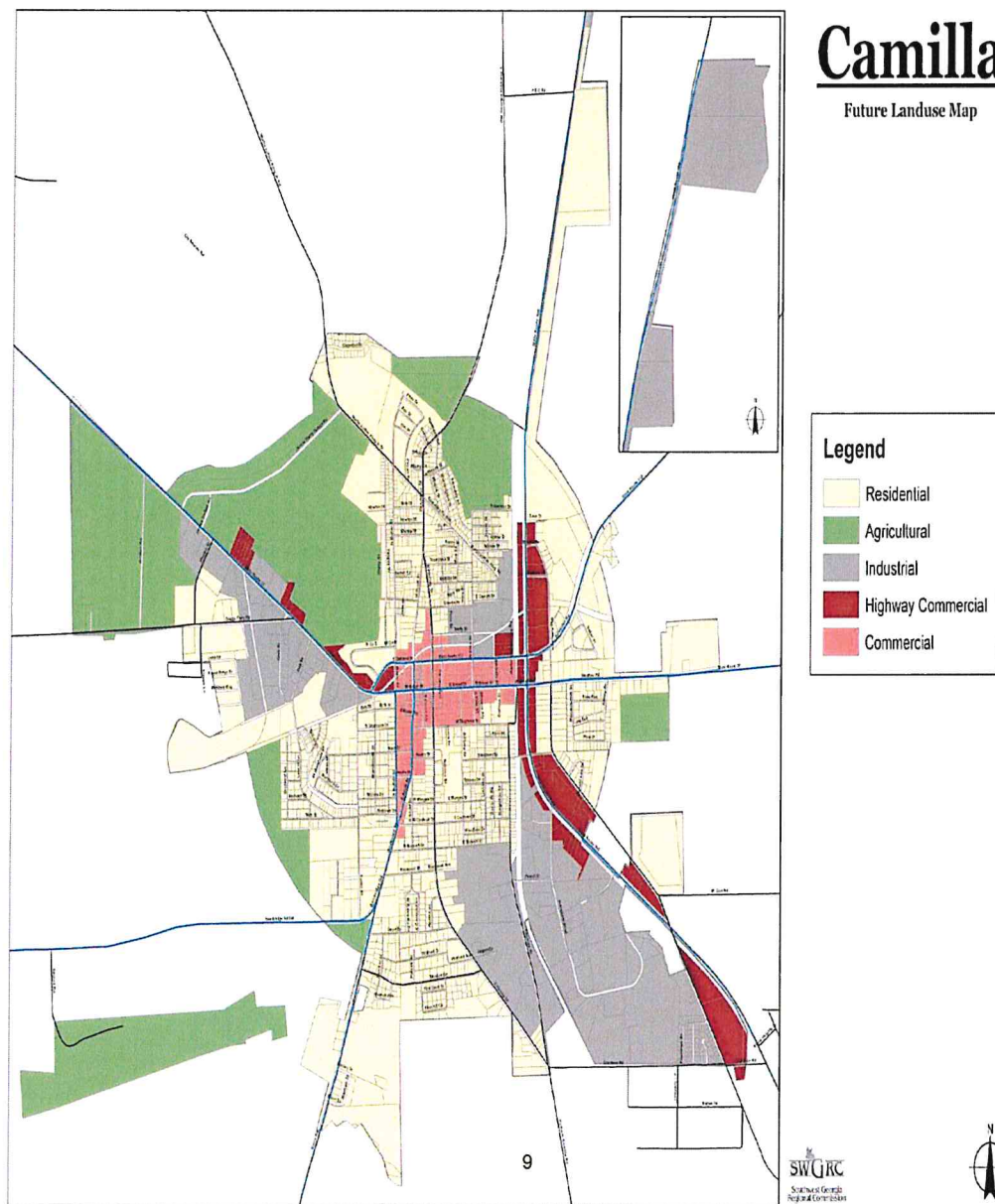
HISTORIC PRESERVATION CONSIDERATIONS

Any property located within the redevelopment area which is designated as a historic property or is listed on or has been identified by any federal agency to be eligible for listing on the National Register will not be substantially altered in any way inconsistent with technical standards for rehabilitation or demolition unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, used by Georgia Historic Preservation.

LEVERAGE PRIVATE RESOURCES

The City plans to engage various public and private resources to implement the plan. This includes local developers, community and nonprofit organizations. They have previously worked with nonprofit organizations to construct new housing and address infill housing within the city.

Figure 1: Map Showing Urban Redevelopment Areas, Camilla, Georgia



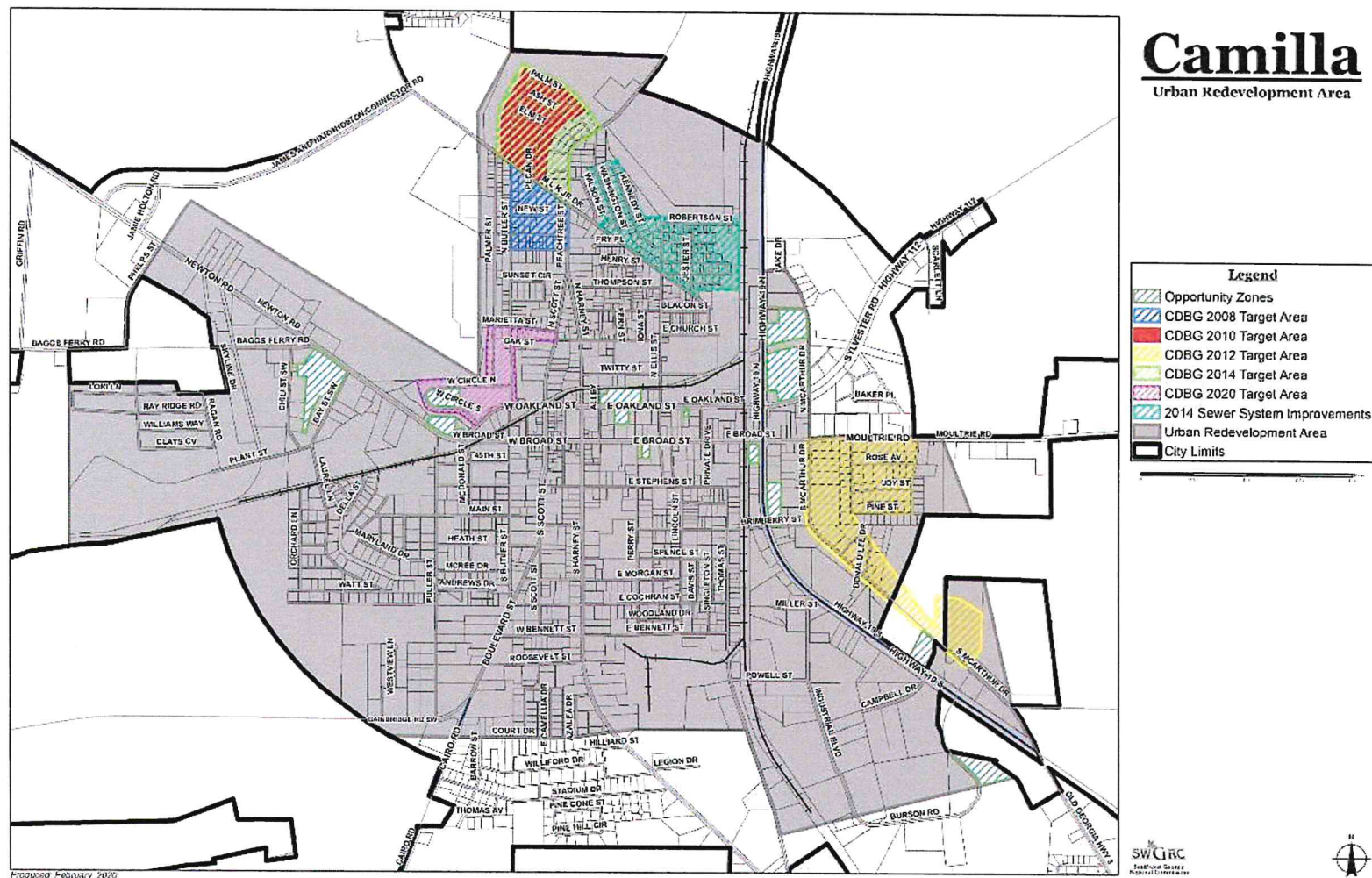


Figure 2: Map Showing Urban Redevelopment Areas, Camilla, Georgia

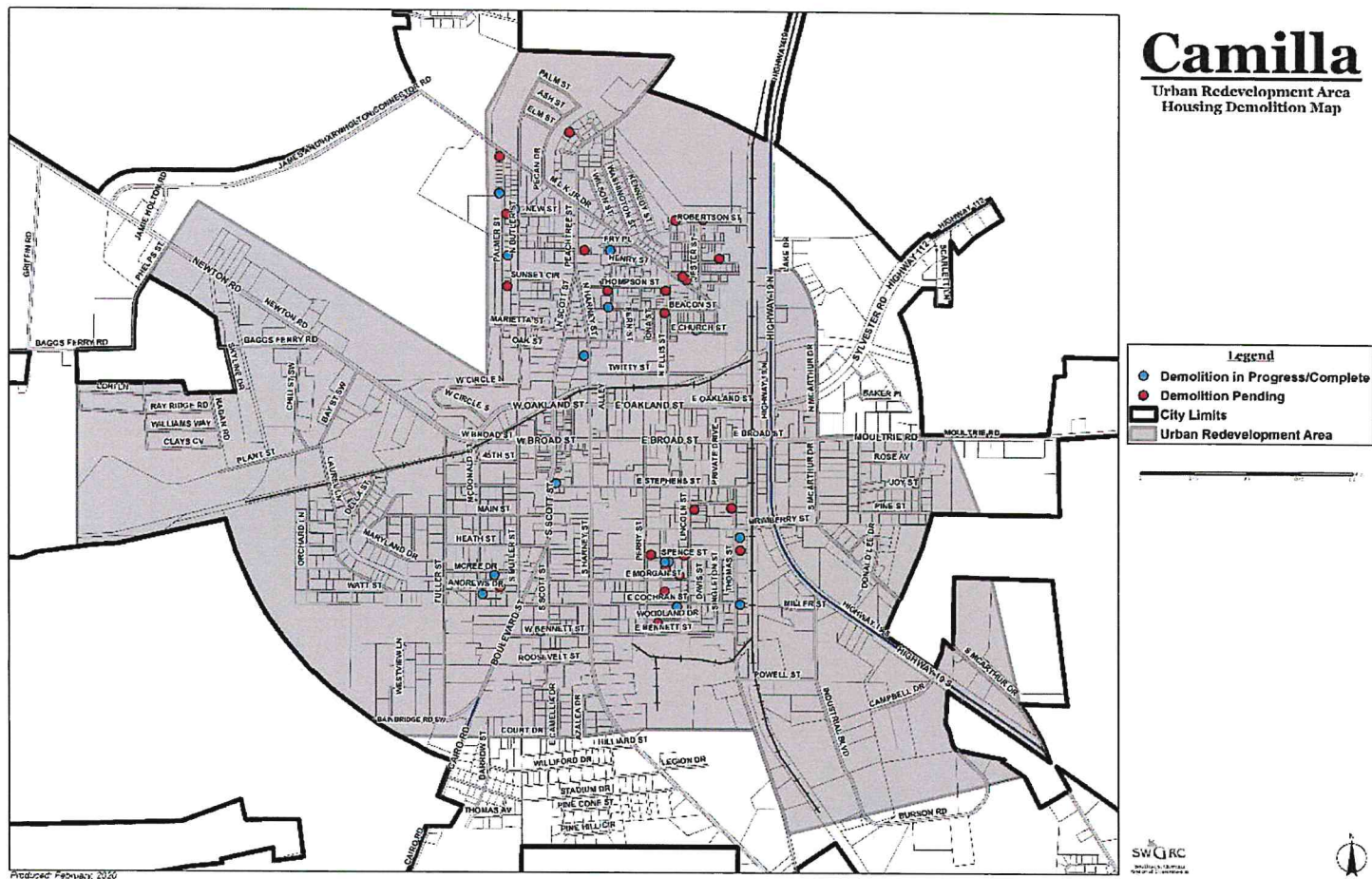


Figure 3:
Map Housing Demolition

Figures 4, 5, and 6 below show the City of Camilla's designated state and federal opportunity zones that can significantly advantage investors for tax credits.

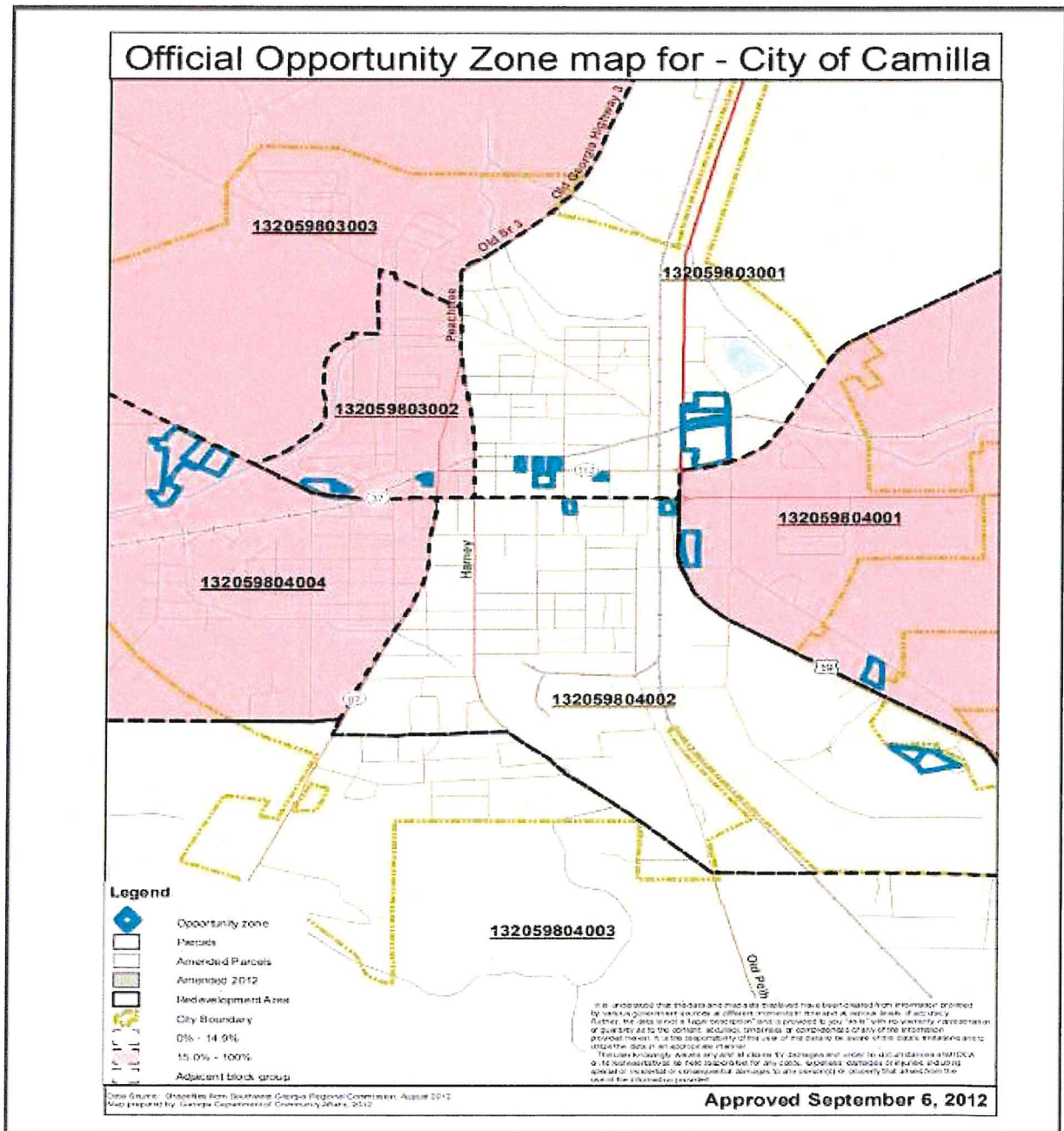


Figure 4: Map of State Opportunity Zones

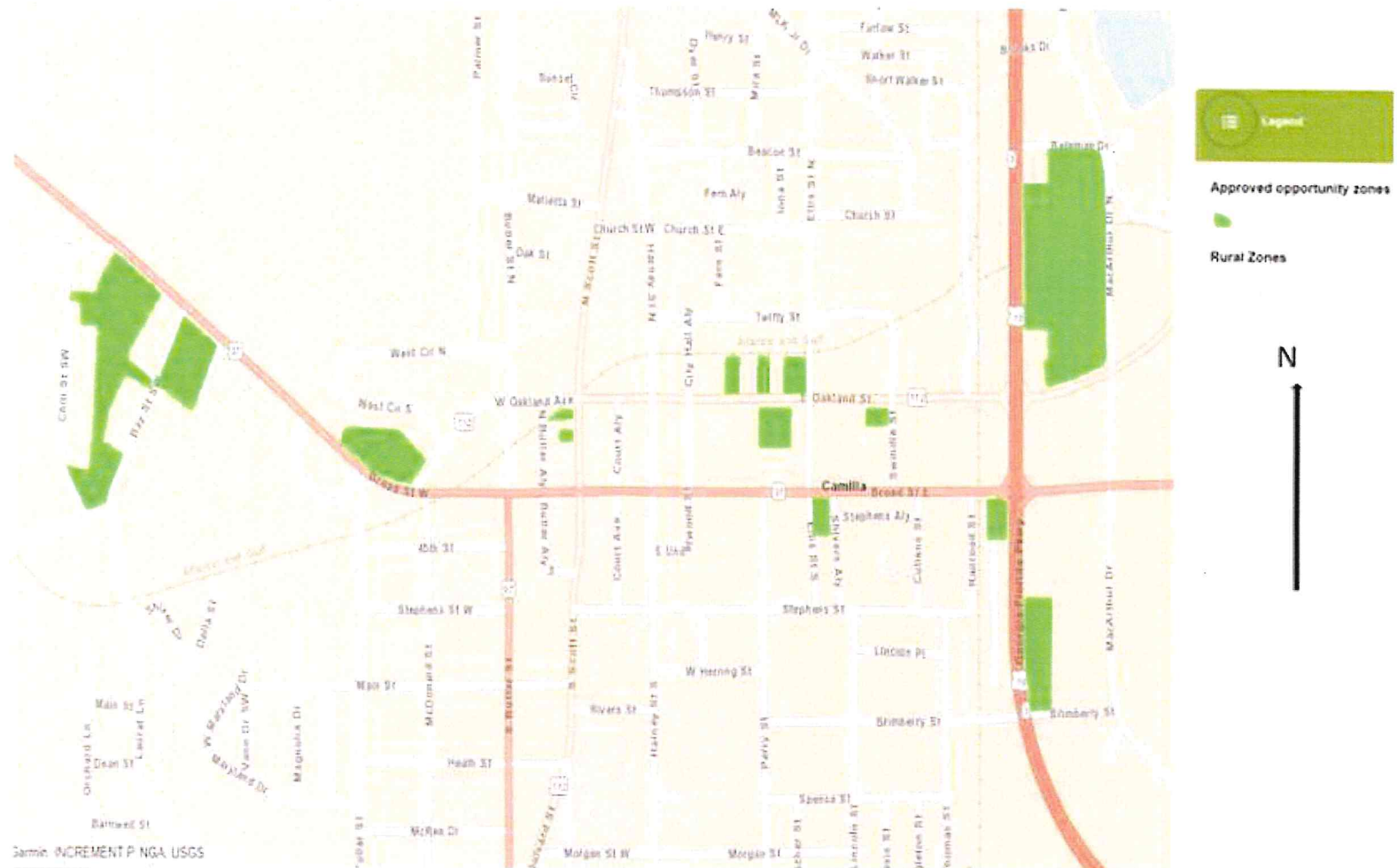


Figure 5: The State of Georgia designated Opportunity Zone Camilla, Georgia

Source: Georgia Department of Community Affairs

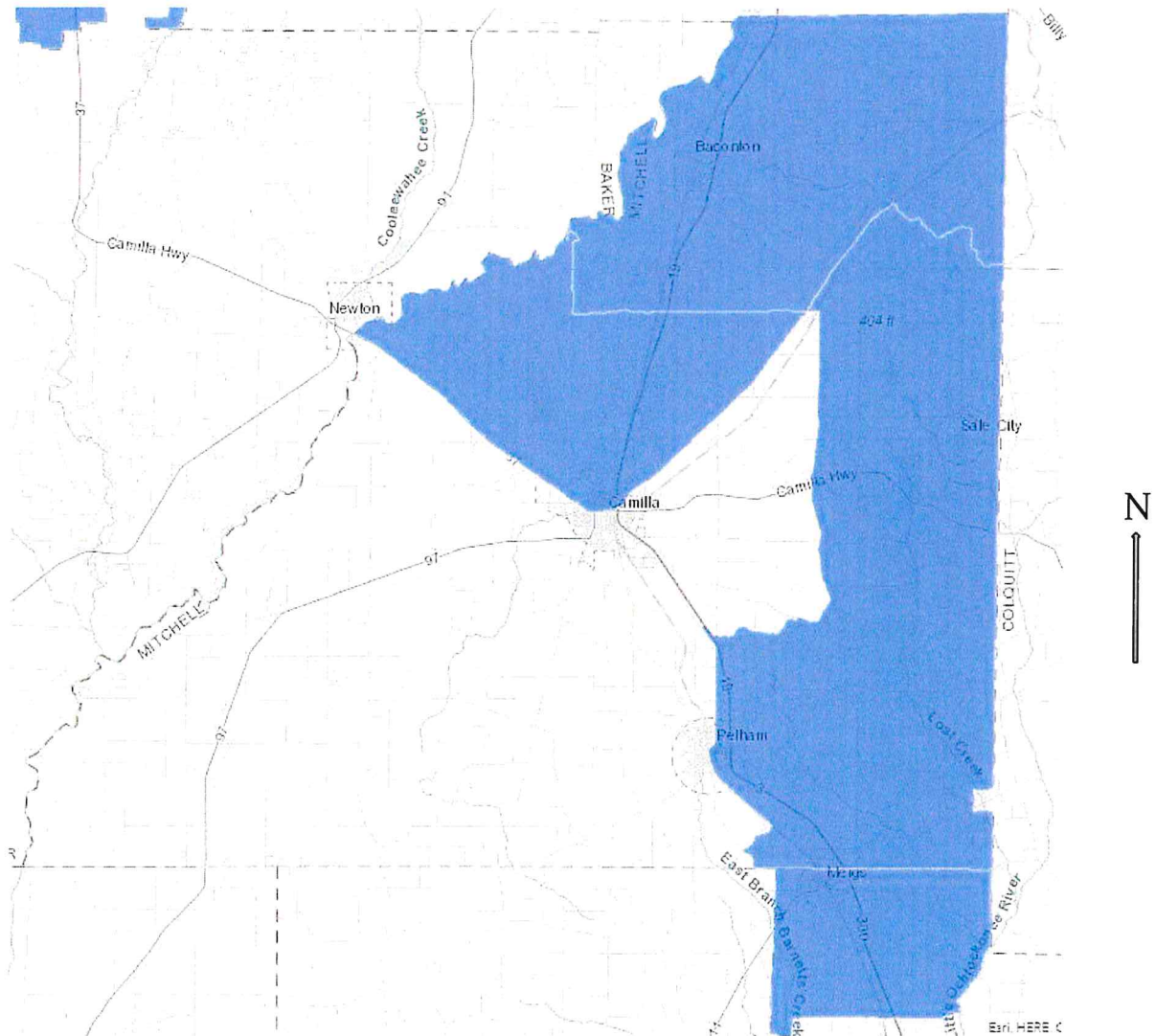


Figure 6: Federal Opportunity Zone Camilla, Georgia

Source: Georgia Department of Community Affairs

Figure 6 above shows the Federal Opportunity Zones in Mitchell County. The 2017 Tax Cuts and Jobs Act created qualified Opportunity Zones. These zones are selected to encourage economic development and job creation in communities facing financial hardship throughout the county and the United States by providing tax benefits to investors who invest eligible capital into these communities.

TRANSPORTATION

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Many transportation issues in Mitchell County are related to increased vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of Camilla wants to provide a balanced and coordinated “multi-modal” transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

The City of Camilla is serviced by several state roads, including State Highways 37, 112, 97, and 300 or U.S. 19. Virtually all streets in Camilla are paved.

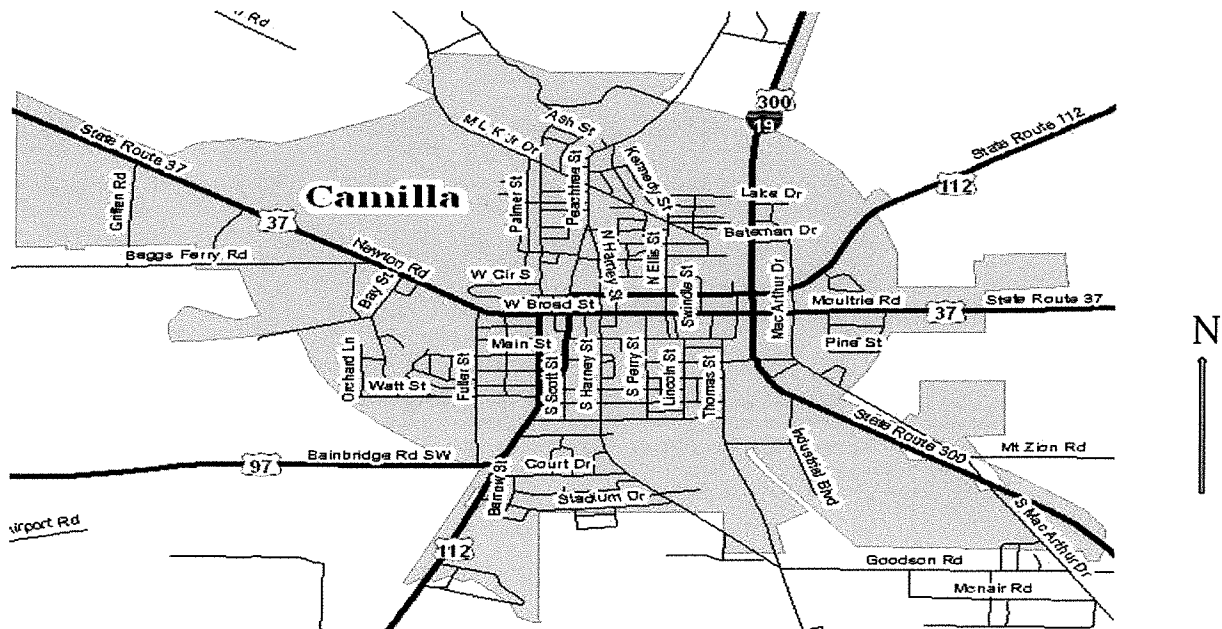


Figure 8: Major state highways road map (37,112,97, and 300)

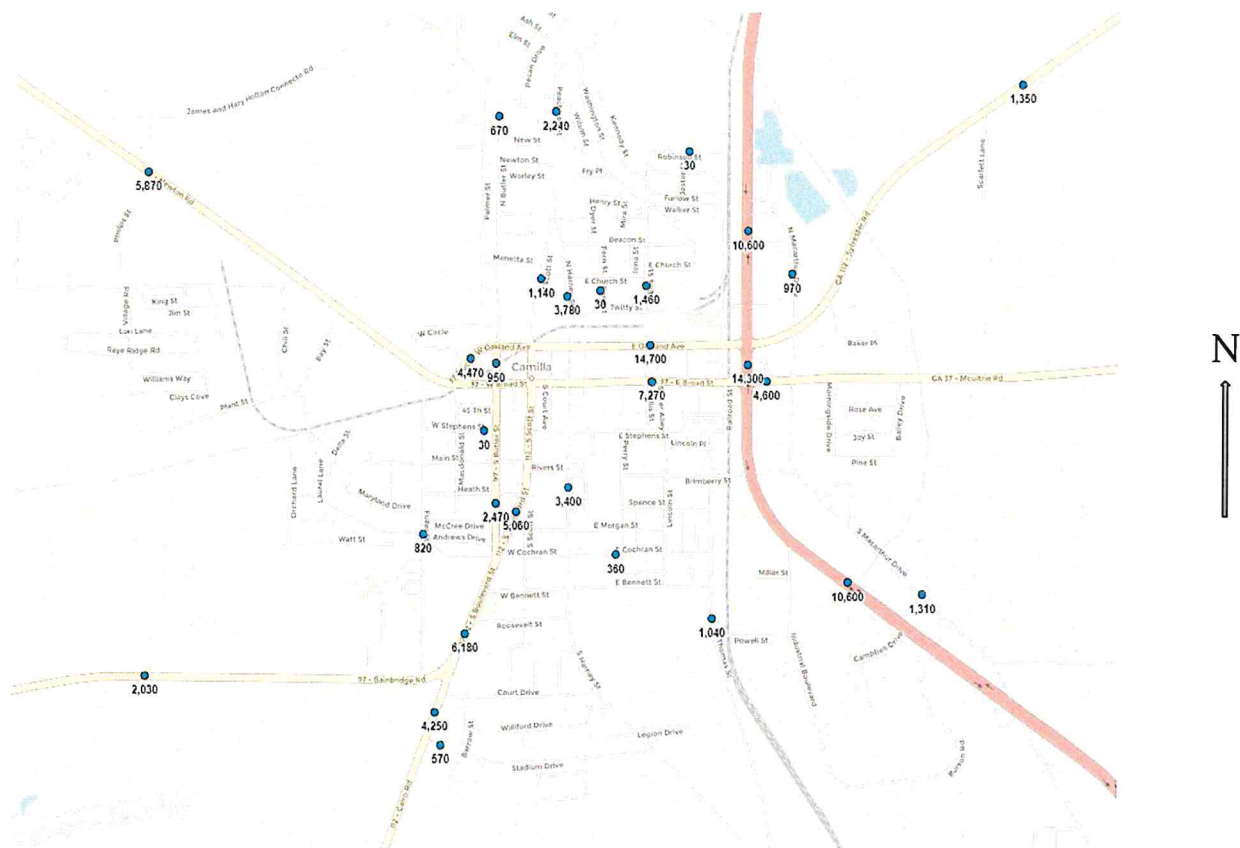


Figure 9: Traffic Count Map Camilla, Georgia
Source: Georgia Department of Transportation (2019)

Table 1: showing the number of traffic counts greater than 1000 in Camilla, Georgia

Street Names	Traffic Counts	Street Names	Traffic Counts
East Oakland	14700	N. Ellis Street	1460
East Broad street	7270	N. Scott street	1140
West Oakland	4470	S. Harney Street	3400
112. S. Scott	5060	Thomas Street	1040
97. S. Butler	2470	Peachtree Street	2240
112. S. Blvd	6180	US HWY 19	11000
Newton Road	5870	S. MacArthur Drive	1310
Sylvester Road	1350	112. Cairo Road	4250
N. Harney Street	3780	97. Bainbridge Road	2030

Source: Georgia Department of Transportation (2019)

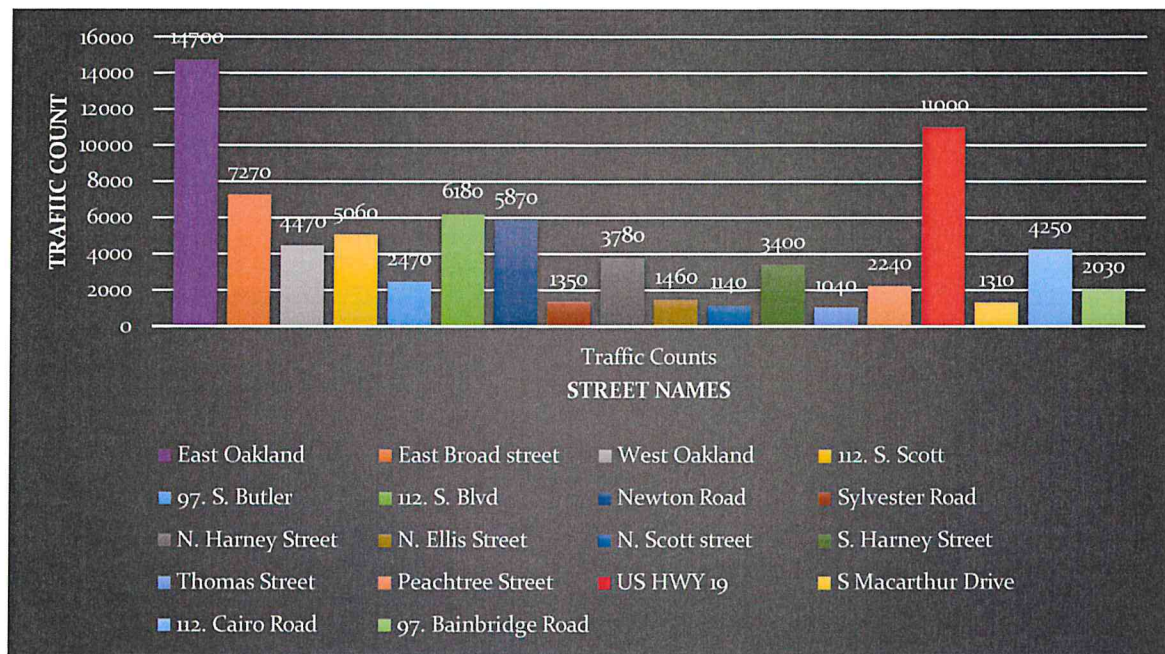


Figure 10: Chart showing short-term active streets greater than 1000 traffic counts in Camilla, Georgia

Source: Georgia Department of Transportation

The above graphical illustration depicts the short-term traffic counts for the City of Camilla. The selected traffic counts are those streets with traffic counts greater than 1000. East Oakland Street has the highest traffic count, with 14,700, and is located near Broad Street. Broad Street should have the highest traffic count as the heart of the city. However, from the chart above, the East Broad traffic count is lower than the East Oakland traffic count. The high traffic counts on East Oakland may be attributed to industries and commercial activities along the street. Thomas Street has the lowest traffic count, 1040, and it's zoned as residential.

REDEVELOPMENT NEEDS

The list of needs and opportunities represents Camilla's major problems and potential strategies for improving those problems. The list was developed from the identified strengths, weaknesses, opportunities, and threats identified by the City's Strategic Planning Survey.

- We need more activities (recreation, shopping, etc.) in town after 5pm, particularly downtown.
- We need better quality hotels/motels.
- We need more land for new development. For any larger developments, we are essentially built out.
- We need to increase job opportunities for young professionals in our community.
- We need more after-school programs for kids to give them a place to go and something to do in a safe environment.
- We need to improve our existing supply of housing to be more energy efficient.
- We need to focus on our tourism and market it appropriately.
- We are in a favorable position (excess utility capacity) for new industry.
- We must help our existing businesses and industry to keep them happy in Camilla.
- We need to promote the Rural Transit System so our residents have the necessary transportation they require.
- We need to improve our ability to reach the citizens of Camilla by utilizing social media.

Leakage Report

The leakage report was obtained from U.S. Census Bureau Environment System Research Institute (Esri 2017 Retail Marketplace) for the City of Camilla, with a coverage area of 6.61 square miles. The report shows an estimated amount of money consumers spend at retail establishments within 6.61 square miles and outside. The charts below show the community's needs and what the community has in excess supply. The charts were based on a scale of 100 percent, and they show the specific stores that are needed and the excess supply in the City of Camilla. Leakage occurs when income is removed by taxes, savings, and imports. In the retail section, leakage refers to consumers who spend money outside the local market. The exit of

resources from a community, no matter the size, results in a gap in supply and demand. A closed-circle income stream allows money to flow from businesses to households continuously. As families purchase goods within the system, companies spend money supporting labor needs and business expansion. When consumers choose to take money outside of the closed circle, leakage occurs.

Table 2: City of Camilla Leakage Report

Needs				
Industry	Demand	Supply	Gap	Percentage
Automobile Dealers	5779758	4647661	1132097	10.9
Other Automobile Dealer	575128	0	575128	100
New Home Furnishings stores	518097	293503	224594	27.7
Electronics & Appliance Stores	1025419	0	1025419	100
Grocery Stores	4933214	4744131	189083	2
Beer, Wine & Liquor Stores	319260	0	319260	100
Clothing & Clothing Accessories Stores	1426033	579725	846308	42.2
Clothing Stores	967834	579725	388109	25.1
Shoe Stores	226350	0	226350	100
Jewelry, Luggage & Leather Goods Stores	231849	0	231849	100
Sporting Goods, Hobby, Book & Music Stores	803312	503930	299382	22.9
Sporting Goods, Hobby, & Music Stores	692343	503930	188413	15.8
Book, Periodical & Music Stores	110969	0	110969	100
Miscellaneous Store Retailers	1117981	543934	574047	34.5
Office Supplies, Stationary & Gift Stores	201705	69957	131748	48.5
Other Miscellaneous Store Retailers	708282	0	708282	100
Nonstore Retailers	408170	0	408170	100
Electronic Shopping & Mail-Order Houses	271104	0	271104	100
Vending Machine Operators	24606	0	24606	100
Direct Selling establishments	112460	0	112460	100
Special Food Services	33092	0	33092	100
Drinking Places- Alcoholic Bev	69927	0	69927	100

Source: Esri and Infogroup 2017

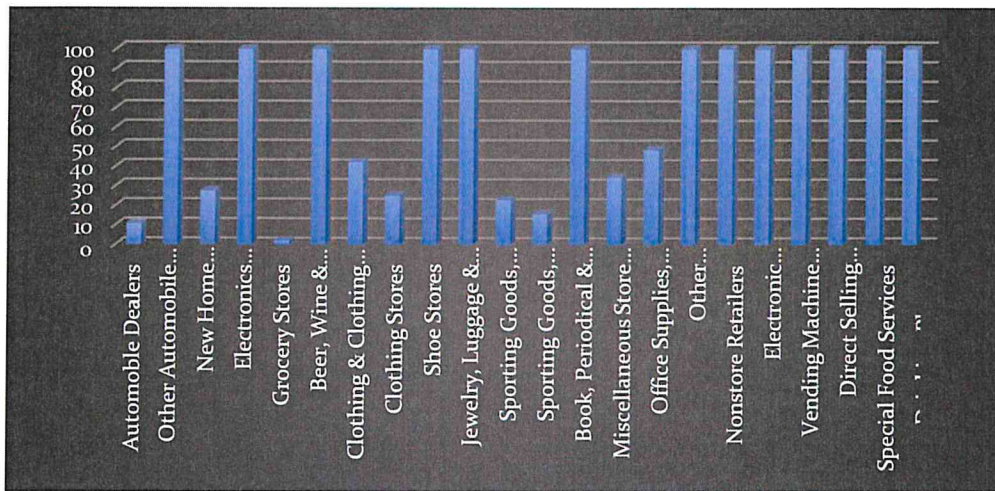


Figure 11: Chart showing the percentage of needs within 6.61 square miles

Table 3: Leakage Report showing the excess supply for residents in the City of Camilla

Excess Supply				
Industry	Demand	Supply	Gap	Percentage
Motors Vehicle & Parts Dealers	6979657	7429915	-450258	-3.1
Auto parts, Accessories & Tire Stores	624771	2782254	-2157483	-63.3
Furniture & Home Furnishings Stores	1156844	2193421	-1036577	-30.9
Furniture Stores	638748	1899918	-1261170	-49.7
Building Materials, Garden equip & Supply stores	1943826	3187963	1244137	-24.2
Building Materials, & Supply Dealers	1828522	2364698	-536176	-12.8
Lawn & Garden equip & Supply Stores	115303	823264	-707961	-75.4
Food & Beverage Stores	5577469	6108576	-531107	-4.5
Specialty Food Stores	324995	1364444	-1039449	-61.5
Health & Personal Care Stores	2035283	7211107	-5175824	-56
Gasoline Stations	3941493	12325526	-8384033	-51.5
General Merchandise Stores	5415909	51836742	-46420833	-81.1
Department Stores Excluding Leased Depts.	3866108	48448967	-44582859	-85.2
Other General Merchandise Stores	1549801	3387775	-1837974	-37.2
Florists	34859	185568	-150709	-68.4
Used Merchandise Stores	173134	196936	-23802	-6.4
Food Services & Drinking Places	3148142	5662404	-2514262	-28.5
Restaurants/Other Eating Places	3045123	5662404	-2617281	-30.1

Source: Esri and Infogroup 2017

Existing Housing Structures

Most houses and designs are historical and offer residents a sense of place. In the northern part of the City, the housing structures combine public housing units (single detached and attached homes), Bungalows, Mobile homes, Multi-family units, and vacant buildings. Businesses such as gas stations and minimarts can be found in the city. In streets like Butler, the houses are nucleated, and the road is narrow. The south side is more refined regarding facilities and modern multi-family structures. The single-family dwellings have undergone remodeling but are still historical. The presence of industries and recreational facilities could have played a significant role in the upkeep of the homes. There are also newer housing designs that can be found in other parts of the city.

Single-family detached: This home design is not attached to another home and sits only on its assigned property.

Single-family attached consists of two housing units separated by a wall but attached.

Multi-family: A multi-family home consists of two or more housing units. In most cases, it is multiple-story buildings.

Bungalow: A bungalow is a small, square, one-story building with a raised foundation that can be accessed through steps.

Mobile home: The word mobile means it can be moved from one place to another. This is a home designed in a way that it can be towed to your desired lot.

Apartment: This is a set of housing units in one building owned by one entity.

During the assessment of housing conditions, it was noted that most of the substandard houses are in the northern part of the city. It was also observed that the substandard homes were vacant and looked abandoned. This shows the effectiveness and efficiency of the Camilla Fire Department. Some of the substandard homes may be rehabilitated or may be targeted for demolition. According to Camilla Fire Department Services, the Insurance Services Office (ISO) score for the City of Camilla, Georgia, was 3 in June 2019 based on a scale range of 1 to 10. A lower rating is good and keeps the resident's home insurance low. This accomplished milestone was due to commitment, training, public engagement, and good management of

resources. In addition to public safety, the City of Camilla Police Department has done a tremendous job in reducing and keeping the crime rate low. A safe community is one of the pulling factors for people considering relocating or investors planning to establish or expand their businesses. Low crime rates also play an essential role in property values. Thus, keeping the crime rate as low as possible is good for maintaining a safe and vibrant community.

The City of Camilla is committed to providing safe, decent, and affordable housing for every resident in the community. Housing is challenging for any community, but especially for rural communities that need more dedicated resources for housing. This burdens communities to create and maintain a place where residents can afford to live. Leaders in Camilla have identified a need for housing rehabilitation and more housing (primarily rental) affordable to individuals and families.

CONCLUSION AND RECOMMENDATION

In conclusion, Urban Redevelopment is a crucial development tool that can be used to resuscitate degenerating cities. It helps eradicate blighted areas, gives opportunities for newer housing, encourages businesses, and creates a safe environment. Urban Redevelopment also helps to restore economic viability, especially in areas designated as opportunity zones by the federal or state government. Areas designated for opportunity zones tend to attract private investors and public investment and encourage small-scale business development. The City of Camilla has federal and state-designated opportunity zones, which are great opportunities for private or local business investors.

The Urban Redevelopment Plan analyzes Land Use, Transportation, Housing, Economy Development, Demographics, Redevelopment Needs, and Opportunity zones and made recommendations for development. Substandard and dilapidated housing can either be rehabilitated, acquired by local government or subject to demolition. Fortunately, most dilapidated housing is vacant and may not require a relocating strategy. The City of Camilla Planning and Development has tremendously curbed dilapidated housing and ensured that all structures are code compliant. The entire public safety team has also been on the lookout to ensure the safety of the citizens of Camilla is preserved. Some gang activity has been identified. However, the City Council has taken a meticulous step in addressing this emerging threat.

In the City's attempt to increase the activities in the downtown area, several business opportunities were discovered based on the analysis of the leakage report shown in Table 2, including but not limited to: Restaurants serving alcoholic beverages, Shoe Stores, Beer, Wine & Liquor Stores, Electronic Shopping & Mail-Order Houses, Special Food Services, Books, Periodical & Music Stores, and Direct Selling establishments, etc.

In the past, SWGRC has made the following recommendations based on resident surveys and the leakage report:

- Encourage small-scale business development,
- Increase downtown after-hour activities such as bowling and movie theatres,
- Establishment of farmers' markets,
- More recreational activities such as interactive art centers, water parks, summer educational tour programs,
- Music Studios and similar forms of entertainment,
- Provide affordable transportation system,
- Increase opportunities for Affordable housing, mentorships,
- Assisted living homes for seniors or retirees,
- Neighborhood watch program to combat crimes and gangs activities,
- Code compliance for commercial and residential properties,
- Partnership with investors for long-term job creation,
- Establishment of a landbank for the acquisition of substandard housing and commercial properties, and
- Attractive city signage.

In addition to the Urban Redevelopment Plan, other development tools are available to communities to help attract developers and improve the lives of residents.

Overall, this plan will tremendously improve the quality of life for residents, provide incentives for jobs and create economic development, increase private investment, increase grant applications, and reduce blighted areas.

REFERENCES

2022 City of Camilla Comprehensive Plan 2022

2020 City of Camilla Strategic Plan Survey: EGC Office of Economic & Community Development

The City of Camilla Housing Plan 2018

Georgia Department of Community Affairs (GDCA). <http://georgia-dca.maps.arcgis.com/apps/Viewer/index.html?appid=7b71e8dac0bb4ae48118c1cf3108d61d&webmap=2562d9f7a70b4042b978bf05f28938b2>

Georgia Department of Transportation (GDOT) 2019. Traffic count: <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>

Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc.

Justia US Law (2020). 2014 Georgia Code Title 36 - Local Government Provisions Applicable to Counties and Municipal Corporations Chapter 61 - Urban Redevelopment § 36-61-3 - Legislative findings and declaration of necessity. <https://law.justia.com/codes/georgia/2014/title-36/provisions-applicable-to-counties-and-municipal-corporations/chapter-61/section-36-61-3/> access date 2/5/2020

**CITY OF CAMILLA, GEORGIA
RESOLUTION NO. 2023-06-12-2**

A RESOLUTION TO ESTABLISH THE CAMILLA URBAN REDEVELOPMENT COMMISSION FOR THE ADMINISTRATION AND IMPLEMENTATION OF THE CAMILLA URBAN REDEVELOPMENT PLAN; AND DELEGATE, EMPOWER AND AUTHORIZE SUCH COMMISSION TO EXERCISE URBAN REDEVELOPMENT PROJECT POWERS AND TRANSACT ALL BUSINESS NECESSARY AND INCIDENTAL THERETO.

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, find that the City of Camilla is authorized under the Urban Redevelopment Law (O.C.G.A. 36-61-1 and 36-61-19) to establish an urban redevelopment agency and undertake urban redevelopment projects, subject to the various requirements of said law, so long as the Mayor and Council of the City of Camilla, Georgia, have adopted a resolution declaring that one or more slum conditions exist and the rehabilitation or redevelopment is necessary to protect the public health, safety and public welfare of the county or city; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, have adopted a finding of necessity declaring there exists within its corporate limits one or more urbanized or developed areas in which the structures, buildings and improvements, by reasons of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, and the existence of conditions which endanger life and property by fire and other causes, is conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency and crime and is detrimental to the public health, safety, morals and welfare as defined by Official Code of Georgia Annotated Section 36-61-5; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, have adopted by resolution an Urban Redevelopment Plan for the City of Camilla, in accordance with the Urban Redevelopment Law; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, are authorized per Official Code of Georgia Annotated Section 36-61-18 to designate an urban redevelopment agency and authorize it to transact business and exercise urban redevelopment project powers; and

WHEREAS, the Mayor and Council of the City of Camilla, Georgia, hereby finds that it is in the best interest of the City to create an urban redevelopment agency to transact business in furtherance of the administration and implementation of redevelopment activities associated with the City of Camilla's Urban Redevelopment Plan as per Official Code of Georgia Annotated Section 36-

61-18 (a).

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of the City of Camilla, Georgia, hereby creates and declares its official urban redevelopment agency to be known as the Camilla Urban Redevelopment Agency Commission and further delegates to such agency the power to administer and implement the adopted Urban Redevelopment Plan and any subsequent amendments thereto.

BE IT FURTHER RESOLVED, by the Mayor and Council of the City of Camilla, Georgia, that the Camilla Urban Redevelopment Commission is hereby authorized and empowered to transact business and exercise all necessary and incidental urban redevelopment project powers as allowed by the laws of Georgia and the Urban Redevelopment Law (Official Code of Georgia Annotated Sections 36-61-1 and 36-61-19) as now exists and as may be hereafter amended.

BE IT FURTHER RESOLVED, as authorized by Official Code of Georgia Annotated Sections 36-61-18(b), the Mayor, by and with the advice and consent of Council, shall and does hereby appoint the following persons to serve as members of the Urban Redevelopment Commission with the following terms of office:

Name	Term of Office	Term Expiration
Kelvin Owens	06/12/2023	06/12/2024
Dewayne Burley	06/12/2023	06/12/2024
Ywarnetta Burns-Smith	06/12/2023	06/12/2024

BE IT FURTHER RESOLVED, as authorized by Official Code of Georgia Annotated Section 36-61-18(e), the Mayor shall and does hereby designate the chairman and vice-chairman from among persons appointed to the City of Camilla Urban Redevelopment Commission:

Chairman: Kelvin Owens
Vice-Chairman: Dewayne Burley

BE IT FURTHER RESOLVED, by the Mayor and Council of the City of Camilla, Georgia, that a Certificate of Appointment shall be executed by the Mayor reflecting the due and proper appointment of each such person appointed to the Camilla Urban Redevelopment Commission and that such certificate shall be filed with the City Clerk in accordance with Official Code of Georgia Annotated Section 36-61-18(c).

BE IT FINALLY RESOLVED by the Mayor and Council of the City of Camilla, Georgia, that the Camilla Urban Redevelopment Commission shall cause to be prepared by-laws setting forth the duties, terms and obligations of such members in accordance with the Urban Redevelopment Law.

SO RESOLVED THIS 12th, day of June, 2023.

CITY OF CAMILLA, GEORGIA

KELVIN M. OWENS, MAYOR

ATTEST:

CHERYL FORD, CLERK

[SEAL]

ACTION ITEM #c

**Intergovernmental Agreement – City of Camilla
and Urban Redevelopment Agency**

Not available at time of agenda release

Public Notice

Fronnie Jess has made application to operate the business of a GAME ROOM (with coin operated gaming equipment) at the location of 25 N. Scott Street, Camilla, Georgia. She will be operating this business under the name of: Jess Chill Arcade.

In order to operate a GAME ROOM, Mayor and Council must approve of the location, according to City of Camilla Code of Ordinances, Section 9-3-100 (c).

Mayor and Council will consider this request and make their decision at the June 12, 2023 Council Meeting, at 6:00 p.m., in Council Chambers at City Hall, 30 East Broad Street, Camilla, Georgia.

Input from the public is welcome, and the public is invited to attend.

Sec. 9-3-100. - Game rooms.

- (a) No game room shall be operated in the City of Camilla without obtaining a license therefor as hereinafter provided.
- (b) For purposes of this section, a game room is any commercial establishment which contains more than two coin-operated electronic games such as pinball machines, baseball games, bowling machines and the like. Any game room or other establishment which contains a pool or billiard table, whether coin-operated or not, shall be governed by state law regulating poolrooms when such pool or billiard tables are in use. Therefore, it shall be unlawful for the operator of any game room which is open on Sunday to allow a pool or billiard table to be used on Sunday.
- (c) No license shall be issued for the operation of a game room without approval of the location of the same by the city council. The applicant for said license shall, at his own expense and upon the form prescribed by the city clerk, give notice thereof in the Camilla Enterprise once a week for two weeks immediately preceding the council meeting at which action will be taken to approve or disapprove location of such game room. Upon such approval being granted, the clerk of the city shall be authorized to issue a license to the operator upon the payment of the license fees required by the Code of Ordinances.
- (d) It shall be unlawful for intoxicating beverages to be sold or consumed in a game room. A game room may be open only between the hours of 6:00 a.m. and 11:00 p.m. from Monday through Thursday, between 6:00 a.m. and midnight on Fridays and Saturdays, and from 1:00 p.m. to 5:00 p.m. on Sundays.
- (e) A violation of any of the provisions of this section shall be grounds for temporary suspension or permanent revocation of the license granted hereunder.

(Ord. No. 81-5, 4-13-81; Ord. No. 82-4, 5-10-82)

Camilla 1, LLC d/b/a Beacon Food Mart, has made application to the City of Camilla for the sale of Beer and Wine OFF Premises alcohol licenses. The manager of the store is Azghar Ali. This business is located at 165 N Harney Street.

Mayor and Council will consider this request at their regularly scheduled meeting on Monday, June 12, 2023 at 6:00 p.m., in Council Chambers, located at City Hall, 30 East Broad Street, Camilla, Georgia.

City of Camilla
P.O. Box 328
Camilla, Georgia 31730



Phone: (229) 336-2207
Fax: (229) 330-2230
www.camillaga.net

CRIMINAL HISTORY RECORD ~ MANAGER

Check Applicable Category:

- ☒ NEW MANAGER/NEW BUSINESS
☐ NEW MANAGER/EXISTING BUSINESS

NAME OF BUSINESS/ADDRESS:

CAMILLA 4 LLC D/B/A BEADON FOOD
145 N HARNEY ST MART

(Print Information)

1. FULL NAME: AZGHAR ALI
2. ADDRESS (City/State/Zip): 145 N HARNEY ST, CAMILLA, GA 31730
3. SEX: M RACE: I
4. DATE OF BIRTH: 1/1/1980 SSN: 123-45-6789

I hereby authorize the designated representative for the City of Camilla, Georgia, to receive any criminal history record information pertaining to me which may be in the files of State or local criminal justice agencies in Georgia.

I CERTIFY I HAVE EXAMINED THE INFORMATION CONTAINED IN THIS APPLICATION AND IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE

DATE

OFFICE USE ONLY

- ☒ NO RECORD ON FILE
☐ RECORD ATTACHED

NO RECORD
APR 05 2023
CAMILLA POLICE DEPT.

COMMENTS:

Wendy Bant
Camilla Police Department Representative

Title

Date

Police Chief

- ☒ Approved ☐ Denied

City of Camilla
P.O. Box 328
Camilla, Georgia 31730



Phone: (229) 336-2207
Fax: (229) 330-2230
www.camillaga.net

BEER LICENSE APPLICATION

Select One:

- ☒ BEER LICENSE (NEW)
☐ BEER LICENSE (RENEWAL)

Select:

- ☒ Off-Premises
☐ On-Premises

Complete:

License Year: 2023
Previous License #: _____
License Fee: \$550.00

1. BUSINESS NAME: CAMILLA 1 LLC

Doing Business As (if applicable): BEADON FOOD MART

BUSINESS PHONE: 917-519-1595 TAX ID #: _____

PHYSICAL ADDRESS OF BUSINESS: 165 N HARNEY ST. CAMILLA, GA 31730

2. BUSINESS OWNER: AZGHAR ALI

HOME ADDRESS: APT-233

TELEPHONE: 917-

SSN: _____

3. BUSINESS MANAGER: AZGHAR ALI

ADDRESS: 165 North HARNEY ST. CAMILLA GA 31730

TELEPHONE: _____

SSN: _____

4. ALARM COMPANY (if applicable): N/A

ADDRESS: _____

TELEPHONE: _____

5. HAVE YOU HAD A BEER LICENSE DENIED and/or REVOKED? ☐ YES ☒ NO

ADDITIONAL APPLICANT INFORMATION:

All Applications:

One-time \$250.00 application fee applicable for all applicants

New Applications:

Manager(s) require approval by the City of Camilla City Council

Application Renewal:

New manager(s) required to have a background check and approval by the City of Camilla City Council

Identification:

Copy of driver's license/valid picture identification and birth certificate/citizenship papers submitted with application

I CERTIFY I HAVE EXAMINED THE INFORMATION CONTAINED IN THIS APPLICATION AND IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


APPLICANT SIGNATURE

04/04/23
DATE

City of Camilla
P.O. Box 328
Camilla, Georgia 31730



Phone: (229) 336-2207
Fax: (229) 330-2230
www.camillaga.net

WINE LICENSE APPLICATION

Select One:

- ☒ WINE LICENSE (NEW)
☐ WINE LICENSE (RENEWAL)

Select:

- ☒ Off-Premises
☐ On-Premises

Complete:

License Year: 2023

Previous License #:

License Fee: \$800.00

1. BUSINESS NAME: CAMILLA7, LLC

Doing Business As (if applicable): BEADON FOOD MART

BUSINESS PHONE: 706-317-3130 TAX ID #: 2-123456789

PHYSICAL ADDRESS OF BUSINESS: 165 N HARNEY ST, CAMILLA, GA 31730

2. BUSINESS OWNER: AZGHAR ALI

HOME ADDRESS: APT-233

TELEPHONE: 917-519-1595 SSN: 123-45-6789

3. BUSINESS MANAGER: AZGHAR ALI

ADDRESS: 165 N HARNEY ST, CAMILLA, GA 31730

TELEPHONE: 706-317-3130 SSN: 123-45-6789

4. ALARM COMPANY (if applicable):

ADDRESS:

TELEPHONE:

5. HAVE YOU HAD A WINE LICENSE DENIED and/or REVOKED? ☐ YES ☒ NO

ADDITIONAL APPLICANT INFORMATION:

New Applications:

Manager(s) require approval by the City of Camilla City Council

Application Renewal:

New manager(s) required to have a background check and approval by the City of Camilla City Council

Identification:

Copy of driver's license/valid picture identification and birth certificate/citizenship papers submitted with application

I CERTIFY I HAVE EXAMINED THE INFORMATION CONTAINED IN THIS APPLICATION AND IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Azghar Ali
APPLICANT SIGNATURE

04/04/23
DATE



Join us for City Summit 2023.

Experience learning labs focused on pressing local issues, hear from inspiring keynotes, participate in on-the-ground experiences with Atlanta municipal staff and local leaders, choose from a variety of hands-on site visits, and enjoy peer-to-peer networking.

Register now and save up to \$410* before

Early Bird rates end June 30th!

Never been to City Summit?

EMPLOYMENT AGREEMENT

THIS Agreement made and entered into this 1st day of June, 2022, by and between the CITY OF CAMILLA, County of Mitchell, State of Georgia, a municipal corporation, as party of the first part, hereinafter referred to as "Employer", and Dennis Stroud, as party of the second part, hereinafter also referred to as "Employee", both of whom agree as follows:

WITNESSETH, THAT:

WHEREAS, the City desires to employ the services of Dennis Stroud as Interim City Manager of Camilla as provided by the Charter of the City; and,

WHEREAS, it is the desire of the City by and through its duly elected officials, the City Council, to establish just compensation, provide other considerations and benefits, and establish certain conditions for Dennis Stroud during the term of his employment; and,

WHEREAS, Dennis Stroud desires to accept the City's offer of regular employment as Interim City Manager; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set for the parties agree as follows:

1. Employer hereby employs Employee as Interim City Manager for the City of Camilla and Employee hereby accepts such employment effective June 1, 2022.
2. The term for which Employee is employed shall be through June 30, 2023.
3. The Employee shall have all the responsibilities and shall perform all of the duties of the Interim City Manager as set forth in the Charter for the City of Camilla and Section 2.31 of the City of Camilla Code of Ordinances.
4. Employee shall receive a base salary of One hundred Ten Thousand (\$110,000.00) Dollars, payable in biweekly installments of 4,230.77 on the same schedule as other employees of the City are now or may hereafter be paid.

5. In addition to base salary, Employer shall provide or make available to the Employee the following:

- (a) Dues and membership expense in one local civic organization of employee's choice.
- (b) Travel and business related expense reimbursement to be paid according to City of Camilla policies and within the travel and training budget approved by the Camilla City Council.
- (c) A vehicle allowance of \$600.00 per month to help defray the expense associated with Employee's responsibility to acquire and maintain a motor vehicle to use in carrying out his duties as Interim City Manager. Employee shall be responsible for the acquisition, maintenance; repairs and upkeep on said vehicle or replacement thereof and all liability, property damage and comprehensive insurance coverage thereon. In the event that Employee has to travel outside the Community Network Services service area for official business or official travel, Employer will reimburse Employee for mileage incurred on these trips at the standard IRS rate.

Employee shall receive a mobile phone allowance of \$85.00 per month.

- (d) In the event that Employee has to travel outside of Mitchell County for official business or official travel, Employer will reimburse Employee for mileage incurred on these trips at the standard IRS rate.
- (e) Employer will grant Employee seventeen (17) days of paid annual leave and ten (10) days of paid sick leave during the term of this contract.

6. The Employee is an employee at will, and the Employer shall have the right to terminate this Agreement and the employment contemplated thereby at any time without cause, Employee will be granted three months' severance. Employee shall likewise have the right to terminate this Agreement without cause by delivery of notice of his intent to terminate the same to the City Council a minimum of

thirty (30) days prior to his resignation (in accordance with Sec. 2.29. of the City Charter- Removal of city manager).

The City Council may remove the manager from office in accordance with the following procedures:

- (a.) The City Council shall adopt by affirmative vote of a majority of all its members a preliminary resolution which must state the reasons for removal and may suspend the manager from duty for a period not to exceed 45 days. A copy of the resolution shall be delivered promptly to the manager;
- (b.) Within five days after a copy of the resolution is delivered to the manager, the manager may file with the city council a written request for a public hearing. This hearing shall be held within 30 days after the request is filed. The manager may file with the council a written reply not later than five days before the hearing; and
- (c.) If the manager has not requested a public hearing within the time specified in paragraph (2) above, the city council may adopt a final resolution for removal, which may be made effective immediately, by an affirmative vote of a majority of all its members. If the manager has requested a public hearing, the city council may adopt a final resolution for removal, which may be made effective immediately, by an affirmative vote of a majority of all its members at any time after the public hearing.

The manager may continue to receive a salary until the effective date of the final resolution of removal.

Base pay compensation to the Employee upon early termination by the Employee shall end on the final day of employment. Base pay compensation to the Employee upon early termination without cause by the Employer shall be paid to the Employee in a lump sum amount equal to three months or the remaining compensation whichever is less.

- 7. This Agreement shall be binding upon the Employer and Employee as well as their heirs, assigns, executors, personal representatives and successors. The invalidity of any provision this Agreement shall not affect the validity of any remaining provision. In the event that any provisions of this

Agreement are held to be invalid, the remaining provisions shall be deemed to be in full force and affect as if both parties subsequent to the expungement, invalidation, or judicial modification of the provision(s) executed them.

CITY OF CAMILLA

BY: _____

Kelvin M. Owens

ATTEST:

Cheryl Ford, City Clerk

TITLE: Mayor

Dennis Stroud
Interim City Manager

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My commission expires 10/20/2025



**CITY OF CAMILLA, GEORGIA
INCUMBENCY AND SIGNATORY CERTIFICATE**

I, the undersigned, CHERYL FORD, DO HEREBY CERTIFY that I am the duly appointed and acting City Clerk of the City of Camilla, Georgia. I HEREBY FURTHER CERTIFY that the below named persons have been duly appointed or elected, as applicable, have been qualified, are duly holding the offices set opposite their names on this day and the signatures set opposite their names are their genuine signatures:

NAME: CHERYL FORD

OFFICE: CITY CLERK

*TERM EXPIRES: 12-31-2023

SIGNATURE: _____

NAME: KELVIN OWENS

OFFICE: MAYOR

*TERM EXPIRES: 12-31-2023

SIGNATURE: _____

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed the official seal of the City of Camilla this 12th day of June, 2023.

[SEAL]

By: Cheryl Ford
Its: City Clerk, City of Camilla

*Example: (1) At the pleasure of the Council; or (2) Month, Day, and Year (i.e. December 31, 2022)

Resolution of the City of Camilla, Georgia
Resolution No. 2022-05-09-01

WHEREAS, the City is a Beneficiary of the Municipal Competitive Trust (the "Trust") that MEAG Power established as of January 1, 1999; and

WHEREAS, pursuant to the terms of the Trust, the City is allowed to transfer certain funds between accounts and withdraw certain funds from accounts by written direction to MEAG Power and the Trustee; and

WHEREAS, by official action of the City, a City official was delegated authority to make deposits to the Trust and to communicate City decisions with respect to the Trust to MEAG Power and the Trustee; and

WHEREAS, in order to improve the notification process, MEAG Power has requested that all written directions communicating City decisions with respect to the Trust be executed by two independent City officials; and

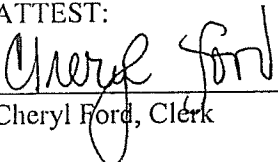
WHEREAS, the City, after due consideration, has determined that such procedural changes are in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED that henceforth KELVIN M. OWENS [Official] and CHERYL FORD [Official] (together, the "Authorized Officials") are authorized to communicate City decisions with respect to the Trust by jointly executing written directions to MEAG Power and the Trustee; and

FURTHER RESOLVED that the City hereby authorizes the Authorized Officials to execute, and the City Clerk to attest and deliver, certificates specifying the names, titles, term of office and specimen signatures of the Authorized Officials and other certificates and documents that MEAG Power may require from time to time to effect the purposes of the Trust and this Resolution.

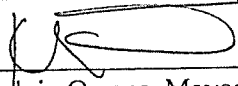
This 9th day of May, 2022.

ATTEST:


Cheryl Ford, Clerk



CITY OF CAMILLA, GEORGIA


Kelvin Owens, Mayor

**CITY OF CAMILLA, GEORGIA
INCUMBENCY AND SIGNATORY CERTIFICATE**

I, the undersigned, CHERYL FORD, DO HEREBY CERTIFY that I am the duly appointed City Clerk of the City of Camilla, Georgia. I HEREBY FURTHER CERTIFY that the below named persons have been duly appointed or elected, as applicable, have been qualified, are duly holding the offices set opposite their names on this day and the signatures set opposite their names are their genuine signatures:

NAME: CHERYL FORD
OFFICE: CITY CLERK
*TERM EXPIRES: 05-10-2023
SIGNATURE: *Cheryl Ford*

NAME: KELVIN OWENS
OFFICE: MAYOR
*TERM EXPIRES: 12-31-2023
SIGNATURE: *Kelvin Owens*

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed the official seal of the City of Camilla this 9th day of May, 2022.



Cheryl Ford
By: Cheryl Ford
Its: City Clerk, City of Camilla

*Example: (1) At the pleasure of the Council; or (2) Month, Day, and Year (i.e. December 31, 2022)

City of Tifton

DECORUM FOR COUNCIL MEETINGS

Rules of Decorum for the Governing Body

1. Members of the governing body shall not use or make inappropriate, vulgar, opprobrious words or offensive comments. Members shall maintain a civil and courteous manner and tone.
2. Members of the governing body shall only speak to the matter currently under consideration by the Mayor and Council.
3. During presentations, discussion or debate, members of the governing body shall refrain from communicating among each other, giving attention and due respect for the speaker or council member addressing the body.
4. While a member of the governing body has the floor, members of council and members of the public shall not interrupt the speaker unless the speaker is ruled out of order.

Members violating any rules of the decorum may be ruled out of order by the Mayor. An individual violating the rules of decorum may be removed from the meeting in accordance with Roberts Rules of Order.

Rules of Decorum for the Public

1. Each Speaker will be given 5 minutes to speak during the public comment period.
2. Each speaker will direct his or her comments to the members of the governing body and not to any individual member or other individual present unless a question is directed to him or her by a member of the governing body.
3. Each speaker will refrain from personal attacks, foul or abusive language and will maintain a civil and courteous manner and tone.
4. Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt or disturb the meeting.

Individuals violating any rules of the decorum may be ruled out of order by the Mayor. An individual violating the rules of decorum may be removed from the meeting at the direction of the Mayor.

GMA
SAMPLE

CITY OF PROGRESS RULES OF DECORUM

The purpose of the Rules of Decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics, at all meetings held by the City of Progress

a. Rules applicable to the public

1. Each speaker will be given 2 minutes during public comment.
2. Each speaker will direct his or her comments to the Mayor or presiding officer and not to any other individual present.
3. Each speaker will refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
4. Each speaker will speak only to the agenda item under consideration. This does not apply during the Public Comment agenda item.
5. Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt or disturb the meeting.

b. Rules for Members of Mayor and Council, Committees, Boards or Commissions

1. Members will conduct themselves in a professional and respectful manner at all meetings.
2. Members will not speak until recognized by the Mayor or presiding officer.
3. Remarks by members will be directed to the Mayor or presiding officer who will then direct the appropriate person to answer.

Any Violation of the Rules of Decorum may result in the violator being removed from the premises.

THE DEPOT FARMERS MARKET

CAMILLA, GEORGIA

When

There are several dates listed for the city depot. The farmers market will be open 1-2 times a week when space is available (Weekends). There can also be dates available Monday-Friday for farm-to-table classes/presentations. These markets will last for 3-4 hours. After a robust marketing campaign, the goal is to launch no later than mid-July/early August 2023.

Funding

(ARPA) Start-up and maintenance \$30,000. Itemization will occur during the marketing campaign to identify actual costs.

Marketing:

- Graphic designs
- Prints for signage
- Advertisements on social media
- Average cost of billboard
- Launch tactics

Equipment

- Reusable bags
- Shelving
- Farmer market volunteer t-shirts
- Farmer's market reward cards
- Sink for people to wash hands or Sanitizer Stations
- Fruit/veggie bags (to separate assorted fruits and veggies)
- Storage
- Water System
- Trash
- Decor

Software/ Operational Costs

- Software for processing funds
- Software/ supplement for food stamps
- Farmers market insurance
- Application Fees for SNAP

Staffing

- Market Manager and support staff

THE CITY OF CAMILLA

Farmers Market

LOCAL FOOD FESTIVAL

WEEKLY

COMING SOON

ARTISAN FOOD - LOCAL FOOD
MUSIC - ENTERTAINMENT
BREAD - FRESH FOOD AND MORE

THE DEPOT





STATE PROPERTIES COMMISSION

270 Washington Street, Suite 2-129, SW, Atlanta, Georgia 30334

Chairman
Brian P. Kemp
Governor

Executive Director/State Property Officer
Marty W. Smith

May 15, 2023

City of Camilla
P. O. Box 328,
Camilla, GA 31730-0328

RE: Human Services, Department of
Family & Children Services
Agreement Number: 3761

FY: 2024

Dear Landlord:

The Agreement ("Agreement") dated November 06, 2012, by and between City of Camilla ("Landlord") and Human Services, Department of ("Tenant") for 9,321 rentable square feet of Office space located at 90 West Oakland Avenue, Camilla, GA 31730-1254, will expire on June 30, 2023.

The Agreement referenced above granted to Tenant the option to extend the Term for additional periods of one (1) year each. In accordance with OCGA §50-16-41, the State Properties Commission (SPC) is authorized to manage the utilization of administrative space by state entities. Such authority includes the ability to manage any space rented or leased from any public or private entity. Therefore, by virtue of such authority, the SPC hereby notifies you of Tenant's desire to exercise this option extending the Term for a 12-month period beginning July 01, 2023 and ending June 30, 2024 under the same terms, conditions, covenants, agreements, and provisions and stipulations of the Agreement and at the Monthly rental rate of \$5,787.00.

STATE PROPERTIES COMMISSION

J. Frank Smith
Deputy Executive Director

WS 5-18-2024