

**MINUTES – REGULAR MEETING  
CITY OF CAMILLA, GEORGIA  
JUNE 12, 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, June 12, 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 Wiley (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**

Mayor Owens asked for a motion to add the purchase of property located at 37 Broad Street, Camilla for \$94,700 to the agenda. Last week Council met in executive session to discuss a potential acquisition of real estate and since the meeting they have had movement. Because of that he will ask to amend the agenda to add as an action item. They are voting only to add the item to the agenda to be voted on later in the meeting. A motion was made by Councilman Burley and seconded by Councilman Morgan to approve the June 12, 2023 agenda as amended. Voting in favor of the motion: Councilmen Burley, Morgan and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Collins and Palmer. Mayor Owens voted in favor of the motion and the motion passed by a 4-3 vote.

**APPROVAL OF MINUTES**

Mayor Owens asked for a motion to approve the minutes from the May 8, 2023 meeting. A motion was made by Councilman Pollard and seconded by Councilman Burley. The motion passed by a unanimous vote.

**SPEAKER APPEARANCES**

Jerome Jester, Martha Bateman, Judy Palmer, Charlie Dixon, Wallace Williams, and Ethel Wilkins.

**CHIEF FINANCIAL OFFICER**

City Manager Stroud introduced Lisa Hosford, recently employed as the Chief Financial Officer for the City of Camilla.

**PUBLIC HEARING – URBAN REDEVELOPMENT PLAN**

Mayor Owens commented the meeting was properly noticed last Wednesday. The Urban Redevelopment Agency (URA) is a tool and designed to facilitate economic development in the city. The public hearing was opened for the adoption of the Urban Redevelopment Plan. Martha

## **PUBLIC HEARING – URBAN REDEVELOPMENT PLAN (cont.)**

Bateman addressed the Mayor and Council and stated she read the document. It is broad and gives few people a lot of power to do things that perhaps, she feels, just a few people should not have. She asked what is going to be done with it and what the other two authorities would not work with him [Mayor Owens] on. She really wants to know that and thinks everyone else does too. After additional comments from Mrs. Bateman on the URA and the plan, and with no other speakers, the public hearing was closed.

## **ACTION ITEMS**

### **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. A motion was made by Councilman Morgan and seconded by Councilman Pollard to approve Resolution No. 2023-06-12-1 adopting the plan and authorizing the Mayor to sign. Councilman Palmer asked who drew up the resolution and Mayor Owens replied our City attorney. Councilman Collins commented he did not think there were enough committee members and it puts too much power into too small of a group and does not feel they will have enough different ideas. Mayor Owens commented the State Legislature created this law and did not specify the number of members. The authority to appoint individuals and that number was given to the Mayor with the advice and consent of the Council. As the law is written, there is no minimum or maximum and he chose three. The only reason the URA will be in existence is to help facilitate and partner with the city council to move the city forward and he believes three is a good number. Councilmember Tucker commented it is clear from the work session last week the Mayor has directed thousands of dollars to be spent on legal research to try and undermine the work of the existing authorities already in place (Downtown Development Authority and Camilla Development Authority). Both of the Authorities are constitutional authorities and no way this body [Council] can abolish and were formed by the Georgia General Assembly. Mayor Owens stated for correction the Camilla Development Authority was created by the Council. Councilmember Tucker commented when the work of the Downtown Development Authority (DDA) and the Camilla Development Authority (CDA) is not conforming to what a majority of the Council wishes to do in Camilla then they will create a new authority. She stated three members are not enough and what it automatically means is the Mayor and Councilman Burley have the majority on any vote regardless. There is not diversity on the three members appointed and they talk a lot about diversity. There is no diversity on the Ethics Board and in this agency there is no diversity. If they are going to talk about diversity they need to practice it. Most of the authorities are seven member authorities and some are eleven and it allows for a lot of different opinions, thoughts and expertise from different areas. A three-member authority does not allow that. She recommends a seven-member board and to appoint as a Council three members from District 1, three members from District 2, and allow the mayor to appoint one at-large member and the mayor serve as ex-officio, non-voting member of the authority. They have heard concerns from the audience and three councilmembers there is too much power within the control of the Mayor's purview. In their documents one of the items speaks of the property the City currently owns and the City conveying Scores to that Development Authority. They are essentially putting Scores in the operational control of Councilman Burley and the Mayor and is

**RESOLUTION NO. 2023-06-12-1 – ADOPTION OF URBAN REDEVELOPMENT PLAN  
(cont.)**

too much concentrated into one. Her recommendation for amendment is three members from District 1, three members from District 2, and the Mayor appoint another. Mayor Owens commented for clarity the City Council of the City of Camilla does not have the authority to override the State Legislature. The law has been set and the individual authorized by the State of Georgia to appoint members to the URA is the mayor of the city. That particular amendment cannot be done because they would override State law. Councilmember Tucker replied she agrees the Mayor makes the appointments but it does not say three members only. If the Mayor was interested in having the input of citizens, the Mayor could choose to appoint three from District 1, three from District 2, and appoint himself as an ex-officio non-voting member. The Mayor would have that right. Mayor Owens agreed and stated his decision is there will be three members for the URA. Councilman Palmer commented this is a clear duplication of an authority and they already have two in place that have been so for 30 to 40 to 50 years. They have done many good things in this town over the years and this is designed as a mechanism to have the Mayor be in total control of his own authority. He [Mayor] does not want to work with them [existing authorities] and never asks them anything he wants them to do because he has his own agenda and will go down that road. It will be a bumpy road and get ready. To have only three members is a poor way to represent the citizens in this town. After additional comments and discussion from Councilmen Palmer, Morgan, and Pollard, Mayor Owens presented documentation and information regarding the scheduled meetings and conflicts resulting in postponement of meetings since June 2022 for the Downtown Camilla Development Authority. In the last twelve months, the Camilla Development Authority has met three times and once in year 2023, for both authorities. The DDA and the CDA has met once this year. On May 11<sup>th</sup> he sent an email (attached) regarding the Urban Redevelopment/Revitalization Agency because the city has to be moved forward. After additional comments, Mayor Owens stated on September 13, 2021 the City Council approved \$150,000 to be given to the DDA to help move the city forward. Two years ago before the URA the mayor, for the first time in its' 165 year history, came to a meeting and asked how they could help the Downtown Authority out and move the city forward. Two years later the DDA has spent \$52,000 of the \$150,000 on four façade grants. He asked if the downtown parking lots did not need repairs or if our infrastructure needs fixing. He does not have the authority to tell the Authorities what to do but by the authority given to him by the State Legislature of Georgia he can recommend to the Council to form a URA. Based on the authority given his office he can pick as many members as he wants. He assumes the State Legislature did that for a reason. The URA can also partner with the Chamber of Commerce and the URA can still work with the DDA and CDA. He read an email (attached) he sent regarding the Chamber on December 13, 2022 and has had conversation with the Chamber as to the way forward. He thinks it is important for the citizens to understand the Mayor has been trying hard to facilitate and work with folks to move the city forward but at some point he has to stop observing and has to act. Councilman Palmer stated the \$150,000 the Mayor offered to the Development Authority they accepted for facade easements, it was made clear when that was done they had money set aside and would use in addition to theirs when it ran out. They did every façade easement they could that people were willing to let them do. They did not have any more to do. The other part is the \$150,000 they could use for resurfacing the parking lots, whichever ones belong to the Authority, and they are still waiting on that part to

**RESOLUTION NO. 2023-06-12-1 – ADOPTION OF URBAN REDEVELOPMENT PLAN (cont.)**

happen. The money will be used for that downtown and not just sitting in a banking account. It goes back to the agenda that seems to be front and center that the authorities were ready, willing and able to work with him [Mayor] and he never made a request. After additional comments by Councilman Palmer, Councilmember Tucker, and Mayor Owens a roll call vote was taken on the adoption of Resolution No. 2023-06-12-1. Voting in favor of approving the Resolution: Councilmen Burley, Morgan and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Palmer and Collins. The Mayor voted in favor of the motion and the motion passed by a 4-3 vote.

**RESOLUTION NO. 2023-06-12-2 – ESTABLISHMENT OF URBAN REDEVELOPMENT AGENCY**

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. Mayor Owens commented the motion includes the proposed commissioners for the agency and he is appointing himself, Mayor Pro Tem Burley, and Ywarnetta Burns-Smith. The one-year appointment expires June 12, 2024. A motion was made by Councilman Morgan and seconded by Councilman Burley to approve Resolution 2023-06-12-2. Voting in favor of the motion via a roll call vote: Councilmen Burley, Morgan and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Palmer and Collins. The Mayor voted in favor of the motion and the motion passed by a 4-3 vote.

**INTERGOVERNMENTAL AGREEMENT (IGA) – CITY OF CAMILLA AND URBAN REDEVELOPMENT AGENCY**

Mayor Owens asked for a motion to approve the IGA as submitted. A motion was made by Councilman Pollard and seconded by Councilman Morgan. He pointed out as part of the IGA there is initial agency funding of \$200,000 that will be funded from the MEAG Economic Development Fund. Once approved by Council, the URA will be given a lease for Scores. The URA will be responsible for managing Scores and not necessarily the City of Camilla. Voting in favor of the motion to approve the Intergovernmental Agreement between the City of Camilla and the Urban Redevelopment Agency via roll call: Councilmen Burley, Morgan and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Palmer and Collins. The Mayor voted in favor of the motion and the motion passed by a 4-3 vote.

**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. On motion by Councilman Morgan,



### **GAME ROOM LICENSE – 25 N. SCOTT STREET (cont.)**

seconded by Councilman Pollard, the motion to approve the game room license for 25 N. Scott Street for Fronnie Jess passed by a unanimous vote.

### **OFF-PREMISES BEER/WINE LICENSE – BEACON FOOD MART – 165 N. HARNEY STREET/ NEW MANAGER – AZGHAR ALI – 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. Mayor Owens stated they will vote on the off-premises alcohol license first and then vote on the new manager. On motion by Councilman Pollard, seconded by Councilman Morgan, the motion to approve the off-premises beer/wine license for 165 N. Harney Street passed by a unanimous vote.

On motion by Councilman Pollard, seconded by Councilman Morgan, the motion to approve Azghar Ali's application as the new manager of Beacon Food Mart located at 165 N. Harney Street passed by a unanimous vote.

### **NATIONAL LEAGUE OF CITIES FALL SUMMIT - 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. A motion was made by Councilman Pollard and seconded by Councilman Burley to allow attendance and allocate funds for the Summit. After comments regarding allocation and budgeting of funds, NLC annual dues, early bird savings for registration, benefits of NLC membership, NLC's lobbying efforts which brought \$1.8 million to Camilla in ARPA funds, benefits of GMA membership, and proper meeting decorum, a roll call vote was taken. Voting in favor of approving Council attendance for the Fall Summit in Atlanta and allocating funding via roll call: Councilmen Burley, Morgan and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Collins and Palmer. Mayor Owens voted in favor of the motion and the motion passed by a 4-3 vote.

### **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. A motion was made by Councilman Morgan and seconded by Councilman Pollard to approve the extension of the city manager's contract until December 31, 2023. Councilmember Tucker asked

### **EMPLOYMENT CONTRACT EXTENSION – CITY MANAGER (cont.)**

where in the extension it relates to the evaluation because he [city manager] is at the one-year mark now and where the evaluation piece falls that they do annual evaluations. City Manager Stroud stated the premise of the six-month extension is to put him on January to December and that will be the evaluation time. Councilmember Tucker asked if there would be no evaluation for his first year of employment and would it be at 18 months. City Manager Stroud replied that would be up to the body. Mayor Owens stated as they recall, Mr. Stroud went from interim to the city manager and the time related to interim is a little different. The city manager is spot on related to getting back to the actual schedule of the end of the year vs. middle of the year. Part of his contract does not have some of the other stipulations as in the previous city manager's contract and there are some distinctions there. He stated for the record when you look at what they have accomplished and the amount of activity in the city related directly to their partnership [city manager's office and the Council], there are new businesses, an apartment complex, roads getting paved, increased pay for employees, and they are lucky to have him. Councilmember Tucker asked if his evaluation would happen December 2023 and stated it is not in the document. Mayor Owens stated if there will be an evaluation in December, someone will have to make a motion. After additional comments, a roll call vote was taken. Voting in favor of the motion to extend the city manager's contract until December 31, 2023: Councilmen Burley, Morgan, Collins, and Pollard. Voting in opposition: Councilmember Tucker and Councilman Palmer. The motion passed by a 4-2 vote.

### **MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA – 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. A motion to approve the \$1 million (one million) drawdown from MEAG flexible municipal competitive trust and extend the Incumbency and Signatory Certificate for City Clerk Cheryl Ford until December 31, 2023 was made by Councilman Morgan and seconded Councilman Pollard. Councilman Palmer asked if this made a total of five million dollars drawn from the MEAG trust fund and what the purpose of the drawdown is. Mayor Owens replied yes and the purpose is for economic development, as it has been for the first four-million. For the initial four-million, \$1.5 million was to repair the sprayfields that have been in disrepair for years and on the verge of failing. We got a GEFA loan for that amount with about \$750,000 forgiven. They will use one million to pay the debt service so the citizens don't have to. Another portion was for economic development and \$1.5 million related to the community Resource Center that will house the Boys and Girls Club. This million will go into the economic development fund. There are two funds, MEAG and non-MEAG. They don't have to wait for LMIG or some other loan or grant. They have the organic resources to pay today so the citizens and their children don't have to wait and hope they get the grant. This is not free money and has already been paid in to for about 25 years. Voting in favor of the motion via a roll call vote: Councilmen Burley, Morgan and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Collins and Palmer. The Mayor voted in favor of the motion and the motion passed by a 4-3 vote.

## **RULES OF DECORUM**

Mayor Owens stated this is an item put forth by Councilmember Tucker and although absent at the Work Session, three councilmembers voted to bring the item forward. Councilmember Tucker commented immediately after their May meeting she requested of the city manager to provide her a copy of the City's speaker policy. He advised her they did not have a speaker policy and she reached out to the City of Tifton and GMA and obtained a speaker policy for them to look at. Her intention when she talked to the city manager is if they did not have one the city manager might help them develop one. She wants to make the clarification of what she is asking for. She described how the City of Tifton's policy works and how the policy is on the back of the agenda. She wants to make sure we are communicating the proper decorum for speaking. After further comments regarding Tifton's and GMA's policy, she asked if Council was in agreement for the city manager to recommend a speaker policy that works for the City of Camilla and place on the back of the agenda. There is no action to take tonight. Mayor Owens stated we have a speaker policy that was changed on February 14, 2022 to allow citizens to speak without signing up three days in advance. There is no need to create a policy that is already here. Councilmember Tucker commented she will review and bring back to the July meeting and all she is attempting to do is make it easier for the citizens to know what the guidelines are. Her recommendation is to put it on the back of the agenda. After additional discussion, no action was taken on the item.

## **FARMERS MARKET – AMERICAN RESCUE 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 (ARPA) funds to assist in the implementation of a Farmers Market. A motion was made by Councilman Pollard and seconded by Councilman Burley. Councilman Palmer asked if the market would be every other Saturday on the deck of The Depot and if it would be open for people to go in the building to eat and socialize. Mayor Owens stated that was a high level overview of what it will look like. What it will eventually look like will be determined by the body and hopefully at some point will be something the URA will handle. At this stage the key point is allocating the ARPA funds. Councilman Palmer commented if it is every other Saturday on the deck that means The Depot will be for rent only 50% of the time. Mayor Owens stated that is correct, potentially, and he suspects the Farmers Market will be happening in the day time. The Depot is used primarily in the evenings on the weekend and the parking lot and deck are there and available. The Depot belongs to the people and to have an opportunity for citizens to come get healthy food and fellowship, The Depot is serving its purpose. Councilmember Tucker stated she is in favor of the Farmers Market. Her concern is similar to Councilman Palmer's and the scheduling of weddings, reunions, and so forth at The Depot and if there is a way to work out the schedules. After further comments, voting in favor of the motion via a roll call vote: Councilmember Tucker and Councilmen Burley, Morgan, Collins, Pollard, and Palmer. The motion passed unanimously.

**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. A motion was made by Councilmember Tucker and seconded by Councilman Pollard to approve the lease extension for the Department of Family and Children Services as requested. The motion passed by a unanimous vote.

**LETTER OF SUPPORT – GRANT APPLICATION (PELHAM)**

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. A motion was made by Councilmember Tucker, seconded by Councilman Pollard, and passed by a unanimous vote to authorize the Mayor to sign the letter of support.

**REAL ESTATE ACQUISITION – 37 BROAD STREET W.**

Mayor Owens stated the purchase price of the building located at 37 Broad Street W. is \$94,700. There is a 20-day due diligence period and with the final review of the city attorney, the sale will become final with the City of Camilla. A motion was made by Councilman Morgan and seconded by Councilman Pollard to authorize the acquisition of the property located at 37 Broad Street, Camilla for the price of \$94,700. Councilman Palmer asked the purpose of the building. Mayor Owens commented the vision involved is they know in 2022 the state of Georgia had the highest number of year-to-year entrepreneurs that filed for business licenses. It is no different in the city of Camilla. Citi Trends, a department store located downtown, has been gone for years. They have an option: they can sit and wait some more years to see if folks will come down with retail or they can take action. In this case it is being recommended they take action. What will happen with the building is the same thing they are doing at The Depot, which is to create a business incubator. They will invite tenants, vendors such as what you see at the 65-mile yard sale and other events, to come and set up shop in the building for a fee. They will create their own department store using the mobile entrepreneurs in the city. This is to create foot traffic downtown. After further comments describing the building's purpose, Mayor Owens stated they have over \$1 million in economic development funds to purchase the building. Councilmember Tucker asked Attorney Wiley if the process they are doing is transparent with the public with a sufficient amount of time. They added the item to the agenda tonight and the public speaking time is prior to the time the public got to hear all the information. She asked for confirmation they met all requirements of transparency by adding to the agenda tonight before the public had an opportunity to know what

### **REAL ESTATE ACQUISITION – 37 BROAD STREET W. (cont.)**

it was and offer public comments. Attorney Wiley replied the question goes to the open meetings act which requires the agenda to be published so there can be reasonable expectation of what is on the agenda. The law does allow the agenda to be amended prior to adoption at the time of the meeting. She heard at the beginning of the meeting when everyone was there, including citizens, to add the acquisition of property to the agenda. The Council voted to amend the agenda and placement of the item on the agenda is proper and correct. The people in attendance at the meeting and citizens who wanted to talk had opportunity to do so at that time. There has been transparency and the agenda was properly amended and notice given to everyone present. After further discussion regarding transparency and acquisition of property, Attorney Wiley stated Georgia law allows Councils to go in executive session to speak about the acquisition of property. Many jurisdictions will come out of executive session, amend the agenda to add the property discussed in executive session, and take a vote. Georgia law creates an exception for property discussions to be conducted behind closed doors. The vote has to be taken in public and in this instance, the Mayor stated there was discussion about this property behind closed doors and some things changed which required an amendment to the agenda to act. Councilman Palmer asked if an inspection had been done on the building and City Manager Stroud commented at this time only an appraisal has been done. He has not spent the extra funds to do a full inspection until after the vote. Councilman Palmer asked if the contract had been signed and City Manager Stroud replied yes to get him to this point. Councilman Palmer asked if it was subject to an inspection. Mayor Owens stated as mentioned there is a 20-day due diligence. Closing is not scheduled until June 29<sup>th</sup>. City Manager Stroud stated before they make any purchase they will make sure they have a full inspection. No deposit has been made and they have due diligence. Mayor Owens stated the building was recently occupied and an appraisal done related to the upstairs and downstairs. Councilmember Tucker stated she thinks they would be practicing good governance policy if they procure property via an ordinance so it would give the public time to voice any concerns or support. Mayor Owens commented everyone has the right to make a motion. If there are changes to the Charter that would require that, he recommends the councilmembers start down that legislative process. Right now it is not required and in the interim they are going to follow the Charter. Voting in favor of the purchase of property located at 37 Broad Street W. via roll call: Councilmen Burley, Morgan and Pollard. Voting in opposition: Councilmember Tucker and Councilmen Collins and Palmer. The Mayor voted in favor of the motion and the motion passed by a 4-3 vote.

### **CITY MANAGER'S REPORT**

City Manager Stroud reported on the land application system, cemetery fence project, and bids for the patio at Scores. He asked for the cemetery committee to be re-enacted to help with requests for tree removal at the cemetery. He has been in contact with a vendor for the downtown lighting project and talked to a Christmas vendor to enhance our decorations.

### **MAYOR'S ANNOUNCEMENTS**

Mayor Owens stated they are hearing about a resource center being built, a new restaurant being built, the city council is working hard to help develop downtown economic development, a new 80-unit apartment that is an \$8 million investment and as high as \$20 million in the city, roads are being paved, and sprayfields being repaired. They are doing a tremendous amount of work in the

### **MAYOR'S ANNOUNCEMENTS (cont.)**

town. It will be hard pressed for anyone to go to any corner where construction is not happening or planned construction is on the way and a lot is private investors coming to town. This Saturday they are having their Juneteenth celebration in Camilla and he is inviting everyone to come out and enjoy. In conjunction with Juneteenth, they are also having the honorary street signage for Edward Brown Jr. on Peachtree and Harney. He acknowledged the tremendous broad shoulders many of them are standing on today. The City of Camilla is proud to partner with Mr. Brown's family to unveil the honorary street signage and invited everyone to attend.

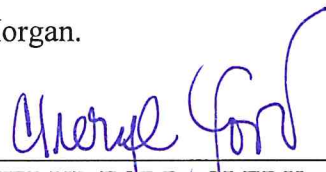
### **ADJOURNMENT**

The meeting adjourned at 8:45 p.m. on motion by Councilman Morgan.

BY:

  
\_\_\_\_\_  
KELVIN M. OWENS, MAYOR

ATTEST:

  
\_\_\_\_\_  
CHERYL FORD, CLERK

# CITY OF CAMILLA, GEORGIA ~ SIGN-IN SHEET

DATE: 06-12-2023 TIME: 6:00 ☐ A.M. ☒ P.M.

MEETING: ☒ COUNCIL ☐ WORK SESSION ☐ OTHER: \_\_\_\_\_

	NAME	ADDRESS	SPEAKER		TOPIC OF DISCUSSION
			NO	YES	
1	Walter Anderson	104 Thomas St	✓	✓	
2	Wallace Williams	110 Thomas St	✓		
3	Wannetta Burvis Smith	407 S. Karney St.	✓		
4	Tamika Graham	385 Bay St	✓		
5	Ethel Wilkins	105 N. Scott St	✓		
6	Larcene Dawson	199 N. Ellis St.	✓		
7	Terome Jester	115 Lincoln St		✓	
8	Julius Palmer	211 Maryland St	✓		
9	Martha Bateman	4242 US 1A		✓	WDC
10	Gudy Palmer-Burson				
11	Bryant Conner		✓		
12	CHARLIE DIXON				
13	Fronnie Jess	247 Lincoln St		✓	
14	AZHAR Ali	165 Henry St Beacon			
15	Jerrine Heard	4314 Squire Lane Rd	✓		
16					
17					



## **NOTICE OF PUBLIC HEARING TO THE CITIZENS OF THE CITY OF CAMILLA**

The City of Camilla will hold a public hearing to obtain citizen input for the creation of an Urban Redevelopment Plan for the City of Camilla. The public hearing is as follows:

The City of Camilla Urban Development Plan (official public hearing) will be held on Monday, June 12, 2023 at 6:00 p.m. in the Council Chambers located at Camilla City Hall, Camilla, Georgia.

The general scope of this project is to establish a plan to revitalize areas classified as slum and blight, as well as to provide incentives that will aide underdeveloped commercial areas within the City of Camilla. The plan will outline what implementations and improvements measures the City is taking to achieve redevelopment goals. The boundary of the Urban Redevelopment Area can be found on the City's website at [www.camillaga.net](http://www.camillaga.net).

Comments may be presented at the public hearing or filed in writing prior to the public hearing. The proposed plan is available for public view and inspection in the City Manager's Office located at 30 East Broad Street, Camilla, Georgia 31730. Written comments shall be mailed or delivered to: City of Camilla, ATTN: City Manager, P.O. Box 328 – 30 E. Broad Street, Camilla, Georgia 31730.



Posting Date: June 2, 2023



**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

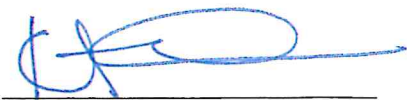
**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, desire to work with public and private sector partners to ensure that appropriate redevelopment is achieved; and

**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.

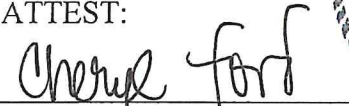
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Camilla, Georgia, in a meeting duly assembled, pursuant to the authority granted by Official Code of Georgia Annotated Section 36-61-7, that the attached City of Camilla Urban Redevelopment Plan is hereby adopted.

**SO RESOLVED THIS** 12<sup>th</sup> day of June, 2023.

CITY OF CAMILLA

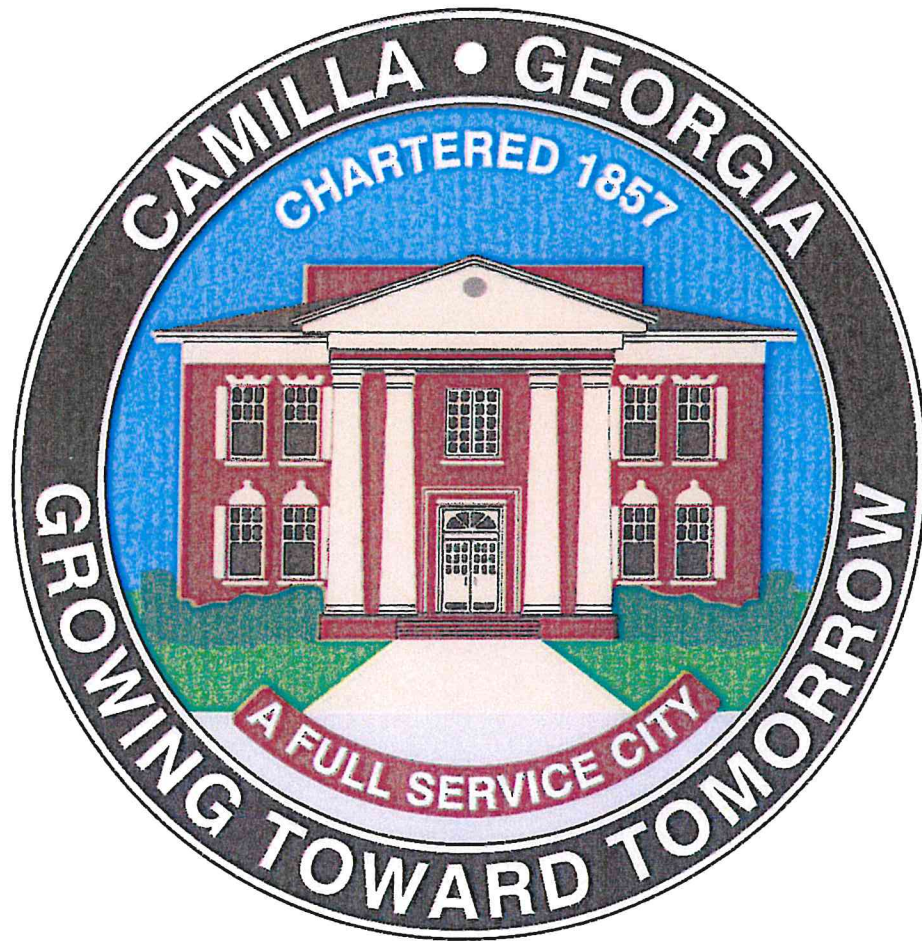
  
Kelvin Owens, Mayor

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.

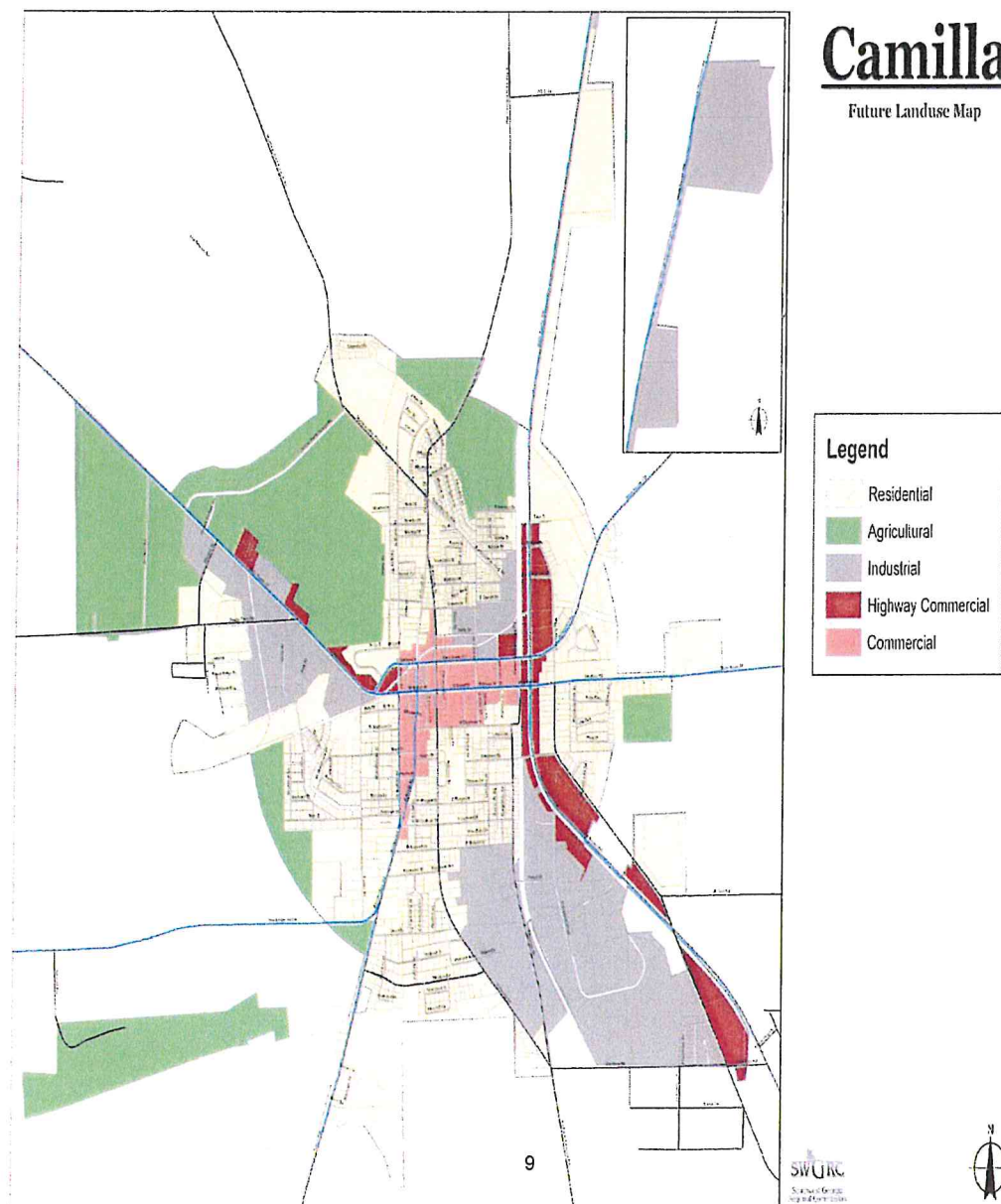
### **HISTORIC PRESERVATION CONSIDERATIONS**

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



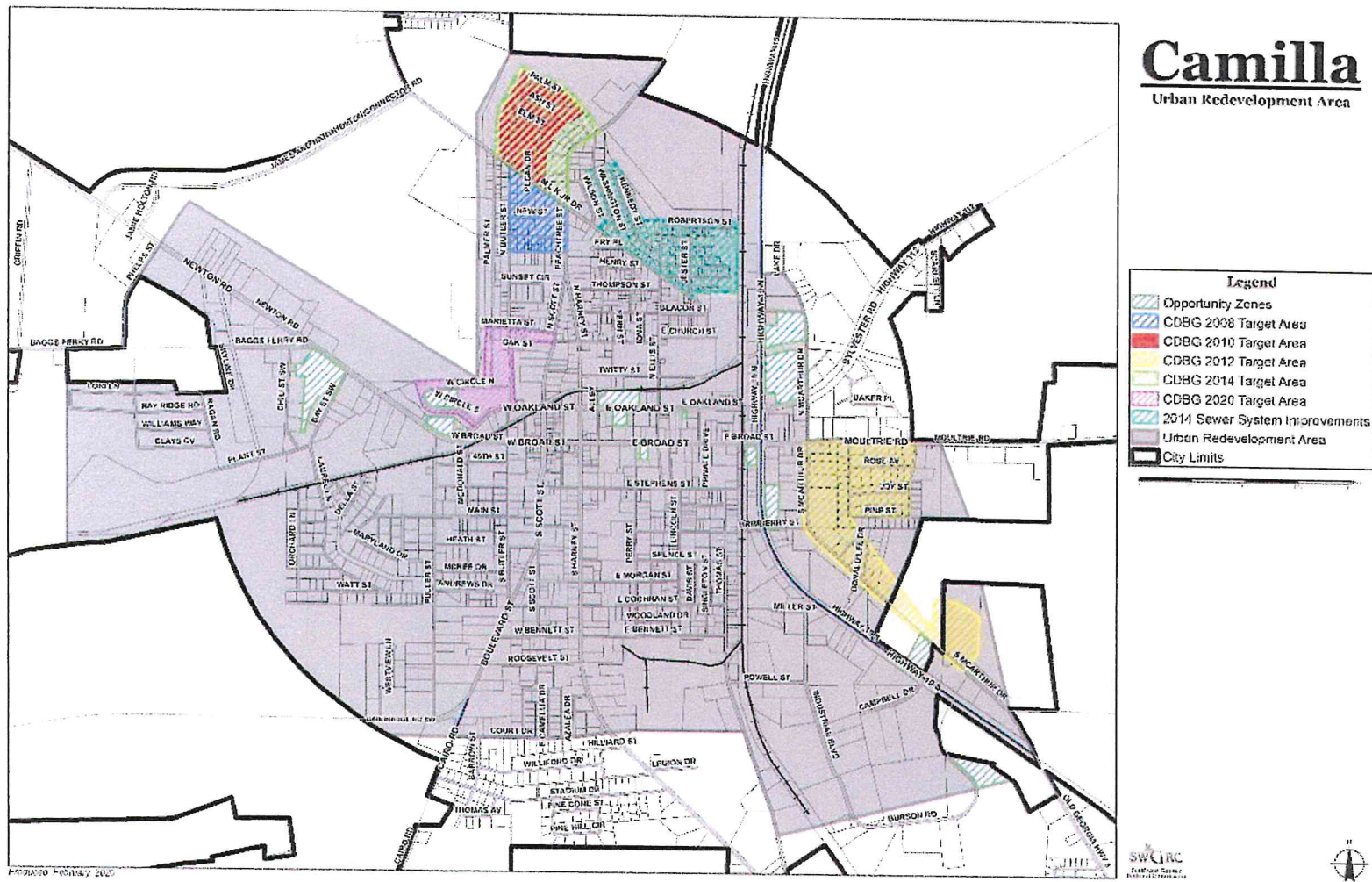
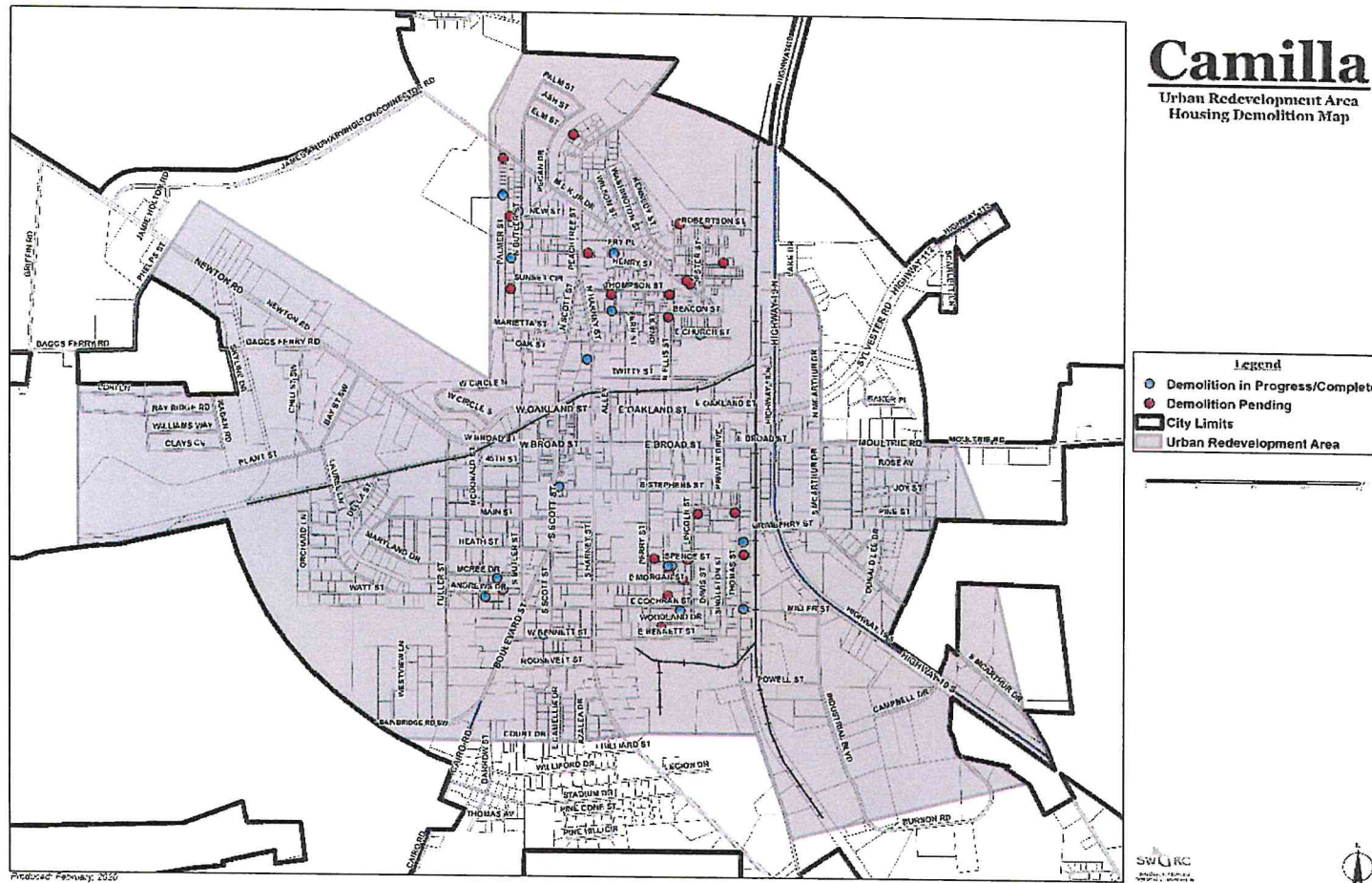


Figure 2: Map Showing Urban Redevelopment Areas, Camilla, Georgia





**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.

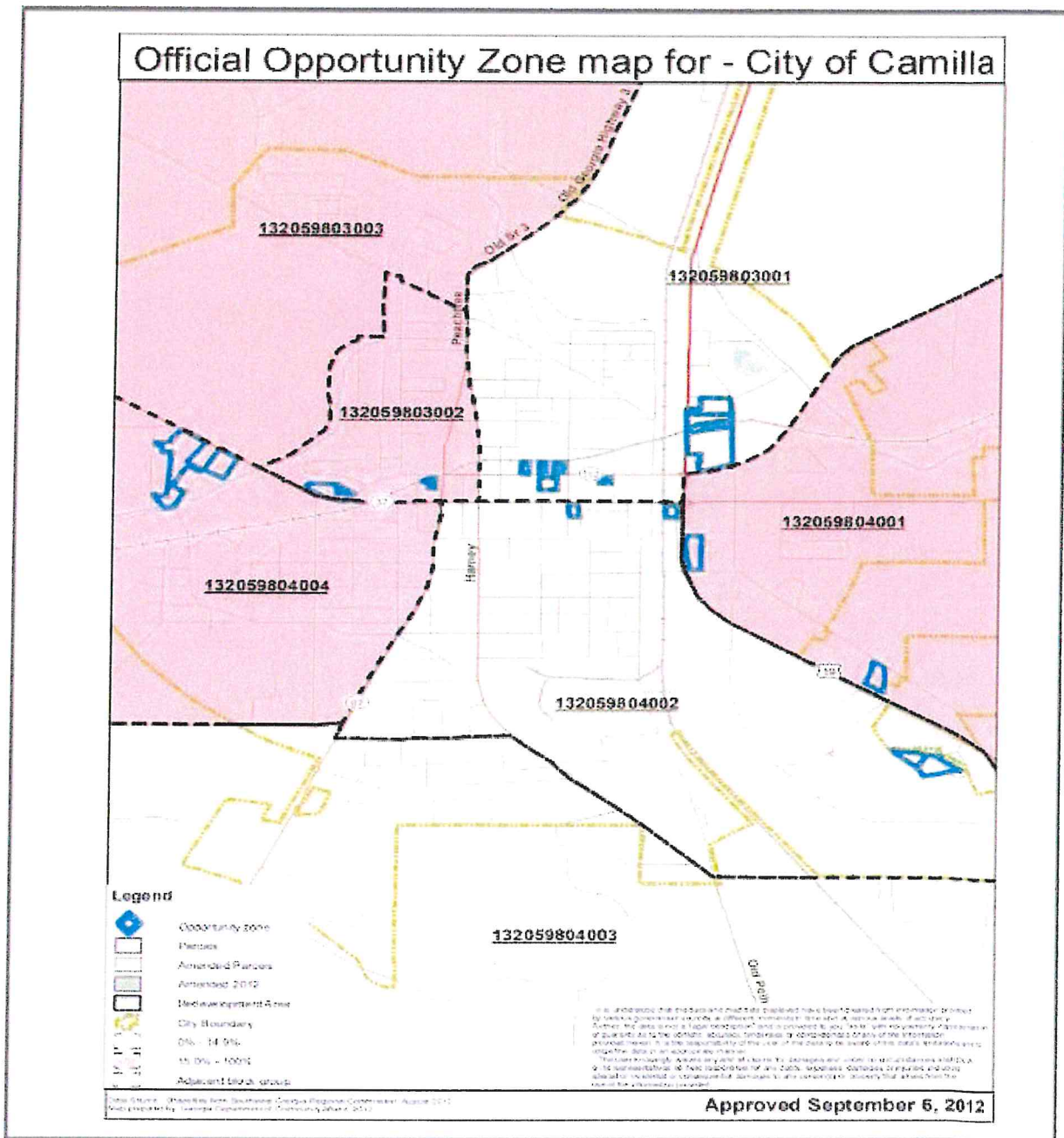
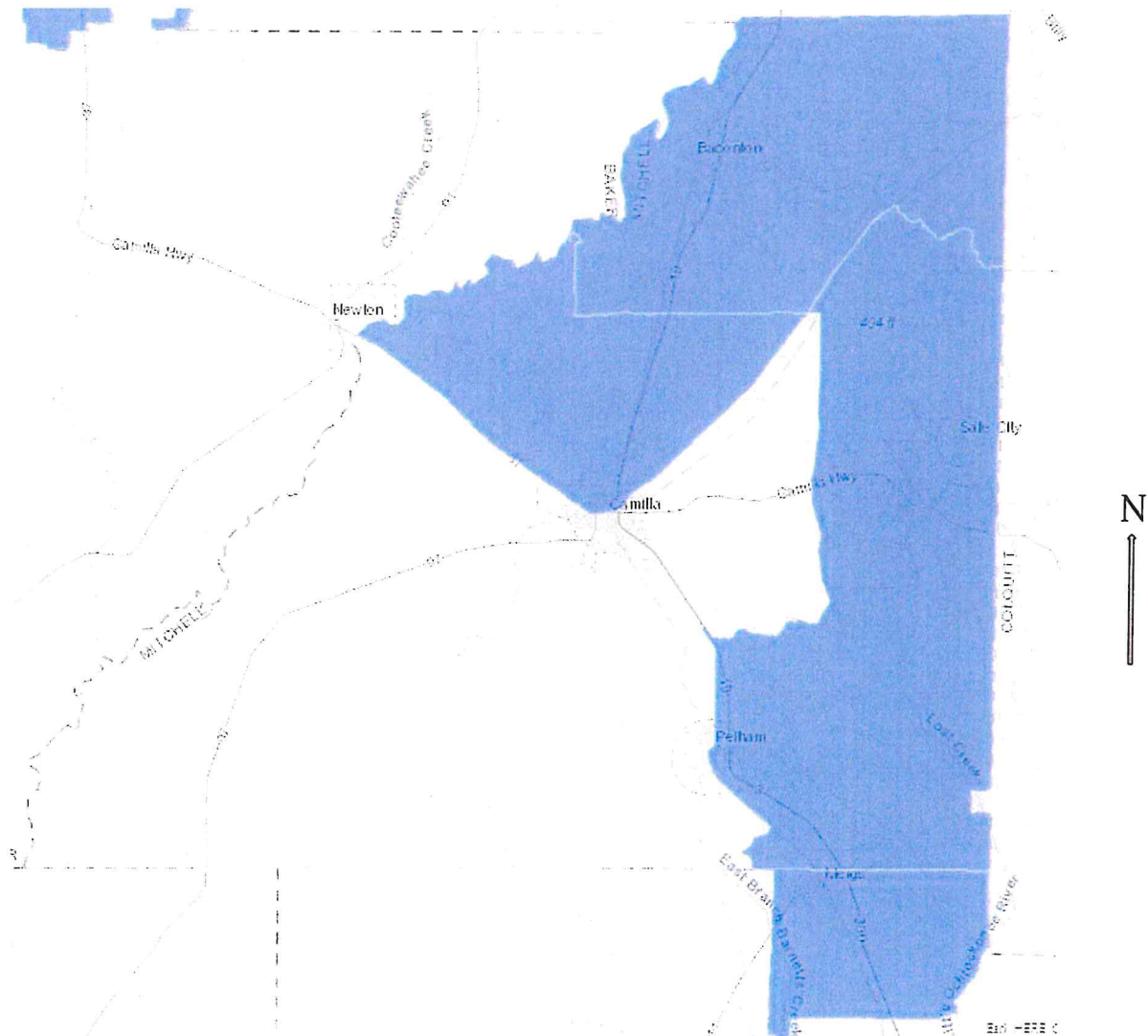


Figure 4: Map of State Opportunity Zones



**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.

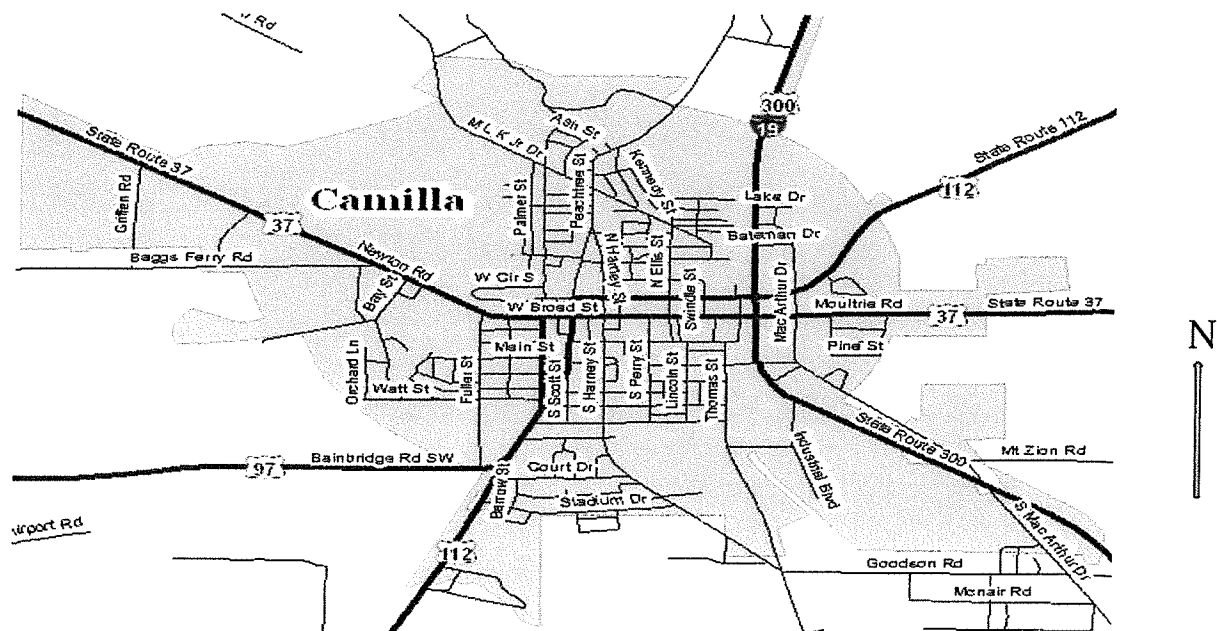


## TRANSPORTATION

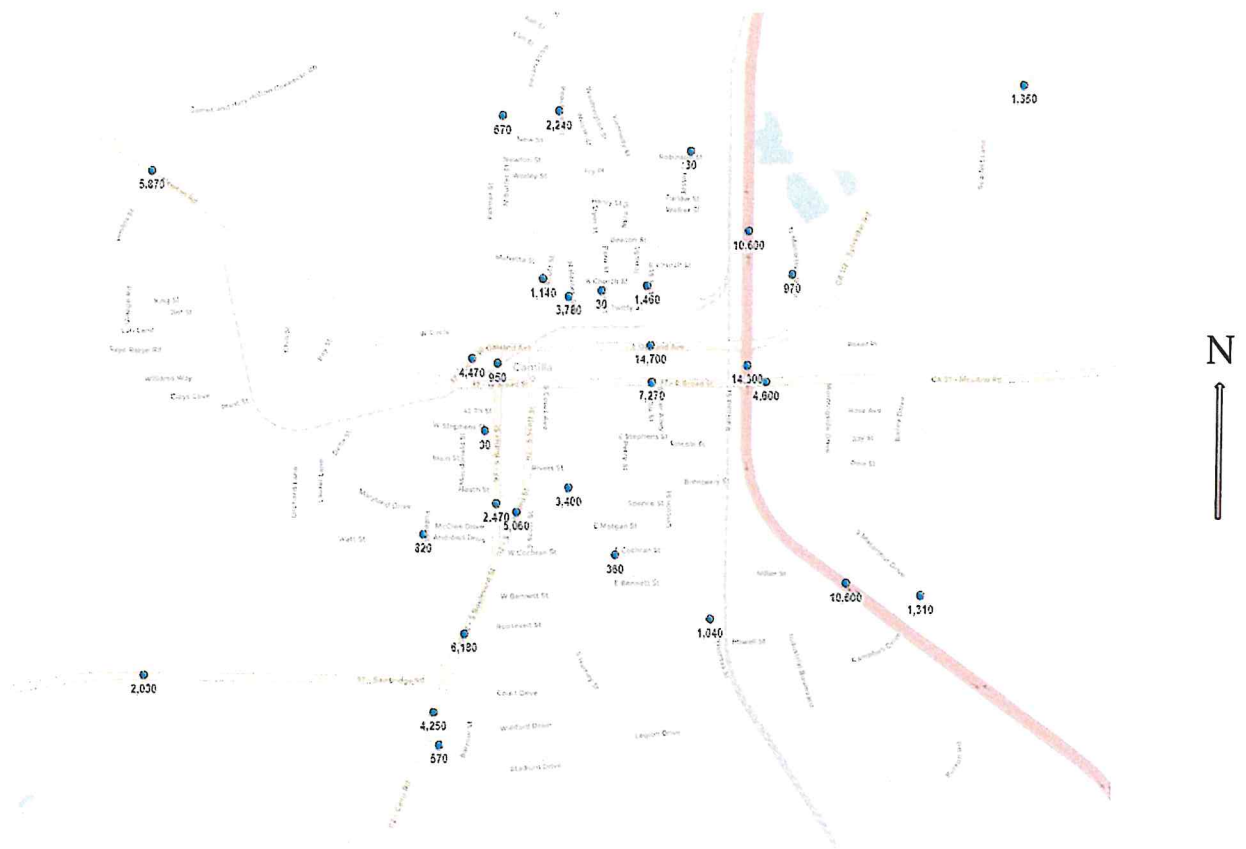
An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Many transportation issues in Mitchell County are related to increased vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of 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)

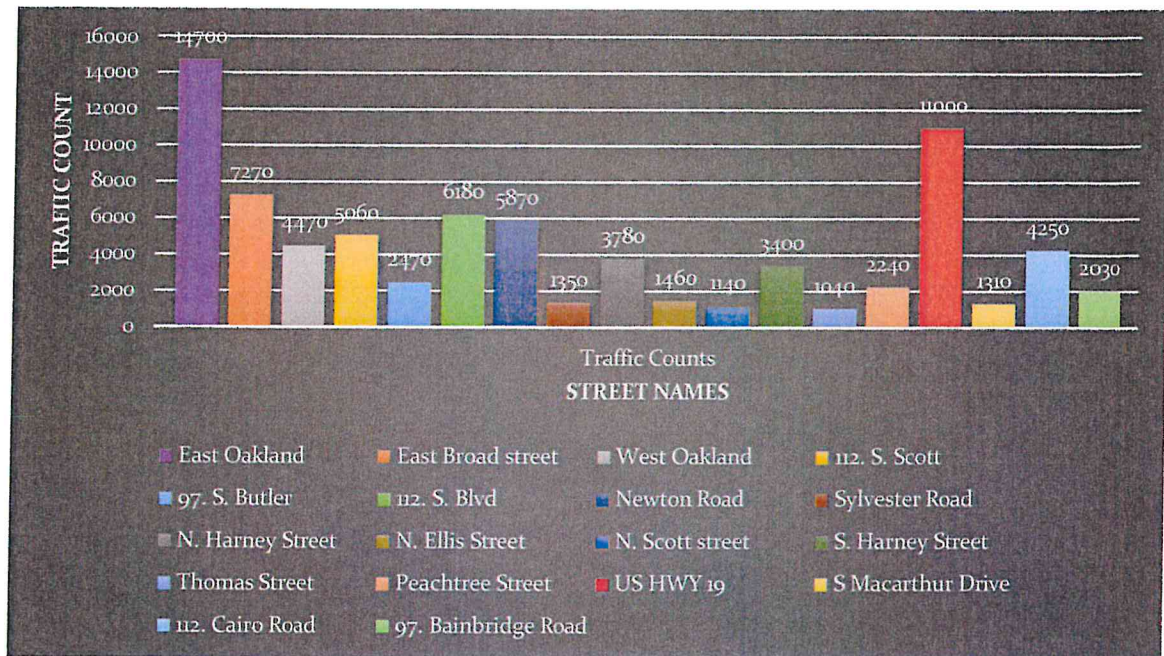


**Figure 9:** Traffic Count Map Camilla, Georgia  
**Source:** Georgia Department of Transportation (2019)

**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, 1,040, 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



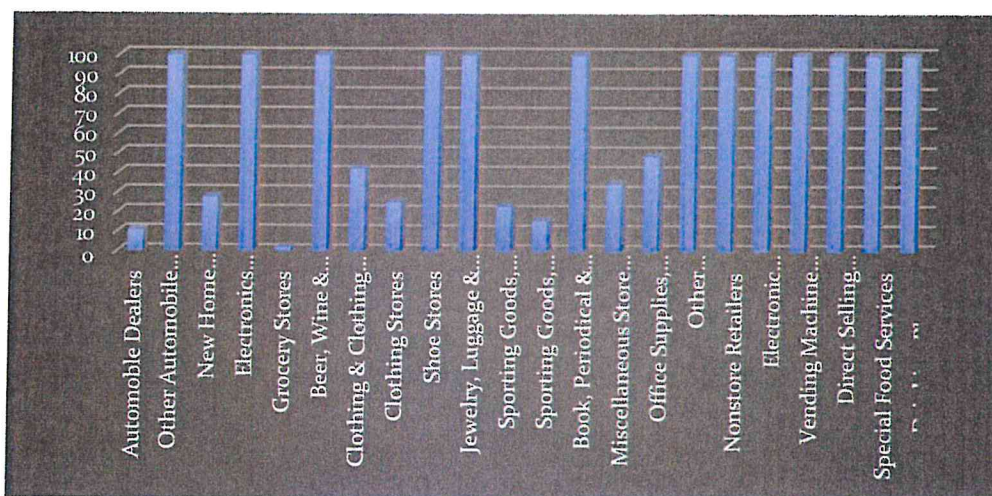
resources from a community, no matter the size, results in a gap in supply and demand. A closed-circle income stream allows money to flow from businesses to households continuously. As families purchase goods within the system, companies spend money supporting labor needs and business expansion. When 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 CITY OF CAMILLA URBAN REDEVELOPMENT AGENCY FOR THE ADMINISTRATION AND IMPLEMENTATION OF THE CAMILLA URBAN REDEVELOPMENT PLAN; AND DELEGATE, EMPOWER AND AUTHORIZE SUCH AGENCY 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 activates, creates and declares its official urban redevelopment agency to be known as the City of Camilla Urban Redevelopment Agency 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 City of Camilla Urban Redevelopment Agency 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 Board Members (or “Agency Commissioners”) of the City of Camilla Urban Redevelopment Agency with the following terms of office:

<b>Name</b>	<b>Term of Office</b>	<b>Term Expiration</b>
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 Agency:

Chairman: Kelvin Owens

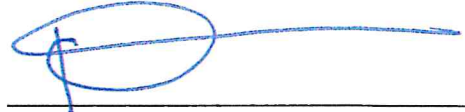
Vice-Chairman: Dewayne Burley

**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 City of Camilla Urban Redevelopment Agency 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 City of Camilla Urban Redevelopment Agency 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 12<sup>th</sup> day of June, 2023.

**CITY OF CAMILLA, GEORIGIA**



KELVIN M. OWENS, MAYOR

ATTEST:

  
\_\_\_\_\_  
CHERYL FORD, CLERK

**INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE CITY OF CAMILLA, GEORGIA AND  
THE CITY OF CAMILLA URBAN REDEVELOPMENT AGENCY**

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into by and between the **CITY OF CAMILLA, GEORGIA** (hereinafter referred to as the "City"), and the **CITY OF CAMILLA URBAN REDEVELOPMENT AGENCY** (sometimes hereinafter referred to as the "Agency"), and collectively referred to as the "Parties".

**WHEREAS**, the City is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

**WHEREAS**, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City to designate an "Urban Redevelopment Area" as particularly defined in O.C.G.A. §36-61-2 (15); and

**WHEREAS**, on June 5, 2023, in conformity with the Urban Redevelopment Law, the City made findings declaring that one or more "pockets of blight" exist within its jurisdictional boundaries making it necessary to designate such "pockets of blight" an Urban Redevelopment Area appropriate for urban redevelopment projects; and

**WHEREAS**, on June 12, 2023, in conformity with the Urban Redevelopment Law, following the advertising of public notice and conducting of a public hearing, the City adopted an Urban Redevelopment Plan; and

**WHEREAS**, on June 12, 2023, in conformity with the Urban Redevelopment Law, following the adoption of the Urban Redevelopment Plan, pursuant to O.C.G.A. §36-61-17 (a), the City activated the City of Camilla Urban Redevelopment Agency (the "Agency") and elected to have such Agency exercise "urban redevelopment project powers" within the Urban Redevelopment Area; and

**WHEREAS**, as a result of the City's election and delegation, the City conferred and the Agency was vested with all such "urban redevelopment project powers" in the same manner as conferred upon the City, except as specifically limited by the Urban Redevelopment Law; and

**WHEREAS**, pursuant to the Urban Redevelopment Law, O.C.G.A. §36-61-19 (b), any public officer of the City may serve as a member of the City of Camilla Urban Redevelopment Agency; and

**WHEREAS**, pursuant to O.C.G.A. §36-61-18 (b), the Mayor, by and with the consent of City Council, appointed a Board of Commissioners ("Agency Commissioners" or "Board") authorized to govern the affairs of the Agency, transact the business of the Agency and exercise urban redevelopment project powers; and

**WHEREAS**, pursuant to O.C.G.A. §36-61-18 (e), the Mayor designated an Agency chairman and vice-chairman from amongst the duly appointed Agency Commissioners; and

**WHEREAS**, the Agency having been created pursuant to the provisions of the Urban Redevelopment Law and activated by resolution duly adopted by the City on June 12, 2023, exists and operates as a public body corporate and politic empowered to enter into contracts, to include intergovernmental agreements with any public body, in furtherance of the Agency's legal purpose and vested authority; and

**WHEREAS**, pursuant to Article IX, § III, ¶ I (a) of the Constitution of the State of Georgia of 1983, as amended, the City is authorized to contract with any public entity for a period not exceeding fifty (50) years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting Parties are authorized by law to undertake or provide; and

**WHEREAS**, pursuant to Article IX, § IV, ¶ II of the Constitution of the State of Georgia of 1983, as amended, the City is authorized to expend funds to perform any public service or public function as authorized by the Constitution or by general law; and

**WHEREAS**, the Urban Redevelopment Law, O.C.G.A. §36-61-3 (c) authorizes the City to expend public money for and provide financial support to the Agency; and

**WHEREAS**, the City desires to provide financial support to the Agency in exchange for the Agency exercising urban redevelopment project powers for and on behalf of the City in accordance with the Urban Redevelopment Plan; and

**WHEREAS**, the Parties desire to enter into this Agreement pursuant to the Constitution and laws of the State of Georgia; and

**NOW, THEREFORE**, for and in consideration of the promises, mutual covenants, and agreements contained herein, the Parties do hereby covenant and agree as follows:

## **ARTICLE I: PURPOSE OF AGREEMENT**

The purpose of this Agreement shall be to establish the parameters under which the Agency and the City operate for the joint and mutual purpose of fostering the redevelopment and revitalization of the Urban Redevelopment Area in accordance with the Urban Redevelopment Plan as now exists or as may be amended.

## **ARTICLE II: URBAN REDEVELOPMENT PROJECT POWERS AND ACTIVITIES**

It is understood and agreed by the Parties that, by virtue of the City designating the Agency as the City's urban redevelopment agency, the Agency has all powers, rights, privileges, responsibilities and obligations afforded to it under the Urban Redevelopment Law. By such election, the Agency is authorized to exercise urban development project powers, subject only to those limitations expressly provided by the Urban Redevelopment Law.

### ARTICLE III: FUNDING AND APPROPRIATIONS

In consideration of the undertakings and commitments made by the Agency in the exercise of its urban redevelopment project powers , the City shall allocate reasonable and appropriate funds to the Agency to enable it to fulfill its public purpose.

**Section 3.1. Initial Appropriation.** The City hereby covenants and agrees to appropriate and fund the Agency each fiscal year during the Term of this Agreement. The City does hereby allocate an initial appropriation to the Agency in the amount of TWO HUNDRED THOUSAND DOLLARS (\$200,000), said funds to be paid exclusively from the City's MEAG (Municipal Electric Agency of Georgia) economic development fund. No further approval shall be required from the City regarding this initial appropriation to the Agency.

**Section 3.2. Subsequent Annual Appropriations.** For each subsequent annual budget period October 1 through September 30, the City covenants and agrees to include the Agency in its annual budget process in the same manner and time as City departments. The City shall provide adequate notice to the Agency to allow the Agency to participate in the budget process. The City shall budget and appropriate such funding as it deems prudent and necessary to the Agency and at the same time as other City departments are funded, Such funding shall be in addition to any amounts received by the Agency for services outside of this Agreement. The Parties agree to consult in good faith regarding the appropriate level of funding necessary to meet the obligations of the Agency.

**Section 3.3. Additional Funding or Appropriations.** In addition, from time to time during the term of this Agreement, the City shall, in its discretion, appropriate additional funds for use by the Agency in the implementation of the Urban Redevelopment Plan.

### ARTICLE IV: AGENCY OPERATIONS

- a. The City expressly authorizes the Agency to utilize the City Hall (or such other City owned facility) for the Agency to conduct its public meetings and for other operational purposes at no cost or expense to the Agency. The City Clerk shall post notices of the Agency's public meeting and agendas, in accordance with the Georgia Open Meetings Act, at the meeting location and on the City website.
- b. The Agency shall have reasonable access to City staff and resources to conduct its operations. The City shall assign one staff member to function as the Agency's Clerk who shall be responsible for the maintenance of Agency minutes, records, contracts and other official documents.
- c. The City hereby covenants and agrees to provide or assign such other City staff ("Loaned Staff") to assist with the operations of the Agency along with the appropriate funding for any such persons. Unless mutually agreed in writing, the City shall retain sole responsibility for the payment of salaries, benefits (such as insurance and retirement costs), and other remuneration payable to each assigned staff member or Loaned Staff,



the costs and expenses (whether direct or indirect) which shall not be subtracted from the City's funding and appropriations in any applicable Fiscal Year.

- d. As authorized by the Urban Redevelopment Law, O.C.G.A. §36-61-18 (e), the Agency may, in its sole discretion, employ an executive director, technical experts, and such other agents and employees, including legal counsel as it may deem necessary or prudent in the exercise and fulfillment of transacting the business of the Agency. The Agency shall determine the qualifications, duties, and compensation for any such agents, experts and employees.
- e. The Agency agrees that the City's Financial Director shall serve as custodian of all liquid Agency assets and shall ensure that such assets are properly maintained in financial accounts that are opened in the name of the Agency.
- f. The Agency shall make bylaws and regulations for its governance, including the expenditure of funds. A copy of such bylaws shall be placed on file with the City Clerk and provided to the custodian of the Agency's liquid assets who shall be governed thereby in the expenditure or allocation of Agency assets.
- g. As required by the Urban Redevelopment Law, on or before March 31 of each year, the Agency shall complete a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expense as of the end of such calendar year. At the time of filing the report, the Agency shall publish in the legal organ public notice to that such report has been filed with the City and that the report is available for inspection during business hours in the office of the City Clerk and in the office of the Agency.
- h. The City Clerk shall process all open records requests pursuant to O.C.G.A. § 50-18-70 et seq., The City Clerk shall serve as the designated records custodian for open record requests for public records of the Agency. The City shall be authorized to charge and retain fees authorized by O.C.G.A. § 50-18-71, et. al.

## **ARTICLE V: DISPOSITION OF PROPERTY**

**Section 5.1 Acquisition of Property.** Pursuant to the Urban Redevelopment Law, the Agency is authorized to acquire property within the Urban Redevelopment Area, real or personal, or interests therein, for redevelopment and economic development purposes and may in the exercise of urban redevelopment project powers, use or dispose of such property or interests, either through the City or directly with private parties.

**Section 5.2 Disposition of Property.** Pursuant to the Urban Redevelopment Law, the City is authorized to sell, lease, or otherwise transfer real property in an urban redevelopment area or any interest therein acquired by it and may enter into contracts with respect thereto, for residential, recreational, commercial, industrial, or other uses in accordance with the Urban Redevelopment Plan as it deems necessary or desirable to assist in preventing the development or spread of future pockets of blight or to otherwise fulfill the purposes set forth in the Urban

Redevelopment Law.

**Section 5.3. Lease of City Property.** In further consideration of the undertakings and commitments made by the Agency in the exercise of its urban redevelopment project powers and transacting business necessary and related thereto, the City deems it in the best interest of the citizens to lease to the Agency, certain real property within the Urban Redevelopment Area, specifically located at **69 Broad St W Camilla, Georgia 31730**. Said City-owned property, known as “Scores Sports Bar and Lounge” (“the Property”), was previously acquired by the City to serve as an economic growth driver in downtown Camilla. Consistent with the Urban Redevelopment Plan and in furtherance of the City’s original purpose and intent, the City deems it proper and necessary to lease the Property to the Agency for the express purpose of fostering economic development and revitalization in the Urban Redevelopment Area.

The Parties further agree and acknowledge that:

- a. In consideration of the public benefits derived from the Agency’s use of said Property, the lease amount shall be \$1.00 annually.
- b. The lease term shall be for a period of five (5) years, unless otherwise modified or terminated by mutual consent of the parties.
- c. The Agency is authorized to manage, operate or facilitate the management or operation of Scores directly or through third party arrangements as in the sole discretion of the Agency.
- d. The City, as owner, shall remain responsible for paying all costs related to the repair, rehabilitation, construction and improvement of the Property and all responsibilities with respect thereto, including without limiting the generality of the foregoing, ongoing maintenance, repair, insurance, security and all services and utilities required for the upkeep and revitalization of the Property.
- e. The Agency shall pledge and convey all funds derived from the Property, not otherwise legally encumbered as a result of the management or operation of the Property, to the City. The Agency shall make all financial records available to the City Finance Director upon request to ensure the provisions of this section are fulfilled.
- f. The Mayor is hereby directed and authorized by the City to execute all documents necessary to effectuate the purpose and intent of this conveyance.

## **ARTICLE VI: GENERAL PROVISIONS**

- a. **ASSIGNMENT.** This Agreement may not be assigned without the express written consent of the Parties.
- b. **NOTICE.** Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States certified mail, return receipt requested, or statutory overnight delivery, at the addresses set forth below:

City of Camilla, Georgia  
City Hall  
Attention: City Manager

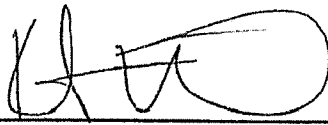
City of Camilla Urban Redevelopment Agency  
City Hall  
Attention: Chair

- c. STATE LAW TO APPLY. This contract shall be construed under and in accordance with the laws of the State of Georgia.
- d. PARTIES BOUND. The contract shall be binding upon and inure to the benefit of the Parties hereto and their respective legal representatives, successors, and assigns where permitted by this Agreement.
- e. SEVERABILITY. In case any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this contract shall be construed as is such invalid, illegal, or unenforceable provision had never been contained herein.
- f. TIME OF ESSENCE. Time is of the essence of this contract.
- g. AMENDMENT. This Agreement may not be modified, amended or terminated in whole or in part in any manner other than by an agreement in writing duly signed and appropriately approved by all parties hereto.
- h. HEADINGS. The headings for each paragraph or section of this Agreement are for convenience of reference only and shall not be deemed a part of this Agreement for the purposes of interpreting any provision of said Agreement.
- i. COUNTERPARTS. This Agreement may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.
- j. CONSTRUCTION OF AGREEMENT. This Agreement shall not be construed more strongly against any party regardless of which party is responsible for its preparation.
- k. DATES. If the final date of any time period or the date for the performance of any obligation hereunder falls upon a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia, then the time of such period or the time for the performance of such obligation shall be extended to the next day which is not a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia.

1. **EFFECTIVE DATE AND TERM OF AGREEMENT.** The Effective Date of this Agreement shall be the date on which the last party fully executed this Agreement, and the term of this Agreement shall extend for a period of five (5) years. Unless otherwise restrained or prohibited, the City may terminate this agreement with not less than five (5) affirmative votes of the governing authority; or the Agency may terminate this agreement by majority vote of the Agency; in either instance, the terminating party shall provide 30 days' written notice of such termination to the other party.

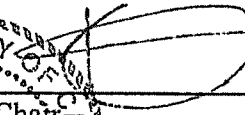
IN WITNESS WHEREOF, the City and the Agency as Parties hereto have caused this Agreement to be executed by their duly authorized representatives and delivered as their act and deed, intending to be legally bound by the terms and provisions of this Agreement.

**CITY OF CAMILLA, GEORGIA**

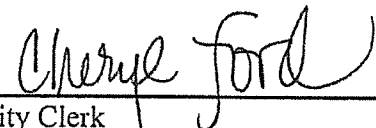
  
\_\_\_\_\_  
Mayor, City of Camilla

**CITY OF CAMILLA URBAN  
REDEVELOPMENT AGENCY**

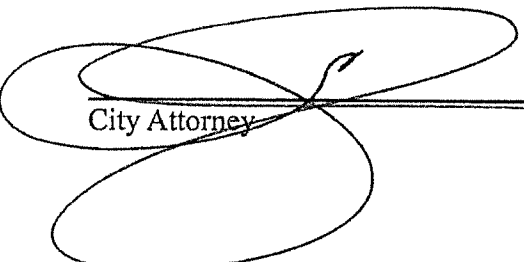


  
\_\_\_\_\_  
Chairman  
Secretary

**ATTEST:**

  
\_\_\_\_\_  
Cheryl Ford  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney

### 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.

APPROVED 06-12-2023  
REGULAR SESSION  
MAYOR & COUNCIL

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.

APPROVED ~ REGULAR SESSION  
MAYOR & COUNCIL  
JUNE 12 2023

Cheryl Ford  
CHERYL FORD  
CITY CLERK

## 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.

12-31-2023  
EXTENDED THROUGH

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  
Cheryl Ford, City Clerk

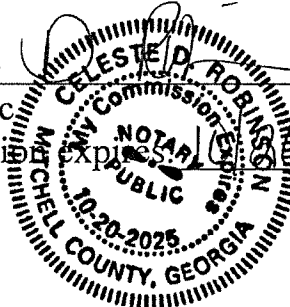
TITLE: Mayor

Dennis Stroud  
Dennis Stroud  
Interim City Manager

Signed, sealed and delivered in the presence of:

K. A. R. [Signature]  
Witness

Celeste D. Robbins  
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: *Cheryl Ford*

NAME: KELVIN OWENS

OFFICE: MAYOR

\*TERM EXPIRES: 12-31-2023

SIGNATURE: *[Signature]*

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



*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)



## 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