

Regular Council Meeting
Tuesday, May 4, 2021 (6:00 p.m.)
Kayse Room

At the Regular Council Meeting held on the above date the following members were present:

Mayor: Matt Seale
City Council: Mona Paulk, Patrice Y.W. Manley, Lemora Moses,
Steven Hudson, and Claire Clayton-Stone
City Clerk: Lucile Middlebrooks
City Attorney Warren Mixon
Police Chief: Billy Hancock
Assistant Public Director: Recarter Edge
Assistant Public Director: Corneilus Hall
Fire Chief: Will Towson

- First: Mayor Matt Seale called the meeting to order and determined a quorum, invocation by Police Chief Billy Hancock, and then the Pledge of Allegiance to the Flag of the United States of America was pledged and spoken by everyone.
- Second: Motion by Councilwoman Claire Clayton-Stone and 2nd by Councilman Lemora Moses to adopt the Agenda for Tuesday, May 4, 2021.
All in favor say I – Voted 5 yes; Opposes none - Motion passed.
- Third: Motion by Councilwoman Patrice Y.W. Manley and 2nd by Councilwoman Mona Paulk for the approval and adopting of the Minutes from the Regular Meeting of April 6, 2021.
All in favor say I -Voted 5 yes; Opposes none – Motion passed.
- Fourth: Historic Preservation Commission Ordinance
Mayor Matt Seale presented The Historic Preservation Commission Ordinance, which designates the Ocilla Historic District. This is the second reading of this ordinance.
Mayor Matt Seale called for a motion.
Motion by Councilwoman Mona Paulk and 2nd by Councilwoman Claire Clayton-Stone to adopt the Historic Preservation Commission Ordinance.
All in favor raise your hand – Voted 5 yes: Opposes none – Motion carries.

ORDINANCE

AN ORDINANCE TO DESIGNATE A HISTORIC DISTRICT WITHIN THE CITY OF OCILLA TO PRESCRIBE THE BOUNDARIES OF SUCH HISTORIC DISTRICT, TO LIST EACH PROPERTY IN THE HISTORIC DISTRICT; TO REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE CITY HISTORIC PRESERVATION COMMISSION PRIOR TO ANY MATERIAL CHANGE IN APPEARANCE OF PROPERTY WITHIN THE HISTORIC DISTRICT BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY AND FOR OTHER PURPOSES.

The Ocilla Mayor and Council have established the Historic Preservation Commission in and for the city by its Ordinance of August 7, 2018;

Pursuant to its purposes under said Ordinance establishing the Historic Preservation Commission, the Commission has recommended to the Mayor and Council the establishment of a historic district in the City of Ocilla;

The Commission's recommendation to the Mayor and council for such number of historic districts comes after the Commission's conducting of a survey of local historic resources and a study of historic characteristics of the area recommended for designation;

The Historic Preservation Commission has prepared a report setting forth the physical description of the proposed historic district; a statement of the historical, cultural, architectural and/or aesthetic significance of this area; a map showing the district boundaries and classification of individual properties therein; a statement justifying the district;

The Mayor and Council upon consideration of the recommendation and report of the Historic Preservation Commission find that the proposed historic district is a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the city, the county, the state or the region in which the city is located and cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality of the city;

The City Council and by the authority of the same it is hereby ordained as follows:

SECTION ONE

Purpose

In support and furtherance of its findings and determination that the historical, cultural, and aesthetic heritage of the city is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people; and

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and stimulate business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; and

In accordance with the ordinance to establish a Historic Preservation Commission in the city; to provide for the designation of historic properties of historic districts; to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to repeal conflicting ordinances; and for other purposes;

The city council hereby declares it to be the purpose and intent of this ordinance to designate a historic district in a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles, or types of architecture typical of one or more eras in the history of the city, the county, or the state.

SECTION II
Designation of Historic District and Boundary Description

There is hereby created and designated in and for the city the Historic District with boundaries as follows:

Sixth Street on the north to Oak Street on the East to First Street on the South and Ash Street on the West.

SECTION III
List of Property in the Historic District and Ownership Thereof

The attached list of properties is located within the Historic District as created in Section One hereof and the owner thereof is set forth beside the name of each property.

SECTION IV
Historic District boundaries on the Official Zoning Map

Upon designation the Historic District shall be shown on the Official Zoning Map of the city and kept as a public record to provide notice of such designation.

SECTION V
Certificate of Appropriateness

Upon the effective date of this Ordinance no material change in the appearance of any structure, site, object, or work of art within the designated Historic district shall be made or be permitted to be made by the owner of occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the city's Historic Preservation Commission.

SECTION VI

This Ordinance shall become effective upon a first reading, publication, and second reading, which shall be certified by the Clerk of the City.

So ordained this day of _____, 20__.

Date of Implementation: _____ day of _____, 20__.

APPROVED:
CITY COUNCIL

BY:

Mayor Matt Seale

ATTEST:

Lucile Middlebrooks

Fifth:

Ocilla/Irwin Planning Advisory Commission Recommendation
Mayor Matt Seale stated that the Public Hearing was held preceding this Council Meeting. Mrs. Jessica Harris, Zoning Administrator presented Case #OC-RZ-01-2021 Linda Livingston (Freddy, Anthony, and Glenda Walker):

**IRWIN COUNTY
BUILDING AND ZONING DEPARTMENT
202 SOUTH IRWIN AVENUE
OCILLA, GEORGIA 31774
Phone 229-468-5514
Fax 229-468-5681**

PUBLIC HEARING AGENDA

**The Ocilla, City Council
Tuesday, May 4, 2021 at 5:45 P.M.
Ocilla City Hall Building
111 North Irwin Avenue, Ocilla, Georgia.**

The following is to be considered:

Case # OC-RZ-01-2021 Linda Livingston(Freddy Anthony and Glenda Walker), 411 N Ash Street Ocilla, GA
Request to change zoning from R8 to R8M(mobile home allowed)

The Ocilla/Irwin Planning Advisory Commission met on April 22, 2021 and voted to recommend approval to the City Council.

Jessica Harris
Zoning Administrator

Mayor Matt Seale called for a motion.
Motion by Councilman Lemora Moses and 2nd by Councilwoman Mona Paulk to approve rezoning of 411 N Ash Street from R8 to R8M.
All in favor raise your hand – Voted 5 yes: Opposes none – Motion carries.

Sixth:

Cemetery Committee – Mrs. Arlinda Murrell

Mrs. Arlinda Murrell of the Northwest Cemetery Committee presented a report and a list to the Council. There are 40 grave that need to be repaired. They have an estimate of \$475.00 to repair each grave. The Cemetery map of the South Cemetery was discussed. The Council determined that the families must be given notice first before any work could be done to the grave sites. The Northwest Cemetery Committee members along with Councilman Steven Hudson and Councilman Lemora Moses will come up with a policy for repairing grave sites. No vote necessary.

Good evening to each of you.

To Mayor Seale and Councilors my name is Arlinda Murrell and I am here on behalf of the North/ West Ocilla Cemetery Committee. Our purpose is to help beautify the Cemetery on North Oak Street. We have supported this cemetery by installing a black railing fence around it, an arch installed with the name of the cemetery on it, and had several community wide cemetery clean up days.

Today we are here asking for your financial support in replacing well-worn graves that has become a safety hazard. We have found forty graves that needs slabs poured. Mr. Aldene Tyson was contacted for an estimated cost to pour the slabs and place them. The cost is \$475.00 per slab for this project.

Approximately ten gravesites are caving on the side because of the rain washing away the dirt.

Thank you for your time and attention.

Respectfully submitted by,

Ruth Burch, President

Roosevelt George, Vice President

Arlinda Murrell, Secretary

Members:

Helen Moses

Kenneth Boone

Jonathan Abels

Seventh: Awarding Garbage Service Bid
Mayor Matt Seale stated that the City received one bid from Golden Environmental. The bid is for \$10.50 per container.
Mayor called for a motion.
Motion by Councilwoman Patrice Y.W. Manley and 2nd by Councilwoman Mona Paulk to accept the bid from Golden Environmental for the City's garbage services.
All in favor raise your hands – Voted 5 yes; Opposes None – Motion carries.

Bid – City of Ocilla Residential Garbage Collection

Having read and understood the scope of the work, insurance and bonding requirements, we submit the following bid:

Bid amount \$ ____*_____ per month for one unit.

* As your current hauler, we would submit a bid of \$.50 less per month per home than your lowest bidder, or \$.50 off of our current rate of \$11, due to a reduction in landfill costs in Atkinson County as of last month. This bid is for residential garbage and bulk item service.

Richard Golden

Print Name



Signature

May 4, 2021

Date

Eighth: Resolution for Main Street Start-up
Mayor Matt Seale read the resolution.

CITY OF OCILLA

RESOLUTION NO. 2021-05-04

**SUPPORTING THE ESTABLISHMENT OF MAINSTREET
PROGRAM**

WHEREAS, the City of Ocilla supports the revitalization and economic re-development of its historic commercial core; and

WHEREAS, the City of Ocilla desires to maintain an economically vital and vibrant town center for its residents, visitors, and tourists; and

WHEREAS, the City of Ocilla sees an economically healthy downtown as one of its critical assets; and

WHEREAS, the City of Ocilla realizes that a sustainable town center economy contributes to the community's economic health; and

WHEREAS, the City of Ocilla recognizes its traditional commercial core as representing the unique history and culture of our community; and

WHEREAS, the City of Ocilla wishes to maintain a livable, walkable town center with opportunities to shop, work, live and discover recreational, cultural and heritage opportunities; and

WHEREAS, the City of Ocilla wishes to pursue investing in enhancing the quality of life for the community's citizens via the implementation of asset-based economic development strategies under the Main Street Approach®; and

WHEREAS, the City of Ocilla, may leverage technical assistance and other resources through the Georgia Department of Community Affairs Office of Downtown Development to support the economic re-development and revitalization of the Ocilla Main Street district;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, THE
GOVERNING BODY OF THE CITY OF OCILLA:**

1. The City of Ocilla agrees to work with the Georgia Department of Community Affairs Office of Downtown Development dedicating resources and financial support as available to create a successful downtown economic development program including strategies

established by the National Main Street Center's Economic Transformation Strategies and the Main Street Approach®.

2. The City of Ocilla commits to work collaboratively with the Georgia Department of Community Affairs, Office of Downtown Development to meet the standards and principles of revitalizing and re-developing the core commercial district of the community as set forth in the annual Memorandum of Understanding (MOU).

3. The term of this resolution shall be deemed effective for the life of an active MOU on file with the Office of Downtown Development, renewed annually, if standards outline in the MOU are met, commencing January 1, 2021.

PASSED, ADOPTED, AND APPROVED this 6 day of May 2021.



CITY OF Ocilla, GA

/s/ Matt Seale
_____, Mayor

Attest:

/s/ Lucile Middlebrooks
_____, City Clerk

Mayor Matt Seale called for a motion.

Motion by Councilwoman Patrice Y.W. Manley and 2nd by Councilman Lemora Moses to adopt the resolution.

All in favor raise your hands – Voted 5 yes; Opposes None – Motion carries.

Ninth: Amending Budget for Fiscal Year Ending June 30, 2021
Mayor Matt Seale presented the Amendments for the Fiscal Year Ending June 30, 2021. The Mayor referred the Council to City Clerk Lucile Middlebrooks for questions about the amendments. After question and answer period, Mayor Matt Seale called for a motion.

Motion by Councilman Lemora Moses and 2nd by Councilman Steven Hudson to approve and adopt the amendments for the Fiscal Year Ending June 30, 2021 Budget.

All in favor raise your hand – Voted 5 Yes; Opposes None – Motion carries.

Tenth: Presentation of the New Budget for Fiscal Year Ending June 30, 2022
Mayor Matt Seale present the Proposed Budget for Fiscal Year Ending June 30, 2022. He reviewed the budget with the Council. The budget will be advertised and a public hearing will be held. No vote at this time.

Eleventh: Re-appointing Ms. Ruth Burch to the Library Board
Mayor Matt Seale read the letter from the Library Board re-appointing Ms. Ruth Burch to the Library Board.

Irwin County Library

310 S. Beech Street
Ocilla, GA 31774
Phone: 229-468-2148
Fax: 229-468-2160

May 3, 2021

City of Ocilla
111 N. Irwin Avenue
Ocilla, Georgia 31774

Dear City Council,

Ruth Burch is a city appointee to the Irwin County Library Board whose term is expiring. We would like to have her reappointed for another 3 year term if this meets with your approval. This renewal will make her term expire in 2024 and help keep the library running smoothly.

Thank you for your attention to this matter.

Sincerely yours,

Jennifer Renee Johnson
Irwin County Library Manager
310 S. Beech Street
Ocilla, GA 31774

Mayor Matt Seale called for a motion.
Motion by Councilwoman Mona Paulk and 2nd by Councilwoman Patrice Y.W. Manley to reappoint Ms. Ruth Burch to the Library Board for another 3 years.
All in favor raise your hand – Voted 5 yes; Opposes None – Motion carries.

Twelfth: In Rem Foreclosure Resolution – 400 Frank Road
Mayor Matt Seale presented the In-Rem Foreclosure Resolution – 400 Frank Road
Mayor discussed the process and read the resolution:

RESOLUTION ON A JUDICIAL IN-REM FORECLOSURE IN OCILLA, GA

WHEREAS the citizens of the City of Ocilla have consistently voiced their desire for increased accountability on properties in the community when they are not properly maintained and brings down the look, feel, and potential property value in the surrounding properties in the same neighborhood; and,

WHEREAS the City of Ocilla has the authority and ability to exercise a judicial in-rem foreclosure when properties with the city limits become severely delinquent on their property taxes; and,

WHEREAS the City Ocilla and Irwin County have established the Ocilla Land Bank Authority, who have formally voted to request a judicial in-rem foreclosure on the property located at 400 Frank Road, Ocilla, GA in an effort to clean up this property and encourage productive development and revitalization throughout our community;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Ocilla, Georgia, that a judicial in-rem foreclosure be initiated against the property at 400 Frank Road Ocilla, GA 31774, and the same Mayor and Council authorize the Ocilla City Attorney to move with all due haste to execute this foreclosure.

RESOLVED this 06 day of May, 2021.

Matt Seale
Mayor

[Signature]
Councilmember

Mona W. Paulk
Councilmember

Lanora Mose
Councilmember

Stacey Y.W. - Manley
Councilmember

Claire C. Stone
Councilmember



Lucie Middleton
ATTEST:

Mayor Seale called for a motion.
Motion by Councilwoman Mona Paulk and 2nd by Councilwoman Claire Clayton-Stone to adopt the Resolution on a Judicial In-Rem Foreclosure in Ocilla, GA
All in favor raise your hand – Voted 5 yes; Opposes None – Motion carries.

Thirteenth: Scope of 2021 CDBG Project
 Mayor Matt Seale presented the scope of the 2021 CDBG Project area.
 If the Council approves of the project area which Councilman Lemora Moses' lives, Council Moses must abstain from voting and commenting.

STREET & STORM DRAINAGE IMPROVEMENTS FOR OCILLA, GEORGIA IRWIN COUNTY Still Waters Engineering Project No. 00309.009					
STREET IMPROVEMENTS					
Item Number	Quantity	Description	Unit	Unit Price	Total
1	10,160	24" Curb & Gutter (Roll-Over)	LF	\$ 25.00	\$254,000.00
2	925	Asphalt Resurfacing 1" Thick 9.5 MM Superpave	TNS	\$ 125.00	\$115,625.00
3	60	Asphalt 2" Thick 19 MM Superpave (Pine Street)	TNS	\$ 135.00	\$8,100.00
4	70	Asphalt (3"-1") Thick 9.5 MM Superpave (Pine Street)	TNS	\$ 125.00	\$8,750.00
5	500	6" Graded Aggregate Base Course	SY	\$ 30.00	\$15,000.00
6	1,140	Class "B" Pavement Widening	SY	\$ 65.00	\$74,100.00
7	10	Valve Raised To Grade	EA	\$ 200.00	\$2,000.00
8	8	Manhole Raised To Grade	EA	\$ 400.00	\$3,200.00
9	100	Asphalt Leveling	TN	\$ 150.00	\$15,000.00
10	1	Testing Allowance	LS	\$ 3,000.00	\$3,000.00
11	5	Gate Valve Raised To Grade	EA	\$ 200.00	\$1,000.00
12	1	Grading	LS	\$ 100,000.00	\$100,000.00
13	1	Striping of Roads	LS	\$ 10,000.00	\$10,000.00
14	1	Traffic Control / Signage (Entire Job)	LS	\$ 30,000.00	\$30,000.00
15	1	Grassing (Entire Project)	LS	\$10,000.00	\$10,000.00
16	7	NPDES Monitoring (Entire Project)	Months	\$1,500.00	\$10,500.00
17	1	Sediment & Erosion Control (Entire Project)	LS	\$25,000.00	\$25,000.00
Street Improvements Construction Total					\$685,275.00
STORM DRAINAGE SYSTEM IMPROVEMENTS					
Item Number	Quantity	Description	Unit	Unit Price	Total
1	45	Drop Inlet (DOT Std. 1019)	EA	\$ 3,000.00	\$135,000.00
2	9	Curb Inlet (DOT Std. 1033, 1034 & 1035)	EA	\$ 2,500.00	\$22,500.00
3	10	Yard Inlet	EA	\$ 2,500.00	\$25,000.00
4	8	18" Concrete Headwall	EA	\$ 2,200.00	\$17,600.00
5	6	24" Concrete Headwall	EA	\$ 2,500.00	\$15,000.00
6	6	Remove Existing 30" & 18" Pipe	EA	\$ 1,500.00	\$9,000.00
7	4150	18" Corrugated Polyethylene Pipe	LF	\$ 45.00	\$186,750.00
8	800	18" Reinforced Concrete Pipe	LF	\$ 50.00	\$40,000.00
9	1400	24" Corrugated Polyethylene Pipe	LF	\$ 60.00	\$84,000.00
10	30	24" Reinforced Concrete Pipe	LF	\$ 100.00	\$3,000.00

11	80	30" Reinforced Concrete Pipe	LF	\$ 110.00	\$8,800.00
12	4	Connect Proposed Storm Drain to Existing Structure	EA	\$ 2,000.00	\$8,000.00
Storm Drainage System Improvements Construction Total					\$554,650.00
SEWER SYSTEM IMPROVEMENTS					
Item Number	Quantity	Description	Unit	Unit Price	Total
1	2,100	8" PVC Sanitary Sewer (All Cuts)	LF	\$55.00	\$115,500.00
2	70	Standard Manhole Construction	VF	\$450.00	\$31,500.00
3	30	Doghouse Manhole Construction	VF	\$500.00	\$15,000.00
4	9	Manhole Ring & Cover	EA	\$500.00	\$4,500.00
5	8	Abandon Existing Manhole	EA	\$600.00	\$4,800.00
6	3	Connect Proposed Sewer to Existing Manhole	EA	\$3,000.00	\$9,000.00
7	22	Sanitary Sewer Service	EA	\$2,200.00	\$48,400.00
8	150	Class "A" Pavement Replacement	SY	\$65.00	\$9,750.00
9	2	Gas Main Relocation	LS	\$10,000.00	\$20,000.00
10	1	Plug & Abandon Existing Sanitary Sewer Main	LS	\$15,000.00	\$15,000.00
11	50	Classified Excavation	CY	\$60.00	\$3,000.00
12	50	Trench Stabilization	TNS	\$50.00	\$2,500.00
Sewer System Improvements Construction Total					\$278,950.00
WATER SYSTEM IMPROVEMENTS					
1	3260	6" PVC Water Main	LF	\$40.00	\$130,400.00
2	7	3 Way Fire Hydrant	EA	\$3,500.00	\$24,500.00
3	40	6" D.I. Hydrant Lead	LF	\$50.00	\$2,000.00
4	20	6" Gate Valve w/Box	EA	\$1,500.00	\$30,000.00
5	5	6"X6' Tapping Sleeve & Gate Valve w/Box	EA	\$4,000.00	\$20,000.00
6	1000	Ductile Iron Fittings (Compact Weight)	LBS	\$9.00	\$9,000.00
7	25	Water Meter to be Transferred	EA	\$500.00	\$12,500.00
8	6	Plug Existing Water Main	EA	\$500.00	\$3,000.00
Water System Improvements Construction Total					\$231,400.00
Street, Storm Drainage, Sewer & Water Construction Total					\$1,750,275.00
Engineering 10%				\$	175,027.50
Contingencies 5%				\$	105,016.50
TOTAL					\$2,030,319.00

Mayor Matt Seale called for a motion.

Motion by Councilman Steven Hudson and 2nd by Councilwoman Mona Paulk to proceed with project which includes Councilman Lemora Moses' residence and property. The project cost is an estimated \$2,030,319.00.

All in favor raise your hand – Voted 3 yes: Opposes One (Councilwoman Patrice Y.W. Manley) – Abstained (Councilman Lemora Moses)

Fourteenth: Report from Committees

Councilwoman Claire Clayton reported that the Prater Music Fest is this weekend. The Ocilla Downtown Development Committee will be selling the Prater Music Fest t-shirts \$15.00 and \$17.00 for t-shirts 2X or larger.

Fifteenth: Mayor Matt Seale called for a motion to adjourn.
Motion by Councilman Steven Hudson and 2nd by Councilwoman Claire Clayton-
Stone to adjourn the meeting.
All in favor say I – Voted 5 yes; Opposes None – Motion carries.

MEETING ADJOURNED:

MAYOR MATT SEALE

CITY CLERK LUCILE MIDDLEBROOKS