

Public Notices



CITY OF DONALSONVILLE COUNCIL MEETING- MAY 3, 2022 UNOFFICIAL MINUTES

Mayor Ron Johnson, Jr. called the Public Hearing to order at 6:00 PM in the Council Chambers at City Hall. Councilmembers present for the meeting included, Mayor Ron Johnson, Jr., CP Mitch Blanks, CP Travis Brooks, CP Flossie Smith, and CP Mitzy Moye. CP Lindsay Register joined via phone. Mayor Pro Tem Ed Bond was absent. Staff present were City Manager Steve Hicks, City Clerk Christina Corvers, Police Chief Woodrow Blue, Fire Chief Dean King, Public Works Superintendent Bert Adams, Communications Director Jeffrey Hatcher, and City Attorney Billy Grantham. City Manager Hicks stated that the City of Donalsonville was in the process of applying to the Georgia Department of Community Affairs for a Community Development Block Grant (CDBG). The purpose of the Public Hearing was to allow the public the opportunity to provide the City of Donalsonville with ideas concerning potential projects. Projects that are eligible for funding include the program activities of housing, public facilities, economic development, and a combination of housing and public facilities. With there being no discussion on the application to the Georgia Department of Community Affairs for a Community Development Block Grant (CDBG), the Public Hearing adjourned at 6:03 PM. Mayor Ron Johnson, Jr. then called the Council Meeting to order at 6:03 PM in the Council Chambers at City Hall. After which Mayor Ron Johnson, Jr. gave the invocation, then all joined in the Pledge of Allegiance to the United States of America.

Approval of the Agenda: CP Smith made a motion to approve the Agenda, with CP Blanks seconding. Motion passed. Next, the approval of the minutes from the April 9, 2022, Work Session, and the minutes from the April 12, 2022, Council Meeting. CP Smith made a motion to approve the minutes from the April 9, 2022, Work Session, and the minutes from the April 12, 2022, Council Meeting. CP Blanks seconded; motion carried. APPEARANCES: Director Virginia Harrison then gave an update on the Downtown Development Authority, to include an update on the grant the Authority is applying for through the Department of Community Affairs. Director Harrison stated, that if approved, the grant will include landscaping, water, and electricity on 2nd Street, Woolfork Avenue, Cherry Street, and Wiley Avenue, a drip system on each lamp post for the hanging flower baskets, installation of lamp posts along Highway 84 (within the City limits), and upgrades to the City Park. Next, Millie Daniels thanked Mayor Johnson, the Council, and City Manager Hicks for all their efforts and dedication in handling the business of the City of Donalsonville. Millie Daniels stated that she was inquiring about the City of Donalsonville's utility billing process, but is still collecting information and will approach the City Council at a later date.

INTERNAL BUSINESS
INTERNAL BUSINESS: The Financial Statements for March 2022 were pre-

sented and reviewed with comments made by City Manager Hicks on the current status, along with discussion on the three-month analysis.

OLD BUSINESS
OLD BUSINESS: Councilmember Blanks presented the Senior Community Service Employment Program (SCSEP), which was an agenda item that was tabled at last month's meeting. The SCSEP furnishes useful community service assignments to participants to increase their skills and assist transition to permanent employment. City Manager Hicks stated that after review from City Attorney Grantham, recommendation is to incorporate the Host Agency Handbook as part of the "Host Agency Agreement" and suggests that the following language be added to the proposed agreement:

"The Host Agency reserves the right to cancel this agreement upon giving reasonable notice to the Coordinating Agency, and further to be allowed to suspend any participant's assignment immediately upon the participant's alleged commission of any non-IEP related reason as enumerated in Section 8 of Exhibit "A." After some discussion, CP Blanks made a motion to enter into agreement with the Division of Aging Services of the Georgia Department of Human Services for implementation of a "Senior Community Service Employment Program (SCSEP), to include the recommended Host Agency Handbook as part of the "Host Agency Agreement", along with the stated language. CP Smith seconded; motion carried.

NEW BUSINESS
NEW BUSINESS: City Manager Hicks recommended to adopt a resolution providing for the authorization and submittal of a Community Development Block Grant application for the 2022 funding cycle and further authorizes the Mayor to act as the Authorized Certifying Official. CP Brooks made a motion to adopt the proposed resolution providing for the authorization and submittal of a Community Development Block Grant application for the 2022 funding cycle and further authorizes the Mayor to act as the Authorized Certifying Official, with CP Smith seconding. Motion passed.

Next, City Manager Hicks recommended approving the following nominations by the Georgia Municipal Association of the District 10 officers for the 2022-2023 year.

President: Travis Wimbush, Mayor, Blakely

First Vice President: Jay Flowers, Mayor, Thomasville

Second Vice President: Kelvin Owens, Mayor, Camilla

Third Vice President: Demario Byrden, Councilmember, Cairo

CP Blanks made a motion to approve the above referenced nominations by the Georgia Municipal Association of the District 10 officers for the 2022-2023 year, with CP Brooks seconding. Motion carried

City Manager Hicks stated that the City of Donalsonville was in the process of upgrading the utility billing services process to include the following services:

- On-line payment services to include custom branding of the on-line web page, Express/Quick Pay and on-line user profile setup, Optional E-Checks, Op-

tional E-Statements setup, Auto-recurring payments, 24-month history pdf statements and payments, and import data file generated to post to software

- E-statement emails
- IVR Telephone payments & services (\$1.50 per telephone transaction convenience fee)
- Alert messaging system (.15 per outbound call. \$5.00 minimum)
- Shut-off reminder system (.15 per outbound call. \$5.00 minimum)
- BDS Processor Fee Rates (same as current system)
- 3.50% minimum or \$2.00 for credit cards
- \$2.50 per ACH check
- \$2.50 Return/unidentifiable item

City Manager Hicks also stated that the City's monthly cost will increase from \$45.00 to \$75.00 per month for the full service on-line portal. This would be offset by the ability to offer e-mail billing vs. postage and printing costs. Full size statements can be provided in an outgoing envelope at a cost of \$.65 including postage. After some discussion, CP Blanks made a motion to move forward with the process of upgrading the utility billing services. CP Smith seconded; motion passed. CP Blanks requested the City of Donalsonville look into giving an incentive to customers that utilize the E-statement email option.

Next, City Manager Hicks recommended to recognize the week of May 1-7, 2022, as Professional Municipal Clerks Week and to extend appreciation to Municipal Clerk Christina Corvers for her services and exemplary dedication to the City of Donalsonville. CP Brooks made a motion to recognize the week of May 1-7, 2022, as Professional Municipal Clerks Week, with CP Smith seconding. Motion carried. Communications Director Hatcher gave an update on eDonalsonville activities, along with the system's continued growth. Communications Director Hatcher stated that the Memorandum of Understanding with Seminole County was signed last month. This MOU will allow eDonalsonville to work cooperatively on providing expanded Internet access to residents of Donalsonville and to residents of Seminole County. EDonalsonville will work with Seminole County to identify vertical structures to allow access to new customers in those areas of the county where we currently do not provide service. Communications Director Hatcher stated that eDonalsonville will be working with Seminole County officials to pursue grant funding that will allow funding of this expansion. Lastly, Communications Director Hatcher stated that other municipalities were implementing Internet services to include Wireless Broadband. This shows that the need for rural Internet is being recognized by other government entities. CP Blanks then asked about cooperation with private sector businesses and whether eDonalsonville had pursued a public-private partnership. After some discussion, CP Blanks requested eDonalsonville to check with Windstream, as they now may be open to a partnership.

Next, Fire Chief King gave an update on the Fire Department's recent activity, to include a status on the training building. Fire Chief King stated that they have made a lot of progress on the training building within the past

few weeks and is hopeful it will be in service within the coming months. Lastly, Fire Chief King stated that the department is running into some issues with the Environmental Protection Division (EPD) regarding the burning process of removing houses. Further details will be presented at next month's meeting.

Police Chief Blue then stated that he had nothing new to report at this time.

Next, Public Works Superintendent Adams stated that he had nothing new to report at this time.

City Manager Hicks then gave an update on the following:

(1) FY 2022-2023 Budget Schedule: Propose to schedule the budget work session for May 16th or 17th at 5:00 PM. After some discussion, CP Blanks made a motion to hold the Budget Work Session on Tuesday, May 17, 2022 at 5:00 PM. CP Smith seconded; motion carried.

- May 9-16, 2022 Budget Review/City Council

- May 17, 2022 Work Session-Council Review of Proposed Budget at 5:00 PM

- May 19, 2022 Public Notice of Proposed Budget and Call for Public Hearing

- May 26, 2022 Public Hearing on FY 22-23 Budget at 5:00 PM

- June 7, 2022 Final Budget Approval (During Regular Council Meeting at 6:00 PM)

(2) Community Development Block Grant Hazard Mitigation Funding-CDBG MIT: The Department of Community Affairs has informed the City of Donalsonville that the drainage and road project submitted for the Mortgage Hill areas is eligible for funding. Available funding of \$2.5 million is to be shared with Seminole County and Iron City. Pending final eligibility and funding needs for projects submitted by the other entities, the formal application process will open on April 29, 2022, and will be open until July 30, 2022. A request of \$800,000 to \$1,200,000 has been submitted, depending on the final allocation for Iron City, to allocate to this project which will cover a major portion of the project and the City of Donalsonville can supplement the balance with TSPLOST funding. This will also give the County a comparable allocation.

(3) Other Grant Application Requests: Phone conference with Tenesha from Congressman Bishop's office regarding the three grant application requests sent last week to Congressman Bishop's office. Responded to some questions and explained details in the request:

- eDonalsonville Broadband Expansion \$800,000
- Industrial Park East Utility Infrastructure \$1,372,363
- Farmers Market Project \$1,655,000

Projects for the eDonalsonville and Industrial Park East were submitted to Senator Ossoff's office. The eDonalsonville project has also been submitted to the Governor's OPB Office and is still in review.

Lastly, City Manager Hicks reminded the Council of the following upcoming events:

- Budget Work Session-May 17, 2022 5:00 PM
- Budget Hearing-May 26, 2022 5:00 PM
- Memorial Day Holiday-May 30, 2022

With there being no further business to come before the Mayor and Council, at 6:47 PM, CP Smith made a motion to adjourn, with CP Brooks making a second; and the motion carried.

ADJOURNED

City of Donalsonville /s/ Ron Johnson, Jr., Mayor Attest and Certification:

I, Christina Corvers, do here Attest and Certify that the above written is a true and correct representation of the business and actions conducted during the May 3, 2022

meeting of the Mayor and Council of the City of Donalsonville.

/s/ Christina Corvers, City Clerk

5/12

GEORGIA, SEMINOLE COUNTY

All creditors of the estate of WENDELL GARY ROBINSON, deceased, late of Seminole County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payments to us. This 4th day of May, 2022.

Ashley Michelle Robinson

153 Cliff Circle
Bainbridge, GA, 39817

ATTORNEY

Wesley Baldwin

Baldwin Attorney at Law

107 W. 2nd Street

Donalsonville, GA 39845

Telephone: 229-524-0010

Dates to run: May 12th, May 19th, May 26th, and June 2nd.

5/12, 19, 26, 6/2

5/12, 19, 26, 6/2

GEORGIA, SEMINOLE COUNTY

All creditors of the estate of DON H. MEACHAM, deceased, late of Seminole County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payments to us. This 4th day of May, 2022.

Marion Eve Meacham

611 Randolph Court

Bainbridge, GA, 39819

ATTORNEY

Wesley Baldwin

Baldwin Attorney at Law

107 W. 2nd Street

Donalsonville, GA 39845

Telephone: 229-524-0010

Dates to run: May 12th, May 19th, May 26th, and June 2nd.

5/12, 19, 26, 6/2

5/12, 19, 26, 6/2

GEORGIA, SEMINOLE COUNTY

All creditors of the estate of WILLIAM B. LIPFORD, JR., deceased, late of Seminole County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payments to us. This 6th day of May, 2022.

Prepared by:

Charles C. Stewart, Jr. Attorney at Law

P.O. Box 295

Donalsonville, GA 39845

Phone -229-524-8680

Fax- 229-524-8204

5/12, 19, 26, 6/2

5/12, 19, 26, 6/2

NOTICE OF SALE UNDER POWER

GEORGIA, SEMINOLE COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Bryan J Lee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for HomeStar Financial Corp., its successors and assigns, dated May 27, 2016, recorded in Deed Book 404, Page 274, Seminole County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 428, Page 244,

Seminole County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 427, Page 2, Seminole County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-TWO THOUSAND EIGHT HUNDRED FIFTY-SIX AND 0/100 DOLLARS (\$72,856.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Seminole County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2022, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

MIDFIRST BANK is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

To the best knowledge and belief of the undersigned, the party in possession of the property is Bryan J Lee or a tenant or tenants and said property is more commonly known as 3351 Burlew Bush Rd, Donalsonville, Georgia 39845.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

MIDFIRST BANK

as Attorney in Fact for

Bryan J Lee

McCalla Raymer Leibert

Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land, containing 1.50 acres, more or less, located, lying and being in original Lot of Land No. 209 in the 14th Land District of Seminole County, Georgia, and being more particularly described as beginning at the Northeast corner of said lot and running West along the North line of said lot 1398.3 feet; thence South parallel to the East line of said lot 50 feet to the point of begin-

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