REGULAR SESSION
TIFF COUNTY BOARD OF COMMISSIONERS
MONDAY, JANUARY 13, 2020 (6:00 PM)

The scheduled Regular Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Monday, January 13, 2020 at 6:00 pm in the Commission Meeting Room of the Charles Kent Administration Building. Members of the Commission present in addition to Chairman Thompson were Commissioners Tony McBrayer, Greg Wood, Fred “Buck” Rigdon, Stan Stainaker and Melissa Hughes. Commissioner Donnie Hester was absent.

Pastor Magnolia Henderson-Martin offered an invocation and Chairman Grady Thompson led in the Pledge of Allegiance to the United States Flag.

PUBLIC HEARINGS

A. TC-ZA-19-06: Application is being made by Jeff M. Walters, Managing Member of Queen Bee Properties, LLC, owners, and John S. Sims, Jr. as agent for Tax Map 0057 Parcel 061. The current zoning classification is R-1 (Medium Density Residential) and CC (Community Commercial). This 42.776 acre tract of land is located in the SE quadrant of the Brighton Road Exit off of I-75. Applicant is requesting to rezone the entire tract of land to CC (Community Commercial).

Development Support Services Director Chris Davis stated the Planning Commission has considered the application and unanimously recommends approval.

County Attorney Anthony Rowell asked the Board of Commissioners if any of them, personally, a family member or business relationship has any interest in the property to be considered for rezoning that needs to be declared so there will not be any conflict of interest. Mr. Rowell asked that the record reflect there were no affirmative responses.

Mr. Rowell reminded the Board of the criteria for zoning amendments.

Mr. Rowell opened the Public Hearing and asked for comments from the applicant and any of those in support of the application.

Max St. Bell, agent for the applicant, spoke in favor of the application.

Jeff M. Walters, applicant, spoke in favor of the application.

There being no other comments in favor of the application, Mr. Rowell asked for comments from those in opposition of the application.

Jamie Hill, 7419 Northgate Drive, spoke in opposition of the application.

Patrick Willis, 7018 Northgate Drive, spoke in opposition of the application.

Mark Hasty, 7005 Northgate Drive, spoke in opposition of the application.

Carolyn Slade, 7027 Conoly Way, spoke in opposition of the application.
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Richard Cavanaugh, 7221 Northgate Drive West, spoke in opposition of the application.

Gary Carrasquillo, 7019 Conoly Way, spoke in opposition of the application.

Lonnie Lacy, 7409 Northgate Drive West, spoke in opposition of the application.

Marion Curry, 7214 Northgate Drive, spoke in opposition of the application.

At this time, County Attorney Anthony Rowell asked for a show of hands of those present who were in opposition of the application. Approximately 37 people raised their hands.

Max St. Bell clarified that this was not an investment as this is family property and asked that his client be treated as any other property owner.

There being no further comments, the public hearing was closed.

Commissioner Fred “Buck” Rigdon made a motion to deny application TC-ZA-19-06. Motion was seconded by Commissioner Melissa Hughes. Motion carried 6-0 with the Chairman voting.

PUBLIC COMMENTS

There were none to report.

ITEMS TO BE ADDED TO THE AGENDA

A. Commissioner Greg Wood made a motion to add item “L” to the Regular Agenda to consider a resolution for a Declaration of Taking for property at Highway 41 and Southern Avenue. Motion seconded by Commissioner Tony McBrayer. Motion carried 6-0 with the Chairman voting.

B. Commissioner Greg Wood made a motion to add item “M” to the Regular Agenda to consider Service Delivery Strategy amendments for CDBG applications. Motion seconded by Commissioner Tony McBrayer. Motion carried 6-0 with the Chairman voting.

MINUTES

Commissioner Melissa Hughes made a motion to approve the following minutes: (1) Workshop Session – December 3, 2019 and (2) Regular Session – December 9, 2019. Motion was seconded by Commissioner Greg Wood. Motion carried 6-0 with the Chairman voting.
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PUBLIC HEARINGS

B. Public Hearing to Obtain Input from Citizens for Potential Projects for a Community Development Block Grant (CDBG) Application

Public Works Director Jason Jordan stated that the purpose of the public hearing was to allow the public the opportunity to provide the Board 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. It is expected that applications are due at the Georgia Department of Community Affairs on April 1, 2020. In order to be considered for funding, projects must benefit, at a minimum, 70 percent low and moderate income persons. One potential project could be road, stormwater and utility improvements in the Youmans Street and Dorminey Street areas.

County Attorney Anthony Rowell opened the public hearing for comments.

Since there were no comments to report, County Attorney Anthony Rowell closed the public hearing.

APPOINTMENTS

There were none to report.

CONSENT AGENDA:

B. Motion to Approve Weather Siren Repairs in the Amount of $11,500 which is a Budgeted Expenditure

D. Motion to Approve Purchase of Computers and Software from SHI in the Amount of $132,299.85 to be Paid from SPLOST V & VI

E. Motion to Approve the Tift County Recreation Master Plan Developed by Lose Design

F. Motion to Approve Resolution No. 2020-01, Authorizing the Preparation and Submittal of a CDBG Grant Application for the 2020 Funding Cycle and Appointing the Chairman as the Authorized Certifying Official for this Program

H. Motion to Table the Consideration of the Agreement with Professional Court Services, Inc. for Probation Services for State Court until the February Meeting

I. Motion to Table the Consideration of the Agreement with Professional Court Services, Inc. for Probation Services for Superior Court until the February Meeting

J. Motion to Approve the Tifton-Tift County Water/Wastewater SDS Service Area Map
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Commissioner Melissa Hughes made a motion to approve the Consent Agenda as read by the County Manager. Motion was seconded by Commissioner Fred “Buck” Rigdon. Motion carried 6-0 with the Chairman voting.

REGULAR AGENDA:

C. **Purchase of Camera System for All County Buildings:** IT Director Al Stephenson stated that after issuing an RFP he received three (3) bids – Adapt to Solve, CooperCraft Communications and IDS Alarm. Mr. Stephenson stated that the bids were evaluated on functionality, support and training, company background and experience and cost. CooperCraft Communications was determined to be the best solution for the County. Commissioner Greg Wood made a motion to approve the purchase of the Camera System from CooperCraft in the amount of $431,663.64 to be paid from SPLOST V. Motion was seconded by Commissioner Fred “Buck” Rigdon. Motion carried 6-0 with the Chairman voting.

G. **Resolution No. 2020-02, Setting and Publishing of Qualifying Fees:** County Clerk Miriam Jordan stated that she has received the information needed from the Board of Education and has completed the resolution for all qualifying fees. Commissioner Melissa Hughes made a motion to approve Resolution No. 2020-02. Motion seconded by Commissioner Fred “Buck” Rigdon. Motion carried 6-0 with the Chairman voting.

K. **Reconsideration of Resolution No. 2019-13, Increase in Hotel/Motel Tax:** County Manager Jim Carter stated staff recommends rescinding this resolution to have additional time to study how to put this together where it works best for all parties involved. Commissioner Melissa Hughes made a motion to rescind Resolution No. 2019-13 until the County and City of Tifton can draft resolutions that are similar or the same. Motion seconded by Commissioner Fred “Buck” Rigdon. Motion carried 6-0 with the Chairman voting.

L. **Declaration of Taking – Highway 41 and Southern Avenue:** County Attorney Anthony Rowell stated that this resolution gives staff the authority to move forward with the condemnation. Commissioner Melissa Hughes made a motion to approve Resolution No. 2020-03 authorizing staff to proceed with a Declaration of Taking for property located at the intersection of Highway 41 and Southern Avenue for the purpose of improving the intersection. Motion seconded by Commissioner Greg Wood. Motion carried 6-0 with the Chairman voting.

M. **Service Delivery Strategy Amendment for CDBG Application:** County Manager Jim Carter stated that the Georgia Department of Community Affairs has imposed a new requirement with respect to existing Service Delivery Strategies and CDBG applications. In order to receive a CDBG, the Service Delivery Strategy must identify ‘grants’ as a source of funding for the service for which the county or city is seeking funding. The County’s current SDS does not meet this requirement; therefore, the forms for Road Construction, Street Maintenance and Water/Wastewater need to be amended. These forms will also need to be amended by Omega, Tifton and TyTy. Commissioner Melissa Hughes made a motion to approve the amendments as presented. Motion seconded by Commissioner Stan Stalnaker. Motion carried 6-0 with the Chairman voting.
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COUNTY MANAGER’S COMMENTS:

There were none to report.

COMMISSIONER’S COMMENTS:

Commissioner Greg Wood asked that the Tifton Gazette do an article on the purpose and function of weather sirens.

EXECUTIVE SESSION:

Commissioner Melissa Hughes made a motion to enter into Executive Session for the purpose of discussing a legal matter. Motion was seconded by Commissioner Fred “Buck” Rigdon. Motion carried 6-0 with the Chairman voting.

Commissioner Greg Wood made a motion to adjourn the Executive Session. Motion seconded by Commissioner Fred “Buck” Rigdon. Motion carried 6-0 with the Chairman voting.

After Executive Session, the Regular Session was reconvened and the following motion was made:

Commissioner Greg Wood made a motion to move forward with mediation of Service Delivery and forward all associated documentation to all parties involved. Motion was seconded by Commissioner Melissa Hughes. Motion carried 6-0 with the Chairman voting.

ADJOURN: There being no further discussion, Commissioner Melissa Hughes made a motion to adjourn the meeting. Motion was seconded by Commissioner Fred “Buck” Rigdon. Motion carried 6-0 with the Chairman voting.

Chairman Grady Thompson, District 7
Commissioner Donnie Hester, District 1
Commissioner Stan Stalnaker, District 4
Vice Chairperson Greg Wood, District 6

Commissioner Tony McBrayer, District 3
Commissioner Melissa Hughes, District 2
Commissioner Fred “Buck” Rigdon, District 5

ATTEST
February 10, 2020