

WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, APRIL 4, 2017 (6:00pm)

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Thompson on Tuesday, April 4, 2017 at 6:00 p.m. in the Commission Meeting Room of the Charles Kent Administration Building. Members of the Commission present in addition to Chairman Thompson were: Vice Chairman Robert Setters and Commissioners Donnie Hester, Melissa Hughes, Stan Stalnaker, Fred "Buck" Rigdon and Greg Wood.

PUBLIC COMMENTS: Lyn Burnette of 3586 US Highway 82 West in Tifton, Georgia addressed the Board with respect to the recent disaster drill. She asked for clarification as it related to the planning and associated involvement of all participants. She suggested that social media indicated the County was somehow at fault for a perceived lack of coordination and /or communication and expressed her frustration that the County was always "made to look like the bad guy".

APPOINTMENTS: Tifton-Tift County Main Street Program Director Lequerica Gaskins presented the 2016 Community Impact Report. She provided statistical data that spoke to fourteen different categories that measure the success of the Main Street Program. She highlighted the almost \$5,000,000.00 in downtown investment and thanked the Board for their continued support.

PUBLIC HEARING: Tift County Development Support Services Director Carl Fortson presented an agenda item summary for TC-ZA-17-01. He stated that the application is essentially the same request that the Board heard (TC-ZA-16-04) and subsequently denied in August of 2016. The applicant, Mr. Garvey, has waited the requisite 6 months to reapply. The Tift County Planning and Zoning Commission unanimously recommended approval on March 9, 2017. The request is for rezoning of 1.89 acres from R-12 to M-R. The site plan indicates a development of 4 buildings yielding 22 apartment units. Fortson stated that staff recommended approval of the request as presented. Commissioner Wood asked for clarification as it related to the green space component of the site plan. Fortson referred to item # 3 in the Staff report and reaffirmed the data he utilized in calculating required green space.

ITEMS TO BE DISCUSSED AT REGULAR SESSION ON APRIL 10, 2017:

- A. **Board of Education Resolution for tax levy:** Mr. Hank Pittman, Attorney for the Tift County Board of Education, informed the Board that the Board of Education voted to

approve the second round of bonds issued subsequent to the March 2016 Education SPLOST that was authorized by referendum. He further advised that the Constitution requires the Board of Education to petition the Board of Commissioners to levy an ad valorem tax to serve as a fail-safe mechanism or surety in the event that the SPLOST funds are not available. He assured the Board that the SPLOST funds would be available to service the bonds due to the fact that the value of the SPLOST will be \$40,000,000.00 and the Board of Education will issue no more than \$20,000,000.00 in bonds. Vice Chairman Setters asked if this bond guaranty was in any way impacted by the Board's prior bond agreement with the Tift County Hospital Authority. County Attorney Tony Rowell explained that the Board of Education was its own taxing entity and that the Board of Commissioners was simply being asked to levy and collect their (BOE) tax in the event SPLOST funds were unavailable to repay the debt. The Board indicated its desire to place the Resolution as presented on the Consent Agenda.

- B. Recommendation for additional 2017 LMIG project:** Public Works Director Jason Jordan informed the Board of the recent availability of additional GDOT LMIG funding in the amount of \$200,000.00 for "safety" projects. Jordan identified the need for the widening of Tifton Eldorado Road (2 feet on each side) beginning at the City Limits and continuing to its intersection with US Highway 41. The project as proposed would result in a roadway that was 24 feet wide. Jordan stated that heavy agricultural use and recent industrial development has necessitated the project. Jordan asked for Board approval to submit this project as presented to GDOT for approval/funding. Commissioner Hester asked if the \$200,000.00 LMIG money would complete the project. Jordan estimated that it would also require approximately \$175,000.00 - \$200,000.00 in local participation. However, he reiterated that he was simply asking the Board for approval to submit the request to GDOT. If approved, the project would be bid out and brought back before the Board for final authorization and/or approval. The Board indicated its desire to place item "B" on the Consent Agenda.
- C. Surplus Property:** Public Works Director Jason Jordan informed the Board of 10 pieces of equipment/vehicles as specifically described on the agenda item form that were worn out and of no use to any County Department. He requested that the Board declare the items surplus and authorize them to be disposed of via govdeals.com. The Board indicated its desire to place item "C" on the Consent Agenda.
- D. Authorize purchase of Airport tug:** Airport Director Clark Walker informed the Board that the tug utilized at the Airport to move aircraft is approaching 20 years in service and is inoperable. He stated that multiple attempts to repair it have been unsuccessful. He presented the Board with 3 bids for a small tractor to serve as a tug and recommended purchasing a Kubota BX1870-1HST from the low bidder, Perrin Tractor Company in the

amount of \$8,500.00. The Board indicated its desire to place Item "D" on the Consent Agenda.

- E. Retail Wine Consumption License:** Human Resources Director Mike Walker informed the Board that Thach Vu, owner and operator of the Oasis Nail and Spa located at 1430 US Highway 82W in Tifton, has applied for a Retail Wine Consumption on Premise license. His application has been processed and came to the Board with a recommendation for approval from the Sheriff. The Board indicated its desire to place Item "E" on the Consent Agenda.

COUNTY MANAGER COMMENTS: County Manager Jim Carter informed the Board that he had received communication from the Regional Commission indicating that 10 Counties have offered their support to the Regional TSPLOST referendum. He reminded the Board that GDOT had asked for a Resolution of Support/No Support no later than its April meeting. Mr. Carter asked that the Board consider the situation in the time prior to the Monday, April 10 Regular Meeting. Mr. Carter indicated that it was his belief that no matter the position of the Board, the TSPLOST would be on the referendum. However, there were other implications to consider as it related to the local 2018 SPLOST referendum.

COUNTY COMMISSIONER COMMENTS: Commissioner Hughes asked Mr. Carter for an update relative to the Hill Avenue clean-up and ditch. Carl Fortson stated that his office had examined the situation and will aggressively pursue the clean-up on Hill Avenue and they had determined that the ditch was a County easement and he would follow-up with Public Works about that particular situation. Ms. Hughes asked about moving the stop sign and side walk at Highway 41 and Southern Avenue. Mr. Carter said that he would follow-up with Mr. Jordan about the particulars of that intersection. She asked if the Manager had been contact with ABM. Mr. Carter advised that he understood that the report was ready and he would coordinate with Mr. Curtis Brown. Ms. Hughes stated that she has a large number of rental properties in her district and she is concerned about the conditions of some of the property. She would like to know if there is some mechanism available "to make slumlords do what they're supposed to do". Commissioner Stalnaker asked Mr. Rowell if there had been any developments pertaining to the Forest Lakes neighborhood entrance. Mr. Rowell stated that he had received contact information for the appropriate entity at the IRS, but he had not initiated contact as of yet. He indicated that he would do so in the very near future. Commissioner Hester commented as to the extent of the debris burning taking place at the property off of Golden Road that was formerly Golden Road MHP. He stated that the smoke is becoming problematic for area residents. Mr. Fortson responded that his office had been contacted and they determined that the burns had been properly permitted through the Georgia Forestry Commission. It was suggested by Mr. Carter that a request to reduce the size and frequency of the burns might yield a reduction in smoke.

Commissioner Wood stated that despite the “fuss that was stirred up” he wanted to recognize Tift County Fire Rescue for the excellent training they received the week prior.

EXECUTIVE SESSION: None

ADJOURN: A Motion to adjourn was offered by Commissioner Hughes and Seconded by Commissioner Wood. The Motion carried unanimously.

Chairman Grady Thompson, District 7

Vice Chairman Robert Setters, District 3

Commissioner Donnie Hester, District 1

Commissioner Melissa Hughes, District 2

Commissioner Stan Stalnaker, District 4

Commissioner Fred “Buck” Rigdon, District 5

Commissioner Greg Wood, District 6

Attest: _____
April 4, 2017