

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 6, 2018**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, February 6, 2018 at 6:00 pm in the Commissioner's Meeting Room of the Charles Kent Administration Building. Members of the Commission present in addition to Chairman Thompson were Vice Chairman Stan Stalnaker and Commissioners Robert Setters, Greg Wood, Donnie Hester and Melissa Hughes. Commissioner Fred "Buck" Rigdon was absent.

PUBLIC COMMENTS:

There were none to report.

APPOINTMENTS:

There were none to report.

PUBLIC HEARINGS:

- A. Development Support Services Director Carl Fortson presented TC-TA-17-05, Application on behalf of the Tift County Commissioners, Tift County Manager Jim Carter and Director of Development Support Services Carl Fortson, agents. This request is for a Text Amendment to the Tift County Unified Development Code (UDC). Proposed Text Amendment will delete specific requirements in Chapter 7, Section 5.4.4 concerning Commercial Development to include interior driveways/roads and parking areas. Items to be deleted are specific thickness requirements for heavy duty and light duty asphalt and concrete pavement as well as base material thickness.

ITEMS TO BE DISCUSSED AT REGULAR SESSION, FEBRUARY 12, 2018 MEETING:

- A. **Lease Agreement with South Georgia Community Service Board d/b/a Behavioral Health Services of South Georgia for 334 Tifton Eldorado Road:** County Clerk Miriam Jordan stated that the initial term of this lease is for six (6) months with two (2) one-year renewable terms. This will allow the lease to be on the County's fiscal year schedule. The Board indicated its desire to place item "A" on the Consent Agenda.
- B. **Contract with Professional Court Services, Inc. For Misdemeanor Probation Services for State Court:** County Manager Jim Carter stated Professional Court Services, Inc. has provided probation for State Court for many years. Mr. Carter stated that he would like the County Attorney to review the terms of the agreement (5 years) to ensure compliance. Therefore, Mr. Carter asked that the contract be placed on the Regular Agenda. The Board indicated its desire to place item "B" on the Regular Agenda.
- C. **Contract with Professional Court Services, Inc. for Misdemeanor Probation Services for Superior Court:** County Manager Jim Carter stated Professional Court Services, Inc. has provided probation for Superior Court for many years. Mr. Carter stated that he would like the County Attorney to review the terms of the agreement (5 years) to ensure compliance.

WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 6, 2018

Therefore, Mr. Carter asked that the contract be placed on the Regular Agenda. The Board indicated its desire to place item "C" on the Regular Agenda.

Commissioner Donnie Hester thanked everyone for their prayers during his illness. He also stated that he will be seeking re-election this year.

- D. **Notice of Award for the 2017 CDBG Project and Authorize Chairman to Execute Document:** Public Works Director Jason Jordan stated there were three (3) bidders for this project – Reames & Son Construction - \$662,520.10; The Scruggs Company - \$858,527.50; and Reeves Construction Company - \$883,660.50. Mr. Jordan stated that the CDBG Grant will pay \$500,000 of the construction. The remainder of the construction plus the engineering costs will be paid from SPLOST V. Mr. Jordan recommended selecting the low bidder – Reames & Son Construction. The Board indicated its desire to place item "D" on the Consent Agenda.
- E. **Lease Agreement with Ashley's for a Copier for Superior Court:** IT Director Al Stephenson stated the copier lease currently in place has expired. Ashley's has agreed to offer Tift County contract pricing that the State of Georgia has negotiated with Canon for new copiers. This would be a 48 month lease. The machine would be a Canon C5535i. The cost would be \$260 per month which will result in a \$124 per month savings for the County. The Board indicated its desire to place item "E" on the Consent Agenda.
- F. **Lease Agreement with Ashley's for a Copier for Tax Assessor:** IT Director Al Stephenson stated the copier lease currently in place has expired. Ashley's has agreed to offer Tift County contract pricing that the State of Georgia has negotiated with Canon for new copiers. This would be a 48 month lease. The machine would be a Canon C5535i. The cost would be \$250 per month which will result in a \$78 per month savings for the County. The Board indicated its desire to place item "F" on the Consent Agenda.
- G. **Memorandum of Agreement with Condrey and Associates, Inc. to Conduct a New Comprehensive Classification and Compensation Study:** County Manager Jim Carter stated this classification study is part of the "three prong" approach previously presented to the Board in order to help with recruitment and retention in the Sheriff's Department. Staff is recommending to enter into an agreement with Condrey and Associates, Inc. for these services for a cost of \$42,500. The study should be complete by May 31, 2018. Sheriff Gene Scarbrough thanked the Board for the recent pay increase given to all uniformed officers. The Board indicated its desire to place item "G" on the Consent Agenda.
- H. **Change to Defined Benefit Plan:** County Manager Jim Carter stated that this is also part of the "three prong" approach previously presented to the Board. Human Resources Director Mike Walker stated that the change would add a third tier that allows current employees the choice to remain as they are currently situated in the Plan or enter into a new tier that provides unreduced retirement benefits at age 55 with 20 years of service and at 30 years of service. This change would increase the overall required annual contribution by 3.1%. Any employee electing to transition to the new option would be required to make a 4% employee contribution. All new hires after the effective date would be presented with the choice to enter into the mandatory

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 6, 2018**

4% contribution tier or decline Defined Benefit participation altogether and focus solely on the unchanged Defined Contribution Plan. The Board indicated its desire to place item "H" on the Consent Agenda.

- I. **Appointment to the Tifton-Tift County Library Board:** County Clerk Miriam Jordan stated that unfortunately Ms. Ella Pettiford passed away. As a result, there is vacancy on the Library Board. Mrs. Jordan stated that Librarian Victoria Horst has asked that the Board consider appointing John Tyson to fill this unexpired term. The Board indicated its desire to place item "I" on the Regular Agenda.

COUNTY MANAGER'S COMMENTS:

There were none to report.

COUNTY CLERK'S COMMENTS:

There were none to report.

COUNTY ATTORNEY'S COMMENTS:

County Attorney Anthony Rowell stated that staff has continued to try and negotiate with DFCS regarding the lease status and payments owed to the County. The County has done all they know to do. DFCS is currently \$174,000 in arrears and two (2) years out. Staff provided to DFCS information back to them occupying the new building which established that they were two (2) years in arrears. Despite a lot of effort and time by County staff and legal, they suggested we get an independent auditor to figure out how much they owe us. The issue of the lease they proposed has not even been discussed because we can't get past the monies due. County Manager Jim Carter asked the Commission to allow the County Attorney to send a letter to DFCS/State Properties that says that payment needs to be made in this period of time and that paying your arrears does not guarantee that you will be able to continue occupying the space because the County will not accept the lease that was sent. If you pay by the date specified by the County, you will have 30 days to accept the lease provided to DFCS by the County. If they don't accept the lease, the County will make it clear that they need to find another space to rent.

COMMISSIONERS' COMMENTS:

All Commissioners expressed their delight in seeing Commissioner Hester at the meeting.

Commissioner Melissa Hughes invited everyone to the sock drive to be held Saturday at Copeland Park.

Commissioner Robert Setters stated that ABM is ready to present their plan to the Board. A called meeting to be set up in March for their presentation.

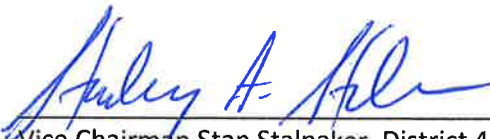
**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 6, 2018**

ADJOURN:

There being no further discussion, the meeting was adjourned.



Chairman Grady Thompson, District 7




Vice Chairman Stan Stalnaker, District 4




Commissioner Donnie Hester, District 1



Commissioner Melissa Hughes, District 2



Commissioner Robert Setters, District 3




Commissioner Fred "Buck" Rigdon, District 5



Commissioner Greg Wood, District 6

ATTEST:



March 12, 2018