

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

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, March 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, Melissa Hughes and Fred "Buck" Rigdon.

PUBLIC COMMENTS:

There were none to report.

APPOINTMENTS:

Tom Carmichael with Carr, Riggs & Ingram presented information regarding the County's FY17 financial statements.

PUBLIC HEARINGS:

- A. Development Support Services Director Carl Fortson presented TC-ZA-18-01 – Application by George Carmichael Family Trust, Patricia Carlisle and Randy E. Carmichael, owners, David DeLoach, dba Beaver Run Subdivision, LLC, agent. This request is for rezoning of a 23.594 acre proposed tract located on the east side of GA Highway 125 North which begins 540.09 feet north of 40th Street. The proposed rezoning request is to develop a new subdivision consisting of 68 individual lots for the construction of single family residences which will be a minimum 1,800 square feet heated area. Property currently zoned AG (Agricultural) and the request is to rezone to R-12 (Residential) which requires a minimum 12,000 square feet of lot area. Subject property is a portion of Tift County Tax Map 058 Parcel 014. Mr. Fortson said that both the Staff Review Committee and the Greater Tift County Planning Commission recommend approval.

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

- A. **Resolution No. 2018-01 – Submission of Community Block Development Grant Application to Georgia Department of Community Affairs Requesting \$750,000 to Assist with the Development of Ruth's Cottage:** Community Development Director Darrell Wiggins stated that this project has a cost of 1.7 M. This grant would contribute \$750,000 toward the project. It will be constructed on property donated by the County and County labor will clear the land. This will be used as match funds on the grant application. Other donations are being obtained for the remaining monies due for construction. The Board indicated its desire to place item "A" on the Consent Agenda.
- B. **Proclamation for Child Abuse Prevention and Awareness Month:** County Clerk Miriam Jordan stated the Lilly McIntyre with the Tift County Council on Children and Youth asked that the Commission proclaim April 2018 at Child Abuse Prevention and Awareness Month. Mrs. Jordan stated that someone will be at the March 12th meeting to receive the proclamation.

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- C. **Approval of Nulla Bona from Tax Commissioner's Office:** Tax Commissioner Chad Alexander presented a request for removing several properties from taxes receivable. These properties are either commercial properties no longer in business or mobile homes no longer there or uninhabitable. The Board indicated its desire to place item "C" on the Consent Agenda.
- D. **Authorization to Condemn Right of Way for Construction Easement for the EB Hamilton Project:** Public Works Director Jason Jordan stated that the County needs to condemn approximately an acre for an easement and approximately .25 acres to construct a concrete structure for the EB Hamilton project. A property appraisal has already been done and forwarded to the County Attorney's office. Mr. Jordan is asking that the County initiate the process of condemnation and file the petition needed. The Board indicated its desire to place item "D" on the Consent Agenda.
- E. **Authorize the Lease of Two (2) Mowing Tractors and Authorize the Chairman to Execute the Lease Documents:** Public Works Director Jason Jordan stated that he received two (2) bids for these two (2) tractors – Lasseter Equipment Company for \$11,428.36 per tractor and Perrin Equipment Company for \$12,000 per tractor. Mr. Jordan recommends the lowest bid from Lasseter Equipment Company. County Attorney Anthony Rowell stated his concerns regarding the indemnity provisions and the venue (Iowa) in the lease agreement. He asked that the Board give him time to contact the vendor about the agreement. If not resolved by the next meeting (March 12, 2018) then it can be pulled from the Consent Agenda. The Board indicated its desire to place item "E" on the Consent Agenda.
- F. **Repair and Redo of Fun Pool Marcite and Identified Cool Deck Areas:** Recreation Director Craig Sowell stated that the Baldwin Drive Pool was constructed in 2002/2003 and the marcite on both pools have reached their lifespan. Marcite traditionally last 7-10 years depending on usage and wear. The fun pool/play pool is the first pool to be remarcited/grouted (pool floor and sides) and repaired. There was a pre-construction meeting on February 22, 2018 and Tri-W Contracting attended the meeting. Bids were sent to five (5) companies - Swim Pro Pools, Watson Pools, South GA Pools, Tri-W Contracting and Above All Pools – and one formal bid response was received. Mr. Sowell recommends awarding the bid to Tri-W Contracting in the amount of \$26,780. The marcite and cool deck repair are included in the total amount per conversation with the owner. Project to be completed prior to May 18, 2018. A 5% retainage fee will be held until the project's completion. Project will be paid out of SPLOST V. The Board indicated its desire to place item "F" on the Consent Agenda.
- G. **Ratify Agreement with Abraham Baldwin Agricultural College for Relocation of Utility Poles for Moore Highway Project:** County Attorney Anthony Rowell stated that it was necessary for Georgia Power to relocate several utility poles in order to do the Moore Highway project. The County had to enter into a contract with Georgia Power for this work and there are potential costs involved. ABAC has agreed to pay whatever costs are associated with this relocation. Due to time constraints, the Chairman has already signed the agreement with ABAC for this arrangement; however, ratification of this document is needed by the Board. The Board indicated its desire to place item "G" on the Consent Agenda.

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- H. **Discussion of ABM Services:** County Attorney Anthony Rowell stated that the next steps would be to do the following: (1) select ABM as our facilities maintenance, energy and improvement engineers; (2) set a not to exceed amount to lock in the interest rate if we choose that form of financing; and (3) authorize staff to negotiate the terms of the agreement. The agreement will be brought to the Board for approval. The Board indicated its desire to place item "H" on the Regular Agenda.

COUNTY MANAGER'S COMMENTS:

- A. Appointment to Road Committee – County Manager Jim Carter stated that staff would like to 'reinstate' the Road Committee. Mr. Carter asked that Chairman Thompson appoint Commissioner(s) to serve on the Committee. Item to be on Regular Agenda.

COUNTY CLERK'S COMMENTS:

There were none to report.

COUNTY ATTORNEY'S COMMENTS:

- A. Update of Department of Family and Children Services (DFCS) - County Attorney Anthony Rowell stated that he has spoken with the Department of Health Services and they have verbally committed to pay what is owed. The Department of Health Services was supposed to send a letter confirming this payment. However, as of the date of this meeting, a letter has not been received. Once payment is received, then the County can talk about the lease agreement.

COMMISSIONERS' COMMENTS:

Commissioner Melissa Hughes stated that it was nice to see so many department heads at the Work Session.

Commissioner Stan Stalnaker stated he would like to have some conversations about the opioid crisis. County Manager Jim Carter to have someone come speak to the Commissioners about this issue. Commissioner Stalnaker announced his candidacy for County Commission District 4.

Commissioner Fred "Buck" Rigdon also commented on the opioid crisis.

Commissioner Donnie Hester stated that the City of Tifton fixed a water leak on South Park but has not repaired the road where the repair was made. He also expressed his concerns about the equalization of the water rates. Lastly, Commissioner Hester announced his candidacy for County Commission District 1.

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Commissioner Greg Wood also expressed his concerns about the equalization of the water rates. Commissioner Wood announced his candidacy for County Commission District 6.

Commissioner Robert Setters announced his candidacy for County Commissioner District 3.

EXECUTIVE SESSION:

The Board adjourned into Executive Session to discuss pending legal matters.

ADJOURN:

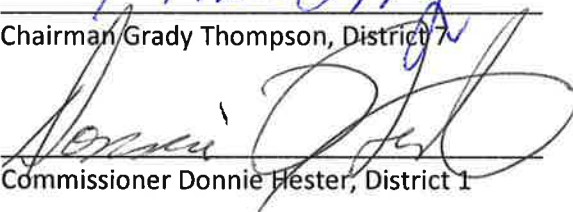
There being no further discussion, the meeting was adjourned.



Chairman Grady Thompson, District 7



Vice Chairman Stan Stalnaker, District 4




Commissioner Donnie Hester, District 1



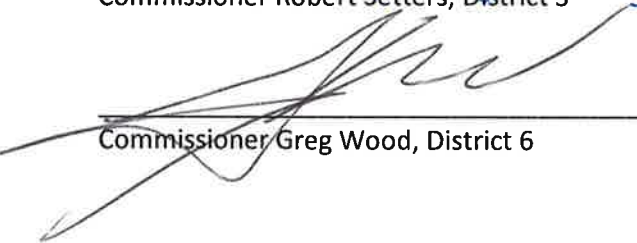
Commissioner Melissa Hughes, District 2

Absent from Approving Meeting

Commissioner Robert Setters, District 3



Commissioner Fred "Buck" Rigdon, District 5



Commissioner Greg Wood, District 6

ATTEST: 

April 9, 2018