

**REGULAR SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
MONDAY, MARCH 12, 2018 (6:00 PM)**

The scheduled Regular Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Monday, March 12, 2018 at 6:00 pm in the Commission Meeting Room of the Charles Kent Administration Building. Members of the Commission present were: Chairman Grady Thompson and Vice Chairperson Stan Stalnaker and Commissioners Robert Setters, Greg Wood, Donnie Hester, Fred "Buck" Rigdon and Melissa Hughes.

Commissioner Donnie Hester offered an invocation and Chairman Grady Thompson led in the Pledge of Allegiance to the United States Flag.

**MINUTES:**

Commissioner Melissa Hughes made a motion to approve the following minutes: (1) Workshop Session – February 6, 2018; (2) Regular Session – February 12, 2018; (3) Executive Session – February 12, 2018 and (4) Special Called Meeting – February 26, 2018. Motion seconded by Commissioner Greg Wood. The motion carried 6-0.

**ITEMS TO BE ADDED TO THE AGENDA**

- A. Commissioner Robert Setters made a motion to add Item #: I - *Resolution No. 2018-02, Approval of Changes to Defined Benefit Plan and Authorizing the Chairman to Execute All Necessary Documents to Implement These Changes* to the agenda after Public Hearings. Motion seconded by Melissa Hughes. Motion carried 6-0.
  
- B. Commissioner Greg Wood made a motion to add Item #J - *Resolution No. 2018-03, Authorizing Selection of Architect and Administrative Consultant for CDBG Project for Ruth's Cottage* to the Regular Agenda section. Motion seconded by Commissioner Melissa Hughes. Motion carried 6-0.

**APPOINTMENTS**

- A. Chairman Grady Thompson presented Craig Sowell with a Proclamation proclaiming April 2018 as Child Abuse Prevention and Awareness Month.

**PUBLIC COMMENTS:**

Magnolia Henderson Martin, 3108 4<sup>th</sup> Avenue, complained about the condition of the lot beside her owned by Greg Branch.

**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 40<sup>th</sup> Street. The proposed rezoning request is to develop a new subdivision consisting of 68

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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. The 11 standards for excising zoning powers were read and addressed by Mr. Fortson.

County Attorney Anthony Rowell asked if there were any conflicts of interest among the Board of Commissioners. There was no recognition of any conflicts.

Chairman Thompson opened the Public Hearing at 6:22 pm.

There were no comments for or against the application.

Jessie Mitchell, engineer, spoke in favor of the application.

Jamie Cater, 3825 Aubry Lane, asked about the construction of a decal lane. The engineer responded that there will be no decal lanes.

David DeLoach, 2422 Beamus Road, Valdosta, GA, spoke in favor of the application.

Chairman Thompson closed the Public Hearing at 6:27 pm.

Commissioner Stan Stalnaker made a motion to approve Application No. TC-ZA-18-01 as presented. Motion seconded by Commissioner Melissa Hughes. Motion carried 6-0.

- I. **Resolution No. 2018-02 – Approval of Changes to Defined Benefit Plan and Authorizing the Chairman to Execute All Necessary Documents to Implement These Changes:** Human Resources Director Mike Walker stated this is the third phase of the Sheriff's recruitment and retention initiative specifically that component that deals with an amendment to the defined benefit plan. This will add the 55/20 and 30 year unreduced benefit structure. This will require a 2% employee contribution from current participants and 4% from employees hired after the effective date. Sheriff Gene Scarbrough thanked the Commissioners for their consideration of this item. Commissioner Donnie Hester made a motion to approve Resolution No. 2018-02. Motion seconded by Commissioner Robert Setters. Motion carried 6-0.

**CONSENT AGENDA:**

- A. Motion to Approve 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
- C. Authorization to Approve Nulla Bonas from Tax Commissioner's Office in the Amount of \$3,418.93
- D. Motion to Initiate the Process and File the Petition to Condemn Right of Way for Construction Easement for the EB Hamilton Project

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- E. Motion to Authorize the Lease of Two (2) Mowing Tractors from Lasseter Equipment Company for \$11,428.36 per Tractor and Authorize the Chairman to Execute the Lease Documents
- F. Motion to Award the Bid for Repair and Redo of Fun Pool Marcite and Identified Cool Deck Areas to Tri-W Contracting in the Amount of \$26,780 to be Paid from SPLOST V
- G. Motion to Ratify Agreement with Abraham Baldwin Agricultural College for Relocation of Utility Poles for the Moore Highway Project

Commissioner Melissa Hughes made a motion to approve the Consent Agenda as read by the County Manager. Motion seconded by Commissioner Greg Wood. Motion carried 6-0.

**REGULAR AGENDA:**

- H. **Selection of ABM as County's Facility Maintenance, Energy and Improvement Engineers, Set a Not to Exceed Amount and Authorize Staff to Negotiate a Contract to be Later Approved by the Board:** County Attorney Anthony Rowell recommended considering each component of this item as a separation motion. Commissioner Stan Stalnaker reminded ABM that he asked that local contractors be used as much as possible. Commissioner Melissa Hughes thanked ABM for all the time they have spent with the Commissioners through this process.

Commissioner Donnie Hester made a motion to select ABM as the County's facility maintenance, energy and improvement engineers. Motion seconded by Commissioner Greg Wood. Motion carried 6-0.

Commissioner Donnie Hester made a motion to set a not to exceed amount of \$13 million. Motion seconded by Commissioner Melissa Hughes. Motion carried 6-0.

Commissioner Donnie Hester made a motion to authorize staff to negotiate a contract with ABM to be later approved by the Board. Motion seconded by Commissioner Melissa Hughes. Motion carried 6-0.

- J. **Resolution No. 2018-03 – Selection of Architect and Administrative Consultant for CDBG Project for Ruth's Cottage:** Commissioner Robert Setters made a motion to approve Resolution No 2018-03 selecting Rankin and Associates to serve as design agents and selecting Bob Roberson and Associates as administrative agents for the Ruth's Cottage project. Motion seconded by Commissioner Melissa Hughes. Motion carried 6-0.

**COUNTY MANAGER'S COMMENTS:** County Manager Jim Carter stated that an Executive Session was needed to discuss a legal matter.

**COUNTY CLERK'S COMMENTS:** There were none to report.

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**COMMISSIONER'S COMMENTS:**

Commissioner Stan Stalnaker stated that with the development approved on the north side of Tifton, the change in the retirement plan, the Ruth's Cottage project and selection of ABM, there are a lot of good things going on in Tift County. He encouraged everyone to keep this going.

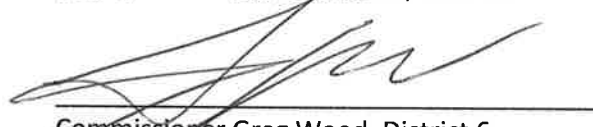
**EXECUTIVE SESSION:** Commissioner Robert Setters made a motion to enter into Executive Session for the purpose of discussing a legal matter. Motion was seconded by Commissioner Greg Wood. Motion carried 6-0.

**ADJOURN:** There being no further discussion, Commissioner Melissa Hughes made a motion to adjourn the Executive Session and Regular Session. Motion was seconded by Commissioner Robert Setters. Motion carried 6-0.

  
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Chairman Grady Thompson, District 7


  
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Commissioner Donnie Hester, District 1

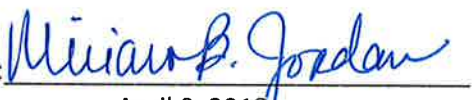
  
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Vice Chairman Stan Stalnaker, District 4

  
\_\_\_\_\_  
Commissioner Greg Wood, District 6

*Absent from Approving Meeting*  
\_\_\_\_\_  
Commissioner Robert Setters, District 3

  
\_\_\_\_\_  
Commissioner Melissa Hughes, District 2

  
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Commissioner Fred "Buck" Rigdon, District 5

ATTEST:   
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April 9, 2018