

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 7, 2023**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Tony McBrayer on Tuesday, February 7, 2023 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 McBrayer were Commissioners Greg Wood, Donnie Hester, Fred "Buck" Rigdon, Stan Stalnaker and Melissa Hughes. Commissioner Paul Webb was absent.

Commissioner Greg Wood led in Prayer.

PUBLIC COMMENTS:

There were none to report.

APPOINTMENTS:

There were none to report.

PUBLIC HEARINGS:

- 4.1 Comprehensive Plan Update Transmittal Hearing- Loretta Hylton from the Southern Georgia Regional Commission will be present for this Public Hearing to answer any questions there might be.

- 4.2 **TC-ZA-23-01:** Petition is being made by Mark Fletcher, owner, and Nick Stein, agent, for a Special Exception to allow a solar farm to be constructed at 4192 GA Hwy 125 N – Tax Map 0057 Parcel 008. The parcel is 26.5 acres and is zoned AG (Agriculture).

Development Support Services (DSS) Director Chris Davis stated that the newly adopted ordinance regulating solar farms in Tift County requires a special exception be approved by the Board of Commissioners. The proposed solar farm would have to meet all the requirements of that ordinance. The Planning Commission heard this petition on January 12, 2023 and recommended approval by a 4 to 1 vote. There were several people in attendance who spoke against the petition and three (3) citizens spoke in favor. There have been two (2) calls to the DSS office in opposition.

ITEMS TO BE DISCUSSED AT REGULAR SESSION, FEBRUARY 13, 2023 MEETING:

- 5.1 **Purchase of Two (2) Stryker Power Loads for EMS:** EMS Director Allen Owens stated that this equipment would replace the loading systems in the two (2) new ambulances. With the addition of these power loads, all four (4) front line trucks will have the same loading systems. Power loads assist staff with loading the stretcher into the ambulance instead of physically having to lift the patient and stretcher manually. The cost is \$48,221 and would be paid with Contingency Funds. The Board indicated its desire to place this item on the Consent Agenda.

WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 7, 2023

- 5.2 **Amendment to Contract with Watkins & Associates for Project Entitled Signalization of the Intersection of New River Church Road and Ferry Lake Road:** County Manager Jim Carter stated that New River Church Road and Ferry Lake Road are primary travel arteries to and from Tift County High School. During peak travel times, before and after school, the number of motorists utilizing the intersection is exceptionally high, and traffic, especially on New River Church Road, becomes severely backed up. Currently, traffic flow is controlled by stop signs located on the north and southbound travel lanes of New River Church Road and left turn lanes on Ferry Lake Road. Adding turn lanes to New River Church Road and signalizing all intersection travel lanes will allow for controlled, uniform traffic flow. The cost for construction and engineering is estimated to be \$790,975 and would be funded with TIA Funds. The Board indicated its desire to place this item on the Consent Agenda.
- 5.3 **User Agreement with GCIC for Non-Criminal Justice Fingerprinting:** County Clerk Miriam Jordan stated that this service is used for alcohol beverage license applications. The agreement is for two (2) years. The Board indicated its desire to place this item on the Consent Agenda.
- 5.4 **Alcohol Beverage License Application Submitted by Stacey D. Anderson for Dollar General #10931 Located at 1290 Highway 82 East:** County Clerk Miriam Jordan stated that the applicant is asking for a Retail Malt Beverage Package and Retail Wine Package license. The Sheriff has reviewed the application and recommends approval. The Board indicated its desire to place this item on the Consent Agenda.
- 5.5 **Alcohol Beverage License Application Submitted by Mohammed M. Hossain for Tifton Business dba Tifton Food Mart Located at 607 Short Street:** County Clerk Miriam Jordan stated that the applicant is asking for a Retail Malt Beverage Package and Retail Wine Package license. The Sheriff has reviewed the application and recommends approval. The Board indicated its desire to place this item on the Consent Agenda.
- 5.6 **Alcohol Beverage License Application Submitted by Nizarali Jafarali for Tifton 2509, Inc. dba Tifton Food Mart #2 Located at 2509 Main Street:** County Clerk Miriam Jordan stated that the applicant is asking for a Retail Malt Beverage Package and Retail Wine Package license. The Sheriff has reviewed the application and recommends approval. The Board indicated its desire to place this item on the Consent Agenda.
- 5.7 **Appointments to Tourism Board:** County Clerk Miriam Jordan stated that two (2) seats on this board have expired. Pat Welker has indicated she is willing to serve another term. An application from Jonathan Judy has been received for consideration. No other applications have been received. The Board indicated its desire to place this item on the Regular Agenda.
- 5.8 **Appointment to Planning Commission:** County Clerk Miriam Jordan stated that sadly with the passing of Gene Tompkins, there is now a vacancy on the Planning Commission. Zoning Board of Appeals member Lynda Fisher has expressed her interest in serving on the Planning Commission. No other applications have been received. The Board indicated its desire to place this item on the Regular Agenda.

WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 7, 2023

- 5.9 **Quitclaim Deed to Tift County Airport Authority:** County Manager Jim Carter stated that there is 1.6 acres adjacent to the Henry Tift Myers Airport that is jointly owned by the County and the City of Tifton. Both the County and the City have been asked to quitclaim this property to the Tift County Airport Authority. This property is proposed to be used by the Georgia Department of Public Safety for their aerial operations. The Board indicated its desire to place this item on the Consent Agenda.

ITEMS FOR DISCUSSION ONLY:

- 6.1 **Consideration of making Juneteenth a County Holiday:** Commissioner Melissa Hughes stated that since Juneteenth is now a federal holiday that the County also needs to observe the holiday. Currently, County employees receive ten (10) paid holidays. It was discussed that possibly Juneteenth could replace one of the already observed holidays. Staff to look into the best time to implement the holiday.
- 6.2 **Future SPLOST Referendum:** County Manager Jim Carter stated that it is time to start thinking about projects for the next SPLOST. The County, City of Tifton, Omega and TyTy will need to start meeting to draft a list of projects. Staff would like the referendum to be on the November ballot. County Attorney Anthony Rowell to have a proposed timeline at the next meeting.
- 6.3 **Courthouse Annex:** County Manager Jim Carter stated that the SPLOST VI referendum included funding, \$5,200,000, for a courthouse annex and improvements to current judicial and administrative facilities. A map of County owned property was provided. Staff recommends the following steps to identify a qualified professional to perform a space study and design the proposed courthouse addition and facility improvements. (1) Send a request for qualifications to design professionals with experience in judicial building design. (2) Establish a stakeholder committee to review design firm qualifications and submit recommendations to the Board of Commissioners. Staff recommends that the Commission consider placing members from the following groups on the stakeholder committee – Judges, District Attorney/Solicitor’s Office, County Commissioners, County Staff, Clerk of Court’s Office and Downtown Development Authority.
- 6.4 **Future Landfill Options:** County Manager Jim Carter stated that in 1981 the City of Tifton and Tift County purchased land on Mitchell Store Road to establish a Municipal Solid Waste (MSW) Landfill. The initial phase of the landfill was unlined. In the mid-nineties, the unlined cell reached capacity and the City and the County established a lined Subtitle D cell of phase 2 of the Tifton Tift County MSW Landfill. The projected waste capacity of the lined cell was 2.5 million cubic yards. In 2014, as the lined cell neared capacity, a vertical expansion of the lined cell was approved increasing the initial capacity by 500,000 cubic yards extending the current landfill’s projected life to 2028. Recent studies performed indicate the landfill will reach capacity in 2027. With a 2027 capacity date, it is necessary for Tift County and the City of Tifton to decide how to manage solid waste disposal moving forward. Michael Stubbs, P.E., with Hodges, Harbin, Newberry and Tribble will present his findings of the report he has prepared which includes several options for future solid waste disposal, at the February 13, 2023, County Commission meeting.

**WORKSHOP SESSION
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COUNTY MANAGER'S COMMENTS:

County Manager Jim Carter stated that an Executive Session is needed for real estate and legal.

COUNTY ATTORNEY'S COMMENTS:

There were none to report

COMMISSIONERS' COMMENTS:

Commissioner Melissa Hughes stated that the Sock It To 'Em Sock Drive event will be February 18, 2023 from 1-5 pm at Copeland Park. Also, Commissioner Hughes stated that on Sunday she will have the honor of laying a wreath on the Tomb of the Unknown Soldier in Washington, DC.

Commissioner Donnie Hester asked that a Proclamation be drafted for the 100th birthday of Susie Baker.

EXECUTIVE SESSION:

Commissioner Melissa Hughes made a motion to adjourn into Executive Session for real estate and legal. Motion seconded by Commissioner Fred "Buck" Rigdon. Motion carried 6-0 with the Chairman voting.

Commissioner Donnie Hester made a motion to adjourn the Executive Session. Motion seconded by Commissioner Greg Wood. Motion carried 6-0 with the Chairman voting.

ADJOURN:


There being no further discussion, the Work Session was adjourned.



Chairman Tony McBrayer, District 7



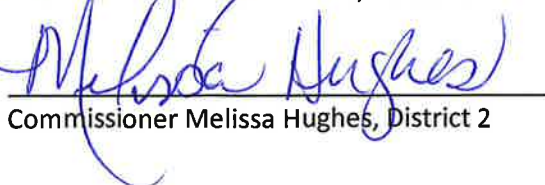
Vice Chairman Stan Stalnaker, District 4



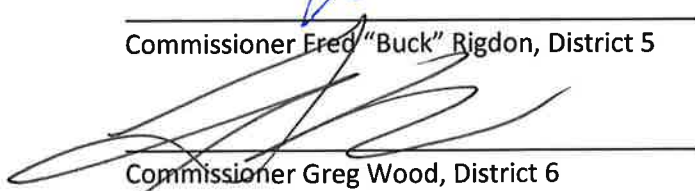
Commissioner Donnie Hester, District 1



Commissioner Fred "Buck" Rigdon, District 5




Commissioner Melissa Hughes, District 2



Commissioner Greg Wood, District 6

ABSENT
Commissioner Paul Webb, District 3

ATTEST: 

March 13, 2023