

**WORKSHOP SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, AUGUST 4, 2020**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, August 4, 2020 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 Commissioners Greg Wood, Donnie Hester, Stan Stalnaker, and Paul Webb. Commissioners Melissa Hughes and Fred "Buck" Rigdon were present via teleconference.

Due to the COVID-19 pandemic, this meeting was available via teleconference. Notice of this meeting was given to the Tifton Gazette (legal organ), WALB News, Fun Channel, Grapevine, posted on the County's Website and Facebook page and posted at the Charles Kent Administration Building. The notice contained direction and opportunity for any citizens desiring to attend the meeting by phone.

**PUBLIC COMMENTS:**

There were none to report.

**APPOINTMENTS:**

There were none to report.

**PUBLIC HEARINGS:**

- A. **TC-ZA-20-02:** Petition is being made by LSP Properties, LLC, owners, and Mary Catherine Peek, agent, for rezoning of 5.5 acres of property located at 454 Whiddon Mill Road – Tax Map 0031 Parcel 057. The current zoning is AG (Agriculture Use) and the requested zoning is RR1 (Rural Single Family Residential) which would allow for single family dwellings or HUD approved manufactured housing.

Development Support Services Director Chris Davis stated this rezoning would allow the owner to split the property and put a manufactured home on the newly created parcel. The property across from this parcel is zoned RR1. The Planning Commission met on July 9, 2020 to hear this request and recommends approval. There were no citizens present at the meeting to speak for or against the petition.

- B. **TC-PUD-20-02:** Petition is being made by Chris Brooks, owner of Timberstone Investments, LLC, and Robert E. Moore, Jr., agent, for rezoning of 6.865 acres of land located at 2819 Rainwater Road – Tax Map 0045A Parcel 186. This would be an Urban Planned Development. The current zoning is R-12 (Medium Density Residential) and the requested zoning is MR (Multi Family Residential) which would allow for a mix of multifamily and single family residential dwellings.

Development Support Services Director Chris Davis stated that this property is located directly across from The Groves which is an apartment complex. The owner plans to build a gated community with small cottages and quadplexes in the rear. The Planning Commission met on July 9, 2020 to hear this request and recommends approval. There were several citizens who spoke in opposition of the request. The Department of Development Support Services has had several calls in opposition of the petition.

**WORKSHOP SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, AUGUST 4, 2020**

- C. **TC-DEAX-20-01:** Petition is being made by Duck, LLC, owner, and Steve Eagleton, agent, for deannexation of 2.77 acres of property located at 3302 US Highway 82 West which is known as Budget Car Sales – Tax Map 0047 Parcel 005.

Development Support Services Director Chris Davis stated that the applicant has provided all documentation required for this deannexation request. There will be no negative impact on the City or the County and would comply with the Tift County Unified Development Code. The applicant has provided the required resolution to be considered by the Board for adoption. The Planning Commission met on July 9, 2020 to hear this request. There were no citizens present who spoke for or against the petition. The Department of Development Support Services has fielded several calls from the City of Tifton requesting that the County refuse this request.

**ITEMS TO BE DISCUSSED AT REGULAR SESSION, AUGUST 10, 2020 MEETING:**

- A. **Execution of ACCG-IRMA and ACCG-GSIWCF Safety Discount Verification Forms:** Recreation Director/Safety Coordinator Craig Sowell stated that members who comply with certain safety incentive discount requirements are eligible to receive a discount on their annual premiums. The County has met all of these requirements. Staff is recommending authorization for the Chairman to execute the forms. The Board indicated its desire to place item "A" on the Consent Agenda.
- B. **Copier Lease with AMJ Leasing, LLC for Copying Machines:** IT Director Al Stephenson stated that the copier leases for Magistrate Court, Probate Court, Extension Office, Sheriff's Office, County Manager and Fire Rescue have expired. Ashley's has quoted replacement models based on the departments' current needs. By replacing these units with newer models the County can take advantage of lower per page printing/copying costs. Pricing reflects the contract that Canon has with the State of Georgia. The new leases will be for a term of four (4) years. The annual lease for all six (6) copiers is \$13,512/year. The Board indicated its desire to place item "B" on the Consent Agenda.
- C. **Tift County Hazard Mitigation Plan Update:** EMA Director Vickie Hickman stated that in accordance with FEMA regulations the County must maintain a multi-jurisdictional hazard mitigation plan and update that plan every five (5) years. The Board approved the submittal of a grant application in February for funding of this plan update. A grant of \$36,000 has been awarded to the County. Federal share will pay 75% (\$27,000), the State share is 10% (\$3,600) and the local match required is 15%(\$5,400). RFPs were advertised for consulting services to coordinate this plan update. Two (2) proposals were received – Flint River Consulting in Albany, GA and Integrated Solutions Consulting in Edwardsville, IL. Due to Flint River Consulting having done our last two (2) updates in 2012 and 2017, them already knowing the area and begin close enough to hold public hearings and meetings, staff recommends selecting Flint River Consulting for the hazard mitigation plan update. The Board indicated its desire to place item "C" on the Consent Agenda.
- D. **Vestas Maintenance Contract:** E911 Director Tina Gay stated that this is maintenance on the software for the E911 phone system. The cost is \$22,124.80 and is a budgeted item. The Board indicated its desire to place item "D" on the Consent Agenda.

**WORKSHOP SESSION**  
**TIFT COUNTY BOARD OF COMMISSIONERS**  
**TUESDAY, AUGUST 4, 2020**

- E. **Lease of Heavy Equipment for Public Works:** Public Works Director Jason Jordan stated the leases on three (3) motor graders and one (1) excavator will expire in the last quarter of this calendar year. Two (2) bids have been received on all four (4) pieces of equipment. The low bid on the motor graders was CAT - \$29,707.59 (Model 150-15) and \$27,307.12 (Model 140-15) and the low bid on the excavator was Flint Equipment at \$29,750. The Board indicated its desire to place item "E" on the Regular Agenda.
- F. **Lease Renewal with State Properties Commission for Department of Juvenile Justice:** County Manager Jim Carter stated that the Department of Juvenile Justice (DJJ) utilizes 3,100 square feet of space in the Charles Kent Administration Building. This space is leased for DJJ through the State Properties Commission (SPC). The initial lease was for one year (July 1, 2019 to June 30, 2020) with the option to renew for five (5) additional one year terms. The annual lease amount is \$23,250. The Board indicated its desire to place item "F" on the Consent Agenda.
- G. **Lease Renewal with State Properties Commission for Department of Driver Services:** County Manager Jim Carter stated that the Department of Driver Services (DDS) utilizes 6,000 square feet of office space at 3057 Highway 41 South. This space is leased for DDS through the State Properties Commission (SPC). This initial lease was for a one-year term (July 1, 2019 to June 30, 2020) with the option to renew for eight (8) additional one year terms. The annual lease amount is \$1.00. The Board indicated its desire to place item "G" on the Consent Agenda.
- H. **Grant Agreement with State of Georgia for CARES Act Funding:** County Manager Jim Carter stated that the State of Georgia has grant funds available to local governments for coronavirus relief. The allocation for Tift County is \$1,143,849.30. Thirty percent of this allocation (\$343,154.79) has already been distributed to the County. Staff is looking to the Governor's Office of Planning and Budgeting and ACCG for guidance on how this money may be spent or what can be reimbursed. The Board indicated its desire to place item "H" on the Consent Agenda.
- I. **Watkins & Associates, L.L.C. Contract for Engineering Services Addendum B for Water System Study:** County Manager Jim Carter stated that the County needs to contract with Watkins & Associates for a water system study. The cost is \$125,000 and will be paid from SPLOST VI. The Board indicated its desire to place item "I" on the Consent Agenda.
- J. **Alcohol Beverage License Application Submitted by Radha J. Patel for a Retail Malt Beverage Package and Retail Wine Package License for Anjana Putra, LLC d/b/a Dixie Food Store located at 2330 Old Ocilla Road:** County Clerk Miriam Jordan stated that the Sheriff has reviewed the application and recommends approval. The Board indicated its desire to place item "J" on the Consent Agenda.
- K. **Alcohol Beverage License Application Submitted by Radha J. Patel for a Retail Malt Beverage Package and Retail Wine Package License for OM Radha, LLC d/b/a Dixie Food Store located at 5070 Highway 125 North:** County Clerk Miriam Jordan stated that the Sheriff has reviewed the application and recommends approval. The Board indicated its desire to place item "K" on the Consent Agenda.
- L. **Adoption of Tift Lift Transit System Drug & Alcohol Testing Policy:** County Clerk Miriam Jordan stated that the Georgia Department of Transportation (GDOT) is requiring an update to Tift Lift's Drug &

**WORKSHOP SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, AUGUST 4, 2020**

Alcohol Testing Policy. GDOT provided a template for the County to use. New regulations require two (2) substance abuse professionals be listed in the policy. Staff is still working to identify one of those professionals. The Board indicated its desire to place item "L" on the Regular Agenda.

- M. **Appointment to the Tift County Board of Family and Children Services:** County Clerk Miriam Jordan stated that the Director of Tift County Family and Children Services Annie Clark has requested that Audrey Cromer be reappointed to their board. This would be a five (5) year term expiring June 30, 2025. The Board indicated its desire to place item "M" on the Regular Agenda.

**COUNTY MANAGER'S COMMENTS:**

County Manager Jim Carter stated that the Public Works Department has suffered the loss of two (2) employees. Mr. Carter asked that everyone pray for those families and the Public Works Department as they are grieving.

**COUNTY ATTORNEY'S COMMENTS:**

There were none to report.

**COMMISSIONERS' COMMENTS:**

Commissioner Donnie Hester stated that he liked the new computers in the Commission meeting room.

Chairman Grady Thompson asked that staff look into purchasing a new ambulance.

**EXECUTIVE SESSION:**

There was none to report.

**ADJOURN:**

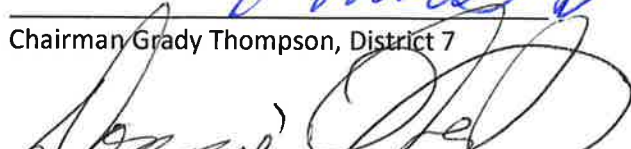
There being no further discussion, Chairman Grady Thompson adjourned the Work Session.

**[Signatures to following on the next page.]**

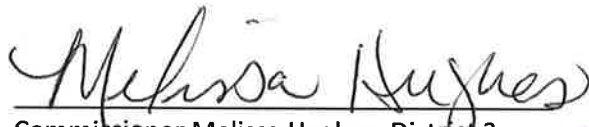
**WORKSHOP SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, AUGUST 4, 2020**


  
\_\_\_\_\_  
Chairman Grady Thompson, District 7

  
\_\_\_\_\_  
Commissioner Stan Stalnaker, District 4


  
\_\_\_\_\_  
Vice Chairperson Donnie Hester, District 1

  
\_\_\_\_\_  
Commissioner Fred "Buck" Rigdon, District 5

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

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

  
\_\_\_\_\_  
Commissioner Paul Webb, District 3

ATTEST:   
\_\_\_\_\_  
September 14, 2020