

**TIFTON CITY COUNCIL
WORKSHOP/SPECIAL CALLED MEETING MINUTES
JANUARY 19, 2017
5:30 PM
TIFTON CITY HALL**

Attendees

Mayor Julie Smith
Vice Mayor Wes Ehlers
Council Member Jack Folk
Council Member Johnny Terrell
Council Member Frank Sayles

Pete Pyrzenski, City Manager
Jessica Jones, City Clerk
Rob Wilmot, City Attorney

PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE LDC AND HPC MANUAL AS IT RELATES TO SIGNAGE

Mr. Wilmot opened the public hearing and reviewed the public hearing procedures with the public. Mr. Houston Shultz, Environmental Management Director, reviewed the proposed changes which included changes to the following sections of the HPC Manual and Land Development Code: HPC Manual Section IV, Part 1; Part 3; Part 5; Part 7; Land Development Code Sec. 7.12.00 F(6); LDC Sec. 7.16.00 A (2); Sec. 7.19.00 B & I. The proposed amendments include changes to LED signage, banner size, awning signs, and sign removal procedures. Mr. Shultz mentioned a sign committee has reviewed and recommends the proposed changes to allow business owners more flexibility in advertising and preserves the historic appeal in Tifton. Mr. Shultz mentioned the proposed changes were unanimously approved by the Planning and Zoning Commission on January 9, 2017. Mr. Wilmot asked if there was anyone whom wished to speak in favor or opposition of the proposed changes. No one spoke. There being no public comment the public hearing was closed.

ALCOHOL BEVERAGE LICENSE HEARING FOR SUNMART LOCATED AT 902 S. CENTRAL AVE

Mr. Akhtar Perveez, Owner, and Mohammad Irshad, Manager, of Sunmart were both present at the hearing. Mr. Wilmot mentioned at the last meeting questions came up concerning the applicant and location of the business. Mr. Wilmot mentioned he has reviewed the application submitted for the alcohol license and the applicant is a new applicant and is not the same owner of the previous Lo Lo Meat Market. Mr. Wilmot mentioned staff has reviewed the application and recommends approval. Mr. Wilmot mentioned the only issue was with the applicants LLC registration which was currently pending. Store Owner Mr. Perveez mentioned he lives at 4116 US Hwy 41 South and he has operated a business in Eldorado for the past seven years and has had no violations. Mr. Perveez mentioned he plans to clean up the business and run a reputable convenience store. Council Member Terrell mentioned the location has had issues in the past and the city will not tolerate underage alcohol sales. Mr. Perveez understood the concerns and mentioned he would not be running that type of business. There being no further questions the hearing was closed.

WORKSHOP DISCUSSION ITEMS

Mayor Smith called the workshop to order at approximately 5:50 PM.

Presentation of the FY2016 Audit

Meredith Lipson with Mauldin & Jenkins CPA Firm was present to review the final audit with council which was submitted to the state by the December 31, 2016 deadline. Ms. Lipson mentioned the firm issued a

unmodified clean opinion of the financial statements and she stated that is the best type of opinion to get on an audit. She mentioned the city's total net position including assets for all funds was just under 84 Million dollars. She mentioned the General Fund net balance at year-end was approximately 6.7 Million. She mentioned this fund balance leaves the city with about 6 months' worth of fund balance which is also positive for the city. She also briefly reviewed the Enterprise Funds and mentioned they are also in a good financial position. Lastly, she reviewed new standards which would be in effect for the FY 2017 audit and suggested reviewing the new standards to ensure the city remains in compliance. Recommendations given by the firm included: acquiring a system to accurately accumulate depreciation of assets; entering purchase orders timely; purging inactive accounts; recording transactions as incurred; and account receivable reporting issues related to current billing software. Ms. Lipson praised the work of Ms. Karen Sanders, Interim Finance Director, and staff on their work during the audit process and preparation work on the audit.

Resolution Adding Local Vendor Preference to the City Purchasing Policy

Mr. Wilmot mentioned the resolution was drafted based off Council's previous discussions. Mr. Wilmot mentioned the policy would allow for a bid to be awarded to a local vendor if their bid is within 3% of the non-local vendor's bid. Mr. Wilmot mentioned the local vendor will be defined as a vendor whom has a licensed business within the City Limits of Tifton. Mr. Wilmot stated the policy also includes giving local vendors 3 additional points for qualification based bidding. Council Member Jack Folk questioned if the policy could allow for splitting a bid when multiple bid items were requested. Mr. Wilmot mentioned the items may have to be bid individually for that to take place but mentioned he would look into how to handle that type of situation and report back at the next meeting.

Resolution Adding Employee Education/Training Incentive Plan

Mr. Wilmot mentioned the resolution was discussed at that the last meeting and a question was brought up about employees reimbursing the city for incentives received if they left employment. Mr. Wilmot stated that clause would not fit for this type of incentive since it was giving the employee an hourly raise. Mr. Wilmot mentioned that provision would be appropriate if the city was advancing or paying for the education of the employee, but in the proposed plan the city would be increasing the salary of the employee because they received the advanced education. Mr. Pyrzenski and Council discussed the proposed rate and he requested more time to review the pay scale with staff before adoption.

Resolution Accepting the FY2016 Audit

Ms. Karen Sanders, Interim Finance Director, mentioned the resolution would need to be approved to accept the final audit presented by Mauldin & Jenkins.

Discussion of Proposed Changes to the LDC and HPC Manual as it relates to Signage

Council briefly discussed the proposed changes related to LED signs and temporary sign pickup charges. After discussion Council agreed to vote on the recommendations individually at the Council Meeting.

Discussion of Ordinance Amending the City of Tifton Pension Plan for Provisions of the Heroes and Earnings Assistance of Relief Tax Act of 2008 (HEART Act)

Ms. Carla Cooper, HR Director, mentioned every five years the City's retirement plan document is filed with the IRS to ensure compliance with IRS regulations. The City of Tifton pension plan was submitted to the IRS recently, and the city received a favorable determination contingent upon the adoption of the HEART Act. Ms. Cooper reviewed with Council the provision of The HEART Act which provides that employees whom are deployed continue to accumulate vested service time during their deployment. It also ensures raise eligibility requirements for employees whom are deployed when a raise is given. Ms. Copper reviewed the various provisions of the HEART ACT with Council, but there were no questions or discussions.

Discussion of Ordinance Restating the City of Tifton Pension Plan Documents

Ms. Cooper reviewed the changes in the pension plan documents with council and mentioned the changes include the addition of the HEART ACT. Ms. Copper mentioned the updated plan must be approved by Council within 90 days in order to remain compliant. The amended retirement plan documents were presented to council for review.

Resolution Providing for Alcohol Beverage License to Elm Street Mart located at 520 Elm Street

Ms. Jessica Jones mentioned the previous owner passed away and the grand daughter has acquired the business. She mentioned the application for the new owner has been reviewed and staff is recommending approval of the license.

Resolution Providing for Alcohol Beverage License to Dick’s Wings located at 3310 US Hwy 82 W

Ms. Jessica Jones mentioned the location has a new manager. Staff has reviewed the application and is recommending approval of the license.

SPECIAL CALLED MEETING

Mayor Julie Smith called the Special Called Meeting to order at 6:45 pm.

Resolution Providing for Alcohol Beverage License to Sunmart located at 902 S. Central Ave

Council Member Jack Folk made the first motion for approval of the resolution, seconded by Terrell, and unanimously approved.

There being no further business to discuss, the meeting adjourned at 6:45 pm.

Jessica Jones, City Clerk

Julie Smith, Mayor