

**CITY OF TIFTON
COUNCIL MEETING
APRIL 1, 2019
5:30 PM
TIFTON CITY HALL**

Attendees

Mayor Julie Smith

Council Member Wes Ehlers

Council Member Johnny Terrell

Council Member Frank Sayles

Council Member Jack Folk

Pete Pyrzenski, City Manager

Rob Wilmot, City Attorney

Jessica White, City Clerk

Public Hearing Request to Rezone Approximately 12.19 Acres Located on US Hwy 41 North, Map & Parcel 0044 034, from GB (General Business) to PDO (Planned Development Overlay) - Application PP19-0009

City Attorney Rob Wilmot opened the public hearing. He reviewed the Application submitted by Rakestraw and Associates on behalf of the property owner, UGA Board of Regents. Mr. Wilmot reviewed the public hearing standards and asked the Council the conflict questions. No members had any conflicts with the property being rezoned and participated in the discussion. Mr. Danny Wallace gave an overview of the request for a Planned Development Overlay for the property. He mentioned the property is located just off the ABAC exit near the I-75 and Hwy 41 N. He mentioned the PDO allows for the developer to have greater flexibility and will offer a consistent development. The planned development include items such as reduced parking size and buffers. He mentioned the developers are proposing to construct a hotel, retail locations, and eateries. Mr. Wallace stated staff is recommending approval of the PDO and the request was also unanimously approved by the Planning & Zoning Board. The Public Hearing was opened for public comments. No comments were made and Public Hearing was closed.

FY2018 Audit Presentation

Ms. Meredith Lipson w/ Mauldin & Jenkins presented the FY2018 Audit. She stated the audit reflected an unmodified opinion (clean opinion). She mentioned the General Fund had an increase in the fund balance and the Enterprise Funds were doing well with the exception of the Solid Waste/Landfill Fund which reflected a deficit. She mentioned the audit overall was good, but two findings were disclosed which were a result of the conversion to a new accounting software. Council briefly discussed but mentioned they overall were pleased with the audit.

Discussion of Proposed Changes to the Motorized Cart Ordinance, Sec. 78-151 thru 78-159

Mr. Wilmot prepared an amendment to the original ordinance which would allow only persons who have a valid driver's license to drive a motorized cart on city streets. Council briefly discussed the proposed ordinance change and discussed a recent accident which involved three teens on a cart. Council voiced concerns about teens driving these carts and it was recommended the Police Department increase education of the city's ordinance requirements and enforce the ordinance to ensure safety on the public streets.

Discussion of Contract Amendment with Green Industries, Inc

Mr. Pete Pyrzenski mentioned the contract amendment removed items which are no longer in place, and allows for the developer to reinstate development at a more cost effective price based on current design standards. Mr. Pyrzenski provided Council with the proposed amended agreement, original agreement, and 2016 amendment for review.

Discussion of Downtown Development Authority Retreat

Mr. Pyrzenski gave the Council an overview of the discussions held at the recent DDA Retreat. Items discussed included Director Position, Mainstreet funding, DDA's SPLOST Funding, future developments and downtown projects, and DDA board member roles.

Discussion of Thrift Stores in Commercial Downtown

Mr. Pyrzenski mentioned the discussion of thrift stores came up at the last DDA Meeting and he inquired as to Council's opinion on regulating thrift stores in downtown. Council briefly discussed and asked City Attorney Rob Wilmot to research the possibility of setting additional standards for thrift stores. Item will be brought back after further review.

Resolution Designating Rock the Block Scheduled for June 22, 2019 as a Festival

Mayor Smith gave an overview of the Rock the Block event scheduled which will include vendors, live music, and fireworks. Ms. White mentioned Tifton Tourism is requesting the festival zone be designated for the downtown area from Hwy 82 to First Street. Council reviewed the request.

Resolution Providing for a New Alcohol License for The Tift Tap House Located at 221 S. Main Street

Ms. Jessica White present the new alcohol application and mentioned the application was for a new downtown restaurant. She stated the business would be the first business to offer consumption on premises and package sales at the same location. Staff reviewed the application submitted and recommended approval.

Resolution Providing for a New Alcohol License for Quick Buy Located at 1160 Main Street

Ms. Jessica White presented the alcohol application and mentioned this was a change in ownership. Staff reviewed the application for beer and wine package sales and recommended approval.

Resolution Providing for Abandonment and Sale of a Portion of 18th Street and Relocation of John Orr Drive

Mr. Pete Pyrzenski presented the resolution which would officially abandon a portion of 18th Street and John Orr Drive in order for the hospital to acquire the property for additional parking. The request was prepared by the Hospital Authority along with plans to expand the current Hospital and parking area. The hospital also agrees to relocate John Orr by constructing a new street to city standards and upon completion the street would become a City street. Council reviewed the documents provided which included the development plan submitted by the Hospital Authority.

City Manager Report

Mr. John Shepard gave a update on the T-SPLOST projects and mentioned the City has requested the City's first year regional project funding go toward 8th Street Widening at I-75 and 2nd Street resurfacing. He mentioned this request was approved at the recent GDOT TIA meeting. Mr. Pyrzenski also presented Council with the FY2020 Budget Calendar and Georgia Cities Week Flyer.

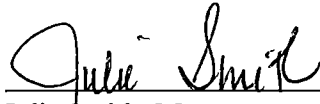
Executive Session

Council Member Folk made the first motion to go into executive session to discuss legal and real estate matters. Motion seconded by Terrell and unanimously approved. Meeting closed to executive session.

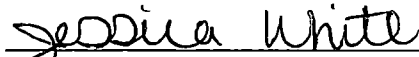
Resolution Providing for Executive Session

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

Respectively Submitted,



Julie Smith, Mayor



Jessica White, City Clerk

**AT A MEETING OF THE
CITY COUNCIL OF THE CITY OF TIFTON
HELD ON April 1, 2019
A MOTION TO ENTER INTO EXECUTIVE SESSION**

Council member Jack Folk makes the following motion:

1. That City Council now enters into executive session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing the following:

(check all that apply)

- Legal Matters.
- Personnel Matters.
- Real Estate Matters.

That each member of this body, in open session, at the conclusion of such executive session, and consistent with the provisions of City of Tifton Resolution No. 99-66, either:

1. Execute the Affidavit, the form of which having been previously approved; or
2. Vote upon the Resolution, the form of which having been previously approved, to be followed by the execution of the above-referenced Affidavit by so many members of this Council that so desire,

all of which is in compliance with O.C.G.A. Section 50-14-4; thereby this body, by appropriate form of either Affidavit or Resolution/Affidavit, ratifying the actions of the Council taken in executive session and confirming that the subject matters of the closed session were within exceptions permitted by the Open Meetings law.

Council member Johnny Ferrell seconds the motion.

Motion Approved

Those voting in favor of the motion for closure:

Council Members: Julie Smith, Frank Saxles, Wes Ehlers

Those voting against the motion for closure:

Council Members: None

AFFIDAVIT

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia:

<u>Present</u>	<u>Absent</u>	
<u>✓</u>	_____	Julie B. Smith
<u>✓</u>	_____	Wes Ehlers
<u>✓</u>	_____	Jack Folk
<u>✓</u>	_____	Johnny Terrell
<u>✓</u>	_____	Frank Sayles

Who, after being duly sworn, deposes and on oath states the following:

1. I am a member of the Tifton City Council and I was present at a meeting of the City Council held on the 1 day of April, 2019.

2. That it was my understanding that O.C.G.A. Section 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) Of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

3. The subject matter of the closed meeting or closed portion of the meeting held on the 1 day of April, 2019, which was closed for the purpose(s) of :

- Legal Matters
- Personnel Matters
- Real Estate Matters

As allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.

4. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. Section 50-14-4(b) that such an affidavit be executed.
5. This affidavit is likewise executed by the following members of the City Council present at such executive session in support of open and honest government and in compliance with City of Tifton Resolution 99-66.

This 1 day of April, 2019.

Julie Smith

Julie Smith
Mayor, City of Tifton

Wes Ehlers

Wes Ehlers
Councilman, District 1

Jack Folk

Jack Folk
Councilman, District 2

Johnny Terrell

Johnny Terrell
Councilman, District 3

Frank Sayles, Jr.

Frank Sayles, Jr.
Councilman, District 4

Sworn to and subscribed before me
By all City Council members
on this 1 day of

April, 2019.

Jessica White
Notary Public

