

**CITY OF TIFTON
COUNCIL WORKSHOP
MAY 7, 2018
4:30 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

Rob Wilmot, City Attorney

Becky Moore, Deputy Clerk

Workshop with the Tifton Housing Authority

The City Council met with the Tifton Housing Authority Board to discuss board appointments, board accomplishments, and their By-Laws. Mr. Pyrzenski prepared a packet of information for Council to review which included the THA By-Laws, Agreement between the City and THA, and current board member listing. Dr. Homer Day gave a brief overview of the board functions and examples of items they deal with on a monthly basis. Ms. Shaundra Clark gave a brief overview of the policy and administration at the Housing Authority. She mentioned the Housing Authority was established in 1950 and the first development Peterson Apartments opened in 1952. They currently have 339 units, and Dees Apartments which is currently a multifamily development. She mentioned they currently have 10 developments and 2 of those development are located in Omega which house 930 residents. The Housing Authority has 16 employees and the income for the authority comes from rentals, federal funding from HUD, capital funding, and management fees. Mrs. Clark provided Council with a current year budget, and discussed the numerous programs offered through the Housing Authority. Lastly she gave an overview of the future Capital Improvement Plan for the Housing Authority Properties. Mr. Pyrzenski thanked Ms. Clark for the information and they briefly discussed the burnt buildings on Alder Street, curbside pickup, and safety concerns.

Public Hearing For Request To Rezone The Property Located At 101 S. Tift Avenue From GB (General Business) To CD (Commercial Downtown)

Attorney Rob Wilmot opened the Public Hearing by asking City Council Members the conflict of interest questions, with the responses to all questions being a unanimous no. Mr. Danny Wallace briefly discussed the reasons for the application. The Planning and Zoning Board approved the application unanimously and staff is recommending approval. There were no individuals present for or against this request. Mr. Wilmot closed the Public Hearing.

Review of Request for Proposals Received for Banking Services

Due to Vice Mayor Ehlers scheduled to arrive later and knowing that he will have to recuse himself from discussions; Mayor Smith has asked that agenda item number six be moved up. In January, a Request for Proposals (RFP) went out on Banking Services. Mr. Wayne Putnal went over that there were five proposals received in all, but one was not on time and was not in proper format. The four properly received proposals were: SunTrust, Synovous, BB&T, and Ameris Bank. The Finance Team

has looked over the properly submitted proposals and is recommending the City to continue banking accounts with Synovous, remain with BB&T for current savings accounts, and change the current credit card with BB&T to BB&T's Purchase Card Program.

Georgia Main Street Program Agreements for 2018-2019

Ms. Lequrica Gaskins discussed the agreements needed for 2018 and the programs annual report from 2017. Ms. Gaskins explained that a Memorandum of Understanding is standard to be signed every year by the DDA Chair and the Mayor with the Georgia Main Street Program. The Tifton-Tift County Main Street Program has been designated a Georgia Exceptional Main Street (GEMS) Program for 2018. There are approximately 140 Main Street Programs in the State of Georgia with only 10-12 being GEMS status. Ms. Gaskins reviewed the 2017 Community Impact Report stating that there was an approximate \$13 million investment into the Downtown area last year and over \$5 million put into rehabilitating parts. She also mentioned that she expects to see high numbers again for 2018. Council Member Folk clarified that the investment benefited the County and School Board, as well as the City. She then briefly discussed the Connectivity Report for the DDA regarding the crosswalk improvements and funding planned for the Downtown area. Council Member Folk asked if this presentation was given to the County Commissioners. Ms. Gaskins stated that she would be requesting to go before them for a presentation in possibly June. During this presentation Council Member Ehlers arrived.

Tift Regional Medical Center – Development Plan and Request for Street Closure

A representative on behalf of Tift Regional Medical Center handed out a printout to the City Council. He stated that they would like to request assistance with the following:

- 18th Street Road Closure: 611 feet from the right of way on Old Ocilla Road to John Orr Drive for the new EMS entrance and new Fire Lane.
- Shift to the East of John Orr Drive to align with the new entrance, given there are no issues with the neighboring property owners as to not infringe on any of their neighbors.
- Reworking and resurfacing of Lee Ave to Old Ocilla Road within the scope of work to fix potholes and resurface the road, not to include curb and gutters.
- Variances inside the designated parking areas on the drawing for the width of the road from 30 feet to 24 feet on John Orr Drive, Lee Avenue, and 18th Street. This would include curb, gutter, & landscaping to be maintained by TRMC to uniform the campus appearance, reduce traffic speed, & eliminate on-street parking. There will be sidewalk incorporated in this portion.
- There is a possibility of a variance needed from the distance from center to column, but at this point the location of that column has not been determined.

They are asking these things for the health & general welfare of the community and the safety of individuals walking to and from buildings in this area. Council Member Folk asked if this would create the "wide/narrow/wide" effect as on Emmett Drive. The representative stated that it would not due to it being just that one block and connecting only to parking lots. Mr. Pyrzenski asked him to discuss the topic of storm water for the project. They have had conversations with the City's Environmental Management Department already about the retention ponds, underground collections, runoff, etc.

to ensure that there is not water standing or feeding back into the roadways. Sit-downs with City have already started taking place to make sure they are in line with the City regulations. TRMC's engineers will be in direct communication with the City during this process. Mayor Smith asked how they planned on handling the power lines. The goal is to have all power lines buried. By making these improvements, the ability to see an approximate 45,000 patients per year to 66,407, which is scheduled to be hit around 2021. Another improvement will be the helicopter's landing zone. The new location will allow immediate access through the dedicated drive with the 18th street requested closure. Mr. Pyrzenski stated that they will discuss and get back with them.

Request to Change the Water System Disinfection from Liquid Chlorine to Chlorine Gas

Mr. Jeff West stated the quotes have come back in from the request discussed a couple of months back about the conversion. Staff recommends accepting the quote from Sowega Chlorinator Company at \$82,785. There was a budgeted amount of \$150,000. This will get all wells swapped over. Per Mr. Pyrzenski, this is part of the current Priority Plan.

Request to Accept Proposal from Utility Asset Management for Repair of Drainage Pipe located at 26th Street & Ridge Avenue

Mr. West discussed the issues of several locations on Ridge having pipes to rust and holes coming up in the yards. By accepting this proposal, the process of having to dig up yards will be lessened. This process will allow for a 30 year guarantee as opposed to the 20 year guarantee that is currently in place. Park Avenue, per Council Member Folk, probably needs the same due to the issues in that area. Mr. Pyrzenski reminds the City Council this too is part of the priority plan in the area of storm water.

Review of the MOU between the City and ABAC for Management of the Tift Theatre

Mr. Pyrzenski stated that the City is looking to have a Memorandum of Understanding with ABAC for the management of the Tift Theatre. He feels that by doing this will help keep the Downtown area and the facility alive. He stated that Kaylee Stokes, current business manager, is doing a spectacular job maintaining the day to day operations of the theatre. There is a draft MOU sent to the City Council that has been reviewed by ABAC and Mr. Wilmot. Mr. Pyrzenski would like the Council to review the document and give feedback. The City will still get the proceeds for the events not related to ABAC, and for all ABAC related events the City will get 80% and ABAC 20%. Ms. Fran Kinchen will be designated the liaison. She believes this will bring more events Downtown and relieve the headache of staffing from the City. ABAC will do the hiring, personnel, scheduling, contracting, etc. In Ms. Kinchen's opinion, ABAC's producers know how to run these things more so than the City does. We will still obtain control and maintain current events. Mr. Pyrzenski and Ms. Kinchen would like to request City Council allow a full calendar year and see how it goes.

Recommendation to Transfer Landfill Closure and Post Closure Funds

According to Mr. Pyrzenski, the EPD has contacted saying that the Tifton-Tift County Landfill is not in line with the funds for closure and post closure. In 2015, HHNT Engineers warned that there were changes to come that would affect fees. Per Mr. Ricky Hobby, those changes are here. The vertical

permit requires that the landfill show that there are enough funds for closure and post closure. The funds have been in separate accounts and set aside, but the EPD would like them to be to a different fund as well. Mr. Pyrzenski has sent this information to County Manager Jim Carter and has had discussions regarding the landfill. Mr. Pyrzenski informed the Council that the Tifton-Tift County Landfill has been well-managed thus far under Mr. Hobby's management. Any increase in prices should go before the Service Delivery Team before changes are made. Mr. Pyrzenski recommends following the recommendations by the EPD.

Ordinance Rezoning Property Located at 101 S. Tift Avenue from GB (General Business) to CD (Commercial Downtown)

Per Mr. Wallace, this is the same project from the Public Hearing. This is proposed to be an event center, residential housing, and indoor parking. Planning and Zoning Board approved unanimously and staff is recommending approval from City Council.

Resolution Authorizing the Tifton Fire Department to Form a Mutual Aid Resource Pact with Members of the Georgia Mutual Aid Group (GMAG)

Fire Chief Bobby Bennett handed out a packet to the City Council about GMAG. This is a mutual aid agreement that sends us resources in times of need, as well as calls upon us in other fire departments' times of need. Chief Bennett states that the City Fire Department is not mandated to go when called upon. Also, this group is funded by donations and sponsorships, and therefore has no charge to be a part.

Resolution Providing for an Amended Alcohol Beverage License for Sunny Swifty located at 1355 S. Main Street

Ms. Moore stated the reason for the resolution was there is a new manager at this location. Staff recommends approval.

Resolution Providing for a New Alcohol License for Shell Travel Center located at 603 Old Omega Road

Ms. Moore stated the reason for the resolution was there is a new owner at this location. Staff recommends approval.

Update on the City's Retirement Plan Conversion

Mr. Pyrzenski explained that there were some legal issues and information that needs updating before moving forward. He is looking at the June/July timeframe for more information such as a contribution amount, and a complete rollout scheduled for approximately November, if not before. Council Member Folk asked if Richard Mooney had been contacted regarding the changes as he had spoken with him previously and Mr. Mooney suggested that the rollout happen sooner in the year, rather than later. Mr. Pyrzenski stated Mr. Mooney had been contacted.

Fox Theatre Grant Check Presentation Scheduled for May 31st at the Tift Theatre

Mr. Pyrzenski wanted to make sure all Council Members were aware of the event and plan to attend. Ms. Stokes has organized this event, sent out invites, and has planned light refreshments for the event. Mayor Smith also informed everyone that there was a professional photography team coming to photograph the theatre. There were four theatres in Georgia chosen and the Tift Theatre was one of them.

City Manager Report

Mr. Pyrzenski wanted to make the Council aware of the spam email tests that the IT Department has been sending out. Mr. Jonathan Taylor and Mr. Steven Henderson have been making the employees aware and trying to help prevent what happened to Atlanta from happening to the City of Tifton. One email shut down the City of Atlanta for three days. One person can click a spam link and the system can go down instantly. Ms. Jessica Jones got married over the weekend and is out on her honeymoon. Congratulations to her. Mr. Adam Cobb gave a brief update on the water portion of the LMIG Project and Mr. West gave a brief overview of the resurfacing portion. The project is on track to start mid-May/beginning of June.

EXECUTIVE SESSION FOR LEGAL MATTERS

A motion was made by Council Member Folk to enter Executive Session for Legal Matters. A second was made by Council Member Terrell, followed by a unanimously positive vote. Meeting closed to executive session.

Resolution Providing for Executive Session

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

Julie Smith, Mayor

Becky Moore, Deputy Clerk