

**City of Tifton**  
**Council Workshop and Special Called Meeting**  
**June 1, 2020**  
**5:00 PM**  
**Tifton City Hall**

**Attendees**

Mayor Julie Smith

Vice Mayor Wes Ehlers

Council Member Jack Folk

Council Member Johnny Terrell

Council Member M. Jay Hall

Pete Pyrzenski, City Manager

Rob Wilmot, City Attorney

Jessica White, City Clerk

**Public FY2020 Proposed Budget Public Hearing**

Mr. Pyrzenski briefly reviewed the budget process and mentioned the budget was officially presented to Council on May 21, 2020. Since the budget was originally presented, the only major change in the proposed budget was for Hotel-Motel Tax collection. Mr. Pyrzenski mentioned as a result of the Coronavirus, the fund and the revenue from the tax was down. The FY2020 Proposed budget totaled \$43,431,433 for all funds. The public hearing opened for public comments. There being no public comments the hearing was closed. The budget is scheduled to be officially adopted on June 15, 2020.

**Annual Update from Keep Tift Beautiful**

Mr. Dave Hetzel, KTB Board Member, presented the many accomplishments and activities held in 2019 by Keep Tift Beautiful. Accomplishments included tire pickup, adopt a mile program, beauty spot of the month, and community garden. The Council thanked Mr. Hetzel for attending and for all the board members work within the community.

**Public Hearing on Proposed Amendments to the Land Development Code, Appendix 1, Technical Design Standards, Section 6.10.1 (Application PP20-0006)**

Mr. Wilmot mentioned the proposed application was being made by the City of Tifton. Mr. Wilmot read aloud the zoning conflict questions to City Council. No member of Council had any conflicts and were able to participate in the hearing. Mr. Danny Wallace, Asst. Community Development Director, gave an overview, the proposed changes would remove certain standards for fencing around detention and retention ponds. Mr. Wallace mentioned the proposed changes were approved by the Planning and Zoning Board. The hearing opened to public comment.

Mr. Lonnie Lewis, 2618 Diana Circle: Mr. Lewis mentioned the change to a 4-foot fence around ponds could be a safety concern because children could easily climb over the shorter fence. Mr. Wallace mentioned the 4-foot fence requirement is in line with the state requirements for fencing around pools.

**Public Hearing on Proposed Amendments to the Land Development Code, Establishing Commercial and Residential Design Standards (Application PP20-0009)**

Mr. Wilmot mentioned the proposed application was being made by the City of Tifton. Mr. Wilmot read aloud the zoning conflict questions to City Council. No member of Council had any

conflicts and were able to participate in the hearing. Mr. Danny Wallace, Asst. Community Development Director, gave an overview of the proposed zoning changes. He mentioned the application was brought forth as requested by Council and has been reviewed by the Planning and Zoning Board. The amendment would establish design standards in Tifton and would require new construction to use materials and design elements which are fitting to the existing neighborhood. Mr. Wallace reviewed the recommended changes by the P & Z Board with Council. Mr. Wallace mentioned the application was approved by the Planning and Zoning Board, with the proposed recommended changes. The Public Hearing opened for public comment. No one spoke, the hearing was closed.

#### **Public Hearing on Proposed Amendments to the Land Development Code to Provide for Conditional Zoning and Special Use Permits (Application PP20-0010)**

Mr. Wilmot mentioned the proposed application was being made by the City of Tifton. Mr. Wilmot read aloud the zoning conflict questions to City Council. No member of Council had any conflicts and were able to participate in the hearing. Mr. Danny Wallace, Asst. Community Development Director, gave an overview of the proposed amendments and mentioned the proposed amendments were approved by the Planning and Zoning Board. The Public Hearing opened for public comment. No one spoke, the hearing was closed.

#### **Downtown Committee Update**

Ms. Abbey McLaren, Downtown Development Director, reviewed with Council the progress made on the committee to review the businesses which were appropriate in the commercial downtown area. Ms. McLaren mentioned the committee reviewed requirements from other governments and provided Council with proposed definitions for defining antique shops, junk stores, thrift stores, pawn shops, and secondhand stores. Ms. McLaren mention the committee recommended limiting secondhand stores in the area because the business type is not a good fit for the area. Ms. McLaren also mentioned she has spoken with a number of the downtown restaurants and they are currently operating at 60% since the COVID 19 restrictions have been put in place.

#### **Resolution for the Proposed FY2021 Budget**

Council reviewed the resolution, no discussion was held.

#### **Resolution Approving the Purchase and Sale Agreement with South Tifton Development, LP**

Mr. Pyrzenski mentioned the proposed agreement is needed to secure the sale of the property in anticipation of the firm receiving low income housing tax credits for constructing affordable housing at the previous Captain's Point location.

#### **Resolution Approving the Board Appointment Policy**

Mayor recommended proposed changes to the policy. Recommended changes included changes to applicant requirements, interview process, oath of office, and adding training requirements. Council briefly discussed the recommended changes and discussed.

#### **Ordinance Amending the Land Development Code, Appendix 1, Technical Design Standards, Section 6.10.1 (Application PP20-0006)**

Ordinance was reviewed.

**Ordinance Amending the Land Development Code, Establishing Commercial and Residential Design Standards (Application PP20-0009)**  
Ordinance was reviewed.

**Ordinance Amending to the Land Development Code to Provide for Conditional Zoning and Special Use Permits (Application PP20-0010)**  
Ordinance was reviewed.

**Ordinance Amending Section 7.19.00 I of the LDC Related to Removal of Signs Within the Right-of-Way**

Mr. Danny Wallace mentioned in 2018 when the departmental name change was updated the revised section 7.19.00 reverted back to the original version. Mr. Wilmot mentioned the ordinance being presented was originally approved as ordinance 2017-10 on April 17, 2017 and should be updated again to correct the ordinance. Council briefly discussed regulating signs within the right of way.

**Ordinance Approving the Amendments to the Gas Supply Contract and Supplemental Contract with the Municipal Gas Authority of Georgia**

Mr. Pyrzenski mentioned the ordinance and contract amendment is need to continue purchasing the City's gas supply from MGAG.

**City Manager Report**

Mr. Pyrzenski mentioned the Senior Center will reopen on June 15<sup>th</sup> for senior activities. He also mentioned the Police Department and Fire Department have both recently applied for federal grant funding.

**Mayor and Council Comments**

Mayor Smith, Council Member Hall, Council Member Terrell, and Vice Mayor Ehlers all spoke in reference to the current events surrounding the death of Mr. George Floyd. They each encouraged the community to come together during this time and not let racism draw our community apart.

Council Member Folk encouraged the community to continue to wear masks for the protection of others.

**SPECIAL CALLED MEETING**

**Action on Alcoholic Beverage License for Jay Shree Maharaj Sales Corporation dba Speedgo #1 located at 1939 Whiddon Mill Road for Underage Sales Violation**

Council briefly discussed the alcohol license hearings. Council Member Folk motioned to suspend the alcohol license for 60 days and charge the business a \$250 reinstatement fee following the suspension. Motion seconded by Terrell. Smith and Hall voted in favor, and Ehlers voted in opposition. Motion passed with a 4 to 1.

**Action on Alcoholic Beverage License for Shree Dutt, LLC dba Handy Stop Located at 207 W. 12<sup>th</sup> Street for Underage Sales Violation**

Council Member Folk motioned to suspend the alcohol license for 60 days and charge the business a \$250 reinstatement fee following the suspension. Motion seconded by Terrell and unanimously approved.

**Action on Alcoholic Beverage License for KD Food, Inc. dba Pepi's Food Mart Located at 921 W. 20<sup>th</sup> Street for Underage Sales Violation**

Council Member Folk motioned to suspend the alcohol license for 60 days and charge the business a \$250 reinstatement fee following the suspension. Motion seconded by Terrell. Smith and Hall voted in favor, and Ehlers voted in opposition. Motion passed with a 4 to 1.

**Resolution Approving the Purchase and Sale Agreement with South Tifton Development, LP**

Vice Mayor Ehlers made the first motion to approve the resolution, motion seconded by Terrell, and unanimously approved.

**Executive Session for Legal Matters**

Vice Mayor Ehlers made the first motion to go into executive session to discuss legal matters, motion seconded by Folk, and unanimously approved. Meeting closed to executive session.

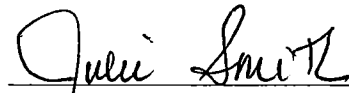
Vice Mayor Ehlers made the first motion to go out of executive session and back into regular session. Motion seconded Hall and unanimously approved. Meeting opened back to regular session

**Resolution Providing for Executive Session**

Vice Mayor Wes Ehlers made the first motion to accept the resolution, motion seconded by Hall, and unanimously approved.

There being no further business to discuss, the meeting adjourned.

Respectively Submitted,

  
\_\_\_\_\_  
Julie Smith, Mayor

  
\_\_\_\_\_  
Jessica White, City Clerk

**AT A MEETING OF THE  
CITY COUNCIL OF THE CITY OF TIFTON  
HELD ON June 1, 2020  
A MOTION TO ENTER INTO EXECUTIVE SESSION**

Council member Wes Ehlers 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 Jack Folk seconds the motion.

**Motion Approved**

Those voting in favor of the motion for closure:

**Council Members:** All

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>	_____	M. Jay Hall

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 June, 2020.

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 June, 2020, which was closed for the purpose(s) of :

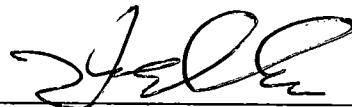
- Legal Matters
- Personnel Matters
- Real Estate Matters

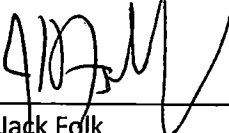
As allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.

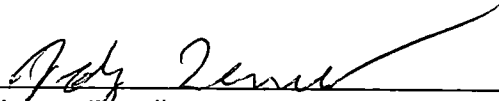
4. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. Section 50-14-4(b) that such an affidavit be executed.
5. This affidavit is likewise executed by the following members of the City Council present at such executive session in support of open and honest government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

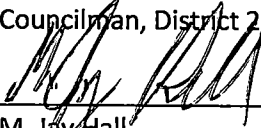
This 1 day of June, 2020.

  
 \_\_\_\_\_  
 Julie Smith  
 Mayor, City of Tifton

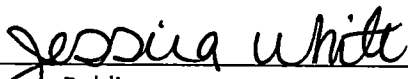
  
 \_\_\_\_\_  
 Wes Ehlers  
 Councilman, District 1

  
 \_\_\_\_\_  
 Jack Folk  
 Councilman, District 2

  
 \_\_\_\_\_  
 Jonny Terrell  
 Councilman, District 3

  
 \_\_\_\_\_  
 M. Jay Hall  
 Councilman, District 4

Sworn to and subscribed before me  
 By all City Council members  
 on this 1st day of  
June, 2020.

  
 \_\_\_\_\_  
 Notary Public

