

**City of Tifton
Council Workshop
July 2, 2018
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

Rob Wilmot, City Attorney

Jessica White, City Clerk

Mayor Julie Smith called the meeting to order at 5:30 PM.

Lequrica Gaskins – Main Street/DDA Update

Ms. Gaskins gave an update and provided information on a \$99,000 grant received to improve the crosswalks in Downtown Tifton. The DDA is considering using the funding to add images such as the City's logo, brick pavers and other improvements to the downtown crosswalks. She also gave an update on the changing out of the streetlights to the new model, which is about 90% complete. She further mentioned plans to begin improvements to Veterans Park and updating the downtown banners.

Ms. Gaskins introduced Mr. Brett Henderson, structural engineer, whom the DDA consulted with to determine if the façade of the building located at 331 Commerce Way could be saved and incorporated into the new parking lot design. Mr. Henderson presented a rendering of the proposed design and estimated cost. He mentioned the plan is keep the façade frontage and add a steel support to secure the remaining structure. Doing this is expected to take up about 7 feet of the proposed parking lot area. Council discussed the design and cost of the project. Mr. Henderson estimated the total cost of the project to be \$292,300 and by preserving the façade he estimated the cost would be an additional \$48,500. Mayor Smith requested additional information on the City's portion, grant portion, and DDA's portion of the project.

Review Request for Proposals and Additional Information Received for Banking Services

Mr. Putnal mentioned since the last meeting staff has gathered additional information from the responsive banks to negotiate terms and banking fees. Mr. Putnal reviewed the spreadsheet of the responses received and provided information for the Council to review. Mr. Pyrzenski mentioned his recommendation is to move the City's banking to Ameris Bank.

Discussion of Setting the 2018 Millage Rate

Mr. Putnal provided Council with the final property tax digest which was a 2% increase from last year, but with the roll back the millage rate will remain the same at 9.731 Mills.

Discussion of Alcohol Ordinance

Mr. Pyrzenski provided information on the qualifications for alcohol license for Council to review. Mr. Pyrzenski mentioned staff will be requesting information from other cities to determine if they restrict the number of ownership/management changes within a year. Once research on the issue is completed the item will be brought back before Council for review and determine if the city needs to revise the qualification for an alcohol license.

Review of Bids Received for Pebblebrook Water Main Replacement

Mr. Pyrzenski mentioned the City received 5 responses from the request for bids for the project, and the bids received were as follows:

Coastal Plains Construction: \$658,739.00

Doyle Hancock & Sons Construction: \$511,530.60

Little River Contractors: \$663,304.00

Popco, Inc: \$658,517.26

RPI: \$865,504.00

ESG Engineering and staff have reviewed the bids and recommends awarding the bid to the lowest bidder Doyle Hancock & Sons Construction in the amount of \$511,530.60. Council reviewed the documents and briefly discussed.

Resolution Providing for a New Alcohol License for EZ Mart Located at 3301 Food Located at 3301 US Hwy 82 W.

Ms. White stated the EZ Mart is changing ownership and staff has reviewed the application and background information on the owner and manager and is recommending approval. Ms. White furthered that the applicant is leasing the location from the Mr. Qadeer Ahmad.

Resolution Providing for a New Alcohol License for Kwiq Stop Food located at 301 W. 7th Street

Ms. White stated the application presented is for the current EZ Mart 2. Staff has reviewed the application and background information on the new owner and manager and is recommending approval. Ms. White furthered that the applicant is leasing the location from the Mr. Qadeer Ahmad.

Resolution Amending Sewer Rates for 2018-2019

Mr. Putnal mentioned during the budget process the sewer rates were reviewed. In order to maintain the sewer fund level and requirements of the sewer bond, staff is recommending increasing sewer usage rates and tap fees. Mr. Putnal mentioned the outstanding bond requires the city to maintain a minimum net revenue and the requested adjustment will keep the city in compliance with the bond requirements. Mr. Putnal provided council with a schedule showing the recommended adjustments and reviewed the accounting reports for FY2018 yearend. Council reviewed the documents presented and briefly discussed. Mr. Putnal mentioned he has sent the information to the County Manager for review.

Resolution Approving Write Offs for Accounts Receivables

Mr. Wayne Putnal presented a report detailing past due accounts which staff believes is uncollectable and is requesting approval to write-off the accounts which are 4 to 10 years old. Mr. Putnal mentioned the City can still try to collect the fees, but this is being requested for financial reporting purposes. After Council reviewed the report provided, they requested staff to continue moving forward with trying to collect the amounts from the businesses and customers. Totals for each fund were presented as follows:

General Fund	\$33,523.05
Water Fund	1,371.21
Sewer Fund	3,552.00
Gas Fund	17,222.54
Service Fund	367.75
Total	\$56,036.55

City Manager Report

Mr. Pyrzenski presented the first draft of the FY2018 Annual Report for Council's review and comment. He also mentioned ESG completed drainage improvements on Commerce Way and Central Ave, and commended Mr. Adam Cobb and Mr. Scotty on their work. Mr. Pyrzenski also presented information on the city's plans for mosquito control. Lastly, he mentioned Environmental Management will become the Community Development Department effective tomorrow and they will soon be relocating to the Ridge Ave location. Mr. Putnal also presented information for Council to review on zoning for mobile homes and Council briefly discussed. Mr. Pyrzenski mentioned staff will soon bring forward recommendations for Council's consi

Mr. Charles Johnson, 1119 Pehler Drive

Mr. Johnson was present to address with Council the multiple dilapidated buildings on Pehler Drive near his residence. Mr. Johnson stated he has contacted code enforcement about the issue and wanted to bring the issue to the Council's attention. Mr. Terrell also mentioned the neighborhood is requesting making Pehler Drive a one-way street. Council requested Mr. Johnson get a listing of the properties in concern to the City Manager for review.

Executive Session

Council Member Terrell motioned, seconded by Folk, and motion approved by Mayor Smith and Council Member Sayles to go into executive session to discuss real estate matters. Vice Mayor Ehlers recused himself and did not participate in the executive session. Meeting closed to executive session.

Council Member Terrell motioned to go out of executive session and back into regular session, motion seconded by Folk, and approved by all members present. Meeting opened back to regular session.

Resolution Providing for Executive Session

Council Member Terrell made the first motion for approval of the resolution, seconded by Sayles, and motion approved by Smith and Folk. Vice Mayor Ehlers abstained from the vote.

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

Julie Smith, Mayor

Jessica White, City Clerk