

**Tifton City Council Workshop**  
**August 6, 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

**Public Hearing for a Request to Rezone 4.39 Acres Located on N. Murray Avenue, Map & Parcel # T0058-011, from Suburban Agriculture (SA) to Single Family Residential (R-14)**

City Attorney Rob Wilmot opened the public hearing, and read aloud the conflict questions to Council. No members had any conflict with the applicant or application and all participated in the hearing. Mr. Danny Wallace presented the proposed rezone request from Mr. Jason Hendricks requesting to develop 12 single family homes at the proposed location. Mr. Wallace stated the rezone request was unanimously approved by the Planning and Zoning Board and staff is also recommending approval. The public hearing opened up for comments. No one spoke, public hearing was closed.

**Citizens' Art Collection**

Ms. Mary Glynn Hendricks and Ms. Syd Blackmarr presented the updated brochure developed for the Citizens' Art Collection in City Hall. The brochure will be displayed at City Hall and details information on all the art work displayed. Ms. Blackmarr gave a brief history of the art collection and thanked the City for supporting the cultural arts. Mayor Smith and Mr. Pyrzenski thanked both ladies for their hard work on the display and project.

**Review of Zoning Comparisons for General Business, Neighborhood Commercial, & Residential Professional**

Mr. Danny Wallace prepared information on what types of housing and businesses are allowed in different zones. Council reviewed the information presented and discussed with staff.

**Request to Rezone Property Located at 2203 N. Hwy 41 from Neighborhood Commercial (NC) to General Business (GB), T026 004A**

The rezone request was a previously tabled item. The request was made by staff and Mr. Pyrzenski mentioned they would be taking it off the table. The property is located in Council Member Folk's district and he was not favorable of rezoning the property to General Business since it was near a residential area.

**Request to Rezone Property Located at 2201 N. Hwy 41 from Neighborhood Commercial (NC) to General Business (GB), T026 004**

The rezone request was a previously tabled item. The request was made by staff and Mr. Pyrzenski mentioned they would be taking it off the table. The property is located in Council Member Folk's

district and he was not favorable at this time of rezoning the property to General Business since it was near a residential area.

#### **Review of Commerce Way Parking Lot Project**

Mr. Pyrzenski presented an updated project cost for preserving the façade and constructing a parking area at 331 Commerce Way. The information provided estimated an additional \$63,404 would be needed to preserve the façade. Council reviewed and briefly discussed. Council Member Sayles suggested submitting the updated cost to DDA and requesting they cover the additional cost.

#### **Resolution Amending the City's Purchasing Policy**

Mr. Pyrzenski presented a resolution which would amend the limits for a formal bid process on public works projects such as water and wastewater. The change requested would help streamline smaller projects so they could be completed faster. Projects exceeding \$100,000 dollars would require a formal bid process; projects valued between \$50,000 - \$99,999 would require three written quotes and approval by City Council; projects between \$25,000 – \$49,999 would require three written quotes and approval by City Manager; and projects less than \$24,999 would require City Manager approval. Mr. Wilmot mentioned the resolution also provides for road projects to follow procedures established by Georgia law.

#### **Update on Chestnut Ave Project**

Mr. Pyrzenski presented the title opinion prepared by Attorney Buck Rigdon for Chestnut Avenue. Based on the title opinion, the City does have ownership of the street and right-of-way. Mr. Pyrzenski reviewed the project plan with Council, which will add diagonal and parallel parking on the street. Mr. Pyrzenski recommended splitting the project cost 50/50 with DDA. Pyrzenski suggested the project be taken to DDA for approval of the partnership, and if approved the City will move forward with engineering the project. The project is estimated at roughly \$300,000.

#### **Review of Proposed Contract Amendments for ESG, Inc**

Mr. Pyrzenski mentioned the contract is being amended to reflect changes approved in the annual budget. He mentioned \$85,000 for engineering was removed from the contract as the City will take back over the engineering department.

#### **Discuss Golden Environmental Rate Increase Request for Solid Waste Collection, Service Concerns, and Contract Specifics**

Mr. Pyrzenski mentioned Golden Environmental sent the City a letter requesting a \$0.87 per household rate increase for garbage collection services. Mr. Wilmot mentioned he was directed by Council to review the complaints and options for addressing the issues. Mr. Wilmot presented documents dating back to 2016 documenting issues with garbage collections. Mr. Richard Golden with Golden Environment was present and discussed with council the service complaints. Issues discussed included: leaking trucks, pickup schedules, curbside pickup, reporting requirements, and bulky loads. After discussion, Mr. Golden mentioned his request for an increase is a result of increased costs for processing recycling, yard debris, and increase in employee costs. After discussion, Mr. Pyrzenski suggested staff and Golden prepare options for addressing service issues, review documentation for requested increase, and bring back before council for further consideration.

**Resolution Providing for a New Alcohol Beverage License for Terminal South located at 265 Brumby Way**

Ms. Jessica White presented the new alcohol license from Terminal South. Terminal South is a new bar locating to the previous location of The Gin. The applicants are requesting to serve Beer, Wine, and Distilled Spirits. Ms. White stated staff has reviewed the application and recommends approval.

**City Manager Report**

Mr. Pyrzenski provided Council with information on T-SPLOST. Based on the information provided, T-SPLOST is estimated at 2.3 Million to be spent locally on projects. Mr. Pyrzenski also gave an update on the Matt Wilson project and suggested the city update the zoning for mobile home parks.

**Executive Session To Discuss Legal Matters**

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

Council Member Folk made the first motion to go out of executive session and back into regular session. Motion seconded by Terrell and unanimously approved.

**Resolution Providing for Executive Session**

Council Member 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.

Respectively Submitted,

---

Jessica White, City Clerk

---

Julie Smith, Mayor