

**City of Tifton
Council Workshop
January 4, 2018
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

Jessica Jones, City Clerk

Rob Wilmot, City Attorney

Swearing in Council Members

Mr. Rob Wilmot sworn in Mr. Johnny Terrell for the Council District 3 position and Mr. Wes Ehlers for the Council District 1 position. Both Council Members were re-elected during the November 2017 General Election, and will serve a four-year term from January 1, 2018 until December 31, 2021.

Election of the Vice Mayor

Council Member Sayles motioned to appoint Wes Ehlers, District 1, as Vice Mayor. Motion seconded by Terrell; Mayor Smith and Folk voted in favor. Council Member Ehlers abstained from the vote. Motion passed, and Ehlers will serve as Vice Mayor for a period of two years.

Scott Purvis w/ Georgia Power

Mr. Scott Purvis presented information showing the economic development indicators for the City of Tifton and informed Council of economic development tools available through Georgia Power and located at selectgeorgia.com. These tools available included 3D site modeling, site development evaluation, economic comparison data and visual services. Mr. Purvis providing information on the demographics and tapestry segmentation in Tifton and the data showed a flatline in population growth for Tifton. He also reviewed information on retail development and mentioned Tifton is a retail hub for many of the surrounding counties. The presentation also included employment data for Tifton and showed Tifton's daytime population increasing from employees traveling to Tifton for employment opportunities. The Council thanked Mr. Purvis and Ms. Lynn Lovett for presenting the information and being a partner in Tifton's economic growth.

Ordinance Annexing 5.26 Acres located at 18 Casseta Road, Tax Map #T020 Parcel 042A (X17-000-008)

Mr. Shultz reviewed the application which proposes to annex property to allow for expansion of the Pines RV Park. He also mentioned a public hearing was held on January 2, 2018 concerning the request.

Ordinance Amending the Tifton Zoning Map to Classify the property located at 18 Casseta Road as General Business (GB), T020 Parcel 042A

Mr. Shultz mentioned the proposed ordinance would classify the proposed annexed property as General Business and the public hearing for the request was held on January 2, 2018.

Ordinance Rezoning Parcel T0046 006A Located at 1805 US Hwy 82 W., from General Business (GB) to Multi-Residential (MR), (Z17.000.011)

Mr. Shultz reviewed the application which would re-zone the property from GB to MR and allow for a apartment complex to be constructed on the property. Mr. Shultz mentioned the Public Hearing on the request was held on January 2, 2018.

Mr. Darien Peavy w/ Tiftarea YMCA: Mr. Peavy was present to voice concerns with allowing residential in the mainly commercial area. He also requested if this passes he would like to have some type of buffer between the development and the YMCA. Mr. Peavy mentioned he feels commercial growth will continue in the area on Carpenter Road and the proposed residential development may hinder the future commercial development of the area. Council discussed the proposed bike/walking trail near the area and mentioned the trail would provide a buffer and livability asset to the area. Council briefly reviewed the rezoning request and discussed the traffic concerns of the planning and zoning board.

Ordinance Amending the Tifton Land Development Code, Chapter 2:2.03.03 to Allow Stand-Alone Religious Facilities in the Commercial Downtown (CD)

Mr. Houston Shultz mentioned the request would allow for stand alone churches in the Commercial Downtown District, but would not allow for store front churches. Council briefly discussed the proposed location for the Church and overviewed the powers of the DDA as it relates to property it owns. Council also requested getting a regular report from the DDA on on-going activities and projects. Mr. Wilmot mentioned the proposed request is to either allow or not allow for stand-alone religious facilities in the CD zone, and does not address the DDA property.

Resolution Updating the City's Deferred Compensation Plan Trustee and Accepting Amendment #1

Ms. Karen Sanders stated the proposed resolution would updated the plan trustee from Ms. Carla Cooper to Ms. Karen Sanders. Ms. Sanders mentioned this is a housekeeping item since Ms. Cooper is no longer in employed.

Resolution Providing for an Alcohol License at Fred's located at 1442 Tift Avenue

Ms. Jessica Jones mentioned the application is for a new alcohol license at Fred's on Tift Avenue. Ms. Jones mentioned staff has reviewed the application and is recommending approval of the application and resolution.

Resolution Providing for an Alcohol License at Pizza Hut located at 204 N. Virginia Avenue

Mr. Jones mentioned Pizza Hut provided a new manager on their alcohol renewal and staff is recommending approval of the application and resolution.

Resolution Providing for an Alcohol License at Flash Foods located at 1002 N. 8th Street

Ms. Jones mentioned Flash Foods provided a new manager on their alcohol renewal and staff is recommending approval of the application and resolution.

Resolution Providing for an Alcohol License at Quality Inn located at 1104 King Road

Ms. Jones mentioned Quality Inn provided a new manager on their alcohol renewal and staff is recommending approval of the application and resolution.

Resolution Providing for an Alcohol License for Club Tenampa located at 1105 S. Main Street

Ms. Jones mentioned staff is recommending denying the alcohol license for Club Tenampa based on the owner, Ms. Gail Gay-Cruz, not being qualified. Staff recommended denying the application because the owner recently had her alcohol license revoked at La Estrella.

City Manager Report

Mr. Pete Pyrzenski presented a Helpful Hints for Rusty Water Brochure which had general information on what to do when citizens have rusty water at their homes. Mr. Pyrzenski mentioned this information will be posted on our website and mailed out in the upcoming utility bills. Mayor Smith also encouraged citizens to follow the City of Tifton on Facebook and Twitter.

Mr. Pyrzenski mentioned he has been in discussion with Dr. Bridges of ABAC for developing a partnership at the Tift Theatre. Mr. Pyrzenski mentioned Dr. Bridges is on board and if Council agrees with moving forward he will begin those discussions to develop a plan for ABAC to utilize the Tift Theatre for their arts program. Council did not speak of any opposition of the proposal.

Mr. Pyrzenski mentioned the two water main breaks from today were repaired and everyone is back online. He also mentioned Environmental Management and Business License Department has recently converted to the new software. Mr. Pyrzenski also mentioned finance would be sending out an RFP for banking services. He also gave kudos to the police department and mentioned they handled the recent murder and missing person case wonderfully. Lastly, Mr. Pyrzenski presented historical framed pieces given to the city by Ms. Bonnie Cella and stated the pieces would be displayed in city hall.

Executive Session to Discuss Personnel

Council Member Terrell made the first motion to go into executive session to discuss personnel; motion seconded by Ehlers and unanimously approved. Meeting closed to executive session.

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

Resolution Providing for Executive Session

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

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

Julie Smith, Mayor

Jessica Jones, City Clerk