

**CITY OF TIFTON
COUNCIL WORKSHOP
OCTOBER 2, 2017
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 Jones, City Clerk

Public Hearing on Application Z17-000-003, Submitted by H.C. Dorminey Estate Requesting to Rezone Approximately 1.03 Acres Located at 303 Beech Street From R8 to GB (T058 018)

Mr. Rob Wilmot opened the public hearing, and reviewed the public hearing procedures. Mr. Wilmot asked the Council Members if they had any conflicts of interest with the property or property owners. All members verified they did not have any known conflict and therefore were eligible to participate in the public hearing. Vice Mayor Ehlers had not arrived at the meeting when the public hearing took place. Mr. Houston Shultz, Environmental Management Director, reviewed the request in which the applicant Mr. Ed Dorminey was requesting a zoning reclassification of 1.03 Acres from R8 (Residential) to GB (General Business). Staff concluded that the proposed zoning change will not adversely affect the existing use of adjacent or nearby property. Mr. Shultz mentioned the property was purchased in 1958 and a warehouse was built and currently still stands. The request was reviewed by the Planning and Zoning Commission on September 21, 2017 and was unanimously approved.

Mr. Ed Dorminey of 923 Dorminey Doss Road, spoke in favor of the application. He gave a brief history of the property and mentioned he requested the change so he could rent out the building for general business purposes. No one spoke in opposition of the application.

Public Hearing on Application Z17-000-004, Submitted by Bowen Family Partnership, LLP Requesting to Rezone Approximately 22.68 Acres Located LL307 South Carpenter Road from RP to GB (T0046 008A)

Mr. Rob Wilmot opened the public hearing, and reviewed the public hearing procedures. Mr. Wilmot asked the Council Members if they had any conflicts of interest with the property or property owners. All members verified they did not have any conflicts and therefore were eligible to participate in the public hearing. Vice Mayor Ehlers had not arrived at the meeting when the public hearing took place. Mr. Houston Shultz reviewed the request of reclassification of 22.68 Acres from the applicant Bowen Family Partnership, LLP. The applicant requested the property be rezoned from RP (Residential Professional) to GB (General Business). Staff concluded that the proposed zoning change will not adversely affect the existing use of adjacent or nearby property. Mr. Houston Shultz mentioned the property is located in the Residential Character Area, and general business zoning is allowed if the property is located on a major corridor. The application was reviewed by Planning and Zoning on September 21, 2017 and was unanimously approved.

Mr. William Bowen of 2606 Murray Avenue, spoke in favor of the application and reviewed the map of the property with the Council. Mr. Bowen mentioned he owns three parcels in the area and would like to have them combined into one parcel and this parcel is not zoned the same as the other two parcels. This rezone will allow for the properties to be combined.

Betty Newkirk, 1580 S. Carpenter Road, was present to get some clarity on the rezone. Mr. Houston Shultz reviewed the map of the property in question to detail the location of the property. Ms. Newkirk asked why the change was being proposed and if any development was coming there. Mr. Bowen stated there is no development planned for the property at this time. There being no further comment, the public hearing was closed.

Staff Recommendation for City's New Vision and Mission Statement

Ms. Lequrica Gaskins mentioned a group of staff members were tasked with developing a vision and mission state for the City, and Ms. Jenny Robbins with Georgia EMC facilitated the group. The proposed Vision Statement: Continuously growing a safe and thriving community by providing progressive city services delivered with integrity and friendliness. The proposed Mission Statement: Striving to exceed the expectations of our community, our employees, and our friends. Ms. Gaskins mentioned the group wanted to build off of the city slogan "the friendly city". The council reviewed and were complimentary of the staff's recommendation.

Vice Mayor Ehlers arrived to the meeting.

Proposal from the Tifton Housing Authority, Requesting Payment Arrangements be Allowed to Certain Tenants Requesting Transfer of Services Through the Violence Against Women Reauthorization Act (VAWA) of 2013

Mr. Pete Pyrzenski reviewed the proposal with Council which proposed the city to make payment arrangements to tenants who are covered under VAWA. Mr. Pyrzenski recommended increasing the deposit amount from \$25.00 to cover the utility deposit, but was ok with the rest of the proposal.

Annual Agreement with Tift County Board of Education for School Resource Officer Services

Mr. Pyrzenski mentioned the agreement was a renewal of the annual agreement to share the costs of providing school resource officers at four of the schools. Mr. Pyrzenski mentioned Chief Dowdy and Mr. Wilmot have reviewed the agreement and recommends continuing the partnership with Tift County Schools. Council Member Folk questioned why the City is covering half of the cost when the school system is county wide. Captain Drennon mentioned the partnership has been in existence for many years and began as a result of the police department being called to the schools since they are located inside the city limits. Captain Drennon mentioned the partnership is a big plus for the department and helps to quickly handle issues at the schools by having officers present. Council requested Mr. Wilmot to prepare a cost analysis to ensure the costs of the officers are being shared equally.

Natural Gas Service Agreement with Tifton Peanut Company #2, LLC to Construct a 4" Natural Gas Line

Mr. Donna Pate and Mr. Roger Lasseter stated Tifton Peanut Company #2 is expanding their operations, and adding additional peanut dryers. As a result the City of Tifton needs to install a new 4" gas main in order to accommodate the increased consumption. Ms. Donna mentioned the five year agreement is for repayment to the City for the cost of constructing the new gas line, Tift Peanut will repay the City monthly through their gas bill. Staff also mentioned the City is currently requesting bids for the project and estimates the project to cost \$60,000. Ms. Donna mentioned time is of the essence because they would like to get the additional gas in time for this peanut season. Mr. Wilmot reviewed the details of the agreement with Council, and mentioned the agreement does include a payment guarantee.

Ordinance Update for Occupational Tax Collection

Mr. Wilmot reviewed the proposed changes to the ordinance which included charging interest and penalties for licenses which are 90 days past due. The due date was established at January 1 and the past due date of April 1. Mr. Wilmot mentioned he met with the finance committee to review the changes and they recommended keeping the gross receipt fee schedule the same. Mr. Wilmot those were the major changes

and the other changes were just cleaning the ordinance up to remain consistent with the model ordinance. Council reviewed the ordinance and briefly discussed the proposed changes and documentation of gross receipts being provided by businesses.

State of Emergency Price Controls

Mr. Pyrzenski just wanted to make the Council aware of the Georgia Law which prohibits price gouging during a declared state of emergency. (O.C.G.A §10-1-393.4 and 10-1-438) Council briefly discussed recent concerns which were raised during Hurricane Irma.

City Manager Report

Mr. Pete Pyrzenski gave an update of the yard debris pick up by ESG after the recent storm and mentioned the Natural Gas commercial were shot this week and those should begin running on local stations soon.

He asked for Council's input on reopening the old fire station to house environmental management and inspections. Council briefly discussed, but requested more information to determine if all necessary departments were being housed at City Hall; and possibly relocating other departments to accommodate environmental management at City Hall.

Mr. Pyrzenski briefly discussed the positive outcome of the South Tifton Redevelopment Meeting that was held recently. Mr. Pyrzenski suggested the city produce a map of the proposed area to be revitalized, identify the majority property owners of the area, and begin working a plan.

Mr. Wayne Putnal, Finance Director, passed out a mockup of the first advertisement to be placed in the monthly utility bills for Council's review. After review of the advertisement, the Council suggested first including a notice notifying the local businesses of the advertising opportunity prior to beginning the advertisement. This would give the local businesses an opportunity to participate in the program before having a non-local advertisement run. Council also suggested promoting the program on the government channel, website, and only allowing local businesses to utilize the program.

Executive Session

Council Member Terrell made the first motion to go into executive session for personnel and legal matters. Motion seconded by Ehlers and unanimously approved by Smith, Folk, and Sayles. Meeting closed to executive session.

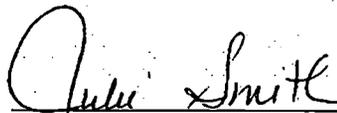
Council Member Terrell made the first motion to go out of executive session, seconded by Folk, and unanimously approved. Meeting opened back to regular session.

Resolution Providing for Executive Session

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

There being no further business to discuss the meeting adjourned.

Respectively Submitted,



Mayor Julie Smith



Jessica Jones, City Clerk

**AT A MEETING OF THE
CITY COUNCIL OF THE CITY OF TIFTON
HELD ON Oct. 2, 2017
A MOTION TO ENTER INTO EXECUTIVE SESSION**

Council member Johnny Terrell 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 Wes Ehlers seconds the motion.

Motion Approved

Those voting in favor of the motion for closure:

Council Members: Julie Smith, Wes Ehlers, Jack Folk,
Johnny Terrell, Frank Sayles

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 Smith
<u>✓</u>	_____	Wes Ehlers
<u>✓</u>	_____	Jack Folk
<u>✓</u>	_____	Johnny Terrell, Jr
<u>✓</u>	_____	Frank Sayles, Jr

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 2nd day of October, 2017.

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

2nd day of October, 2017, 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 2nd day of October, 2017.

Julie Smith

Julie Smith
Mayor, City of Tifton

Wes Ehlers

Wes Ehlers
Councilman, District 1

Jack Folk

Jack Folk
Councilman, District 2

Johnny Terrell, Jr

Johnny Terrell, Jr
Councilman, District 3

Frank Sayles, Jr

Frank Sayles, Jr
Councilman, District 4

Sworn to and subscribed before me
By all City Council members
on this 2nd day of
October, 2017.

Jessica Jones
Notary Public

