

**Tifton Council Workshop**  
**December 3, 2018**  
**5:30 PM**  
**Tifton City Hall**

**Attendees**

Mayor Julie Smith  
Vice Mayor Wes Ehlers  
Council Member Johnny Terrell  
Council Member Frank Sayles

Pete Pyrzenski, City Manager  
Rob Wilmot, City Attorney  
Jessica White, City Clerk

**Call to Order**

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

**Swearing in New Board Members to the Tifton Housing Authority Board**

Mayor Julie Smith read the Oath of Office and sworn in Mr. Dennis Whitehead and Mr. Bryant Hill to the Tifton Housing Authority Board.

New Business

**Review of Proposals Received for Crawler Dozer at the Tifton-Tift County Landfill**

Ricky Hobby reviewed the proposals received for replacing the dozer at the landfill which the buyback period will end for in 2020. Staff recommended selecting the Caterpillar Dozer submitted by Yancy Brothers Company in Albany, Georgia. The proposal totaled \$379,474 with a net cost of \$257,947 with the buyback option and maintenance contract.

**Redevelopment Areas; Discuss Non-Conforming Lots, Structures, and Uses**

Staff presented recommended changes to the LDC which would no longer allow non-conforming uses once the zoning of a property is changes. Mr. Wilmot reviewed examples of how the change would affect properties. He mentioned structures that do not conform would not be able to be expanded or replaced. If replaced, the structure would have to conform to the new zoning requirements. Council reviewed the recommended changes and discussed.

**Recommendation to Update Ordinance for Bulky Waste**

Mr. Rob Wilmot presented a proposed amendment which would limit the number of bulky items for curbside pickup to five (5). The ordinance would also only allow for items to be placed curbside 24 hours prior to the pickup date. Mr. Pyrzenski mentioned education would be key to properly making the change and he also briefly spoke with Golden Environmental concerning the city taking back over the curbside collection. Council reviewed the proposed amendment and Mayor Smith recommended also creating a brochure for the Magistrate Judge and Sheriff on the waste removal procedures for evicting tenants.

**Recommendation to Update the Land Development Code Regarding Fences and Walls in Commercial Downtown**

Council reviewed the proposed recommended changes and suggested staff contact surrounding cities to see how their ordinance compares. The recommended changes would restrict fences and walls being erected between buildings and any City right of way. Staff recommended this amendment to ensure public safety could have adequate access to building in case of an emergency.

**Enterprise Zone Application Submitted by Harper Family, LP for Renovations at 131 3<sup>rd</sup> Street**

Jessica White reviewed the Enterprise Zone Application submitted and mentioned the owner meets the rehab requirements based on investing five times the land value in the building. Ms. White mentioned the applicant is planning to renovate the building and add a salon on the second floor and Merle Norman retail location will remain on the first floor. Council reviewed the application and incentive package requested which was estimated at \$13,962.

**Resolutions Providing for Alcohol Licenses**

Jessica White presented six alcohol license applications which submitted a change in licensee or manager during the renewal period. She also presented a new alcohol license for Dollar + Grocery & Meats located at 910 S. Central Ave. Staff recommended approval of all the licenses presented. After review, Council Member Terrell requested staff follow up with the Department of Ag to ensure the new license and location was properly inspected.

**City Manager Report**

Mr. Pyrzenski gave an update on the Pebblebrook Water Line Replacement Project which is 70% complete and mentioned the Fire Hydrant Replacement Project kicked off today. ESG also gave a good report on the Tift Avenue Force Main's success which had no capacity or overflow issues following the six inches of rain received over the weekend. He also mentioned a notice to proceed was issued for the joint EB Hamilton Road Expansion Project. Lastly Mr. Pyrzenski mentioned the City Management team participated in the YMCA's Christmas adopt a child program.

**Executive Session**

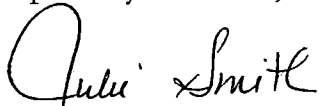
Council Member Sayles made the first motion to go into executive session to discuss personnel. Motion seconded by Terrell and unanimously approved. Meeting closed to executive session.

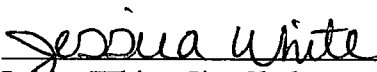
**Resolution Providing for Executive Session**

Meeting opened back up the regular session. Council Member Terrell made the first motion for approval of the resolution, seconded by Ehlers, 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 Dec. 3, 2018  
A MOTION TO ENTER INTO EXECUTIVE SESSION

Council member Frank Sayles 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 Johnny Ferrell seconds the motion.

**Motion Approved**

Those voting in favor of the motion for closure:

Council Members: Julie Smith, Frank Sayles,  
Johnny Ferrell, + Wes Ehlers.

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>	_____	Frank Sayles

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 3<sup>rd</sup> day of December, 2018.
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 3<sup>rd</sup> day of December, 2018, 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 3<sup>rd</sup> day of December, 2018.

Julie Smith  
 Julie Smith  
 Mayor, City of Tifton

Wes Ehlers  
 Wes Ehlers  
 Councilman, District 1

Jack Folk  
 Jack Folk  
 Councilman, District 2

Johnny Terrell  
 Johnny Terrell  
 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 3<sup>rd</sup> day of  
December, 2018.

Jessica Jones White  
 Notary Public

