

**CITY OF TIFTON
COUNCIL WORKSHOP
NOVEMBER 9, 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

Public Hearing on Application Z17-000-005, Requesting Rezoning of .46 Acres Located at 421 W. 10th Street from Residential (R14) to Residential (10)

Mr. Rob Wilmot reviewed the public hearing procedures and asked all the Council members the conflict questions. No members of the Council had any conflicts with the application, property, or applicant. Mr. Houston Shultz gave a brief overview of the application requesting rezoning. He mentioned the applicant is requesting rezoning to split the lot and construct a new dwelling on the property. The requested zoning change to Residential 10 will allow for a smaller lot size and allow the property owner to split the lot. Mr. Shultz mentioned staff has reviewed the application and is recommending approval. The Planning and Zoning Board also reviewed the application on October 9, 2017, and the application was approved by a three to one vote.

Ms. Mary Choate, 421 W. 10th Street, applicant of the request spoke in favor of the application. Ms. Choate brought pictures and a diagram of the property for the Council to review. Ms. Choate also provided signatures from neighbors who approved the request. Council reviewed the information provided by Ms. Choate and briefly discussed the application. No one spoke in opposition of the application. Public hearing was closed.

SPECIAL PRESENTATIONS

Promotion Recognition for Employees of the Tifton Fire Department and Police Department

Chief Bennett mentioned the fire department recently did a promotional assessment for the department which included a written exam, oral interview, and review of the employee's training and background. Chief Bennet mentioned after the formal assessment Tommy Garren was promoted to C-Shift Captain, George Cirilo promoted to B-Shift Captain, Chris Thomas promoted to Engineer on C-Shift, and John Domagala promoted to Lieutenant. Chief Bennett commended all of the employees on their achievements. Mr. Pete Pyrzenski also commended Chief Bennett on his leadership at the Fire Department during his first six-month as Chief.

Captain Steve Hyman mentioned the Police Department also completed a promotional assessment for the department and stated Mr. Daniel Ray was promoted to Sergeant of patrol and traffic. Captain Hyman mentioned D. Ray began with the department in 2012 and has worked in both the patrol and detective divisions. Mayor and Council congratulated the employees on their promotions and thanked them for their exceptional service.

Dog Park Committee Update

Mr. Doug Smith gave an update on the dog park and mentioned the committee is currently fundraising to bring a park to Tifton. Mr. Smith mentioned the committee has selected a location for the park, drafted a proposed layout, and developed marketing materials. Mr. Smith mentioned the proposed park would be built near the detention ponds on Potts Road and he provided Council with brochures for the park. Council briefly discussed the plans for the dog park and thanked Mr. Smith for the update.

NEW BUSINESS

Hazard Mitigation and Community Rating System Update

Mr. Adam Cobb with ESG Operations gave an update to Council on the Hazard Mitigation Plan and Community Rating System for Flood Insurance. Mr. Cobb mentioned the hazard mitigation plan is the effort to reduce loss life and property by lessening the impact of disasters. The plan is a key resource for breaking the cycle of disaster damage, reconstruction, and repeated damage. He stated the City of Tifton updated and adopted its current hazard mitigation plan in 2016, which is a joint plan with Tift County and the cities. He also mentioned the City participates in the National Flood Insurance Program Community Rating System. By participating in the program, having a hazard mitigation plan, and flood plan management the property owners are able to get reduced rates on flood insurance.

Review of Bids for FY2017 LMIG Off-System Road Striping Project

Mr. Jeff West stated the City received bids on the LMIG striping project and one bid was received for the project. NPR South, LLC submitted a bid in the amount of \$66,262.00, which came in less than the estimate. The City received funding from the Georgia Department of Transportation in the amount of \$56,000 for the project. Mr. West mentioned since the bid came in low, additional streets have been added to meet the grant 30% match requirement. Staff is requesting award of bid to NPR South, LLC for the project.

GIRMA Firefighter Cancer Benefit Program

Mr. Pete Pyrzenski mentioned HB146 required fire department to acquire insurance coverage to pay claims for cancer. The City's insurance carrier, GIRMA, is offering the mandated coverage and the cost per year is estimated at \$7,629.00. Staff is recommending approval of the resolution and coverage for the additional insurance. Mr. Pyrzenski mentioned this was not originally budgeted.

Recommendation for Amending FY2017 LMIG Project

Mr. Pyrzenski stated in December 2016 the Council decided to allocate FY2017 LMIG funding toward the EB Hamilton Road Project. Mr. Pyrzenski mentioned that project was supposed to bid out in July and currently the project is still in right-of-way acquisition phase. The County expects the project to bid out in March 2018. Because that project is delayed, and funding is not needed at this time. Staff is recommending using FY2017 funding for its original intent of street resurfacing and allocating FY2018 LMIG Funding for EB Hamilton Road. Mr. Pyrzenski provided a list of proposed streets to be resurfaced and rated the condition of the streets. Council reviewed and discussed the streets to be resurfaced and recommended resurfacing the following streets: 16th Street (from Love to Tyson), Goff Street (from 20th to 22nd), Fulwood Drive (from Central to Outerbridge), Eastwood Drive (from Newton to Windsor), Pineview (from 8th to 12th), Central (from 8th to 3rd), Park Ave

(from 12th to 20th), 40th Street (from Tift to Carmichael), 9th Street (from Central to Park), Emmett Drive (from 20th to 28th), and Ridge Ave (from 12th to 14th). Mayor Smith recommended Council ride through their districts and bring back any additional streets that need to be considered.

Mr. Jeff West also introduced Scotty Brogden, new assistant project manager for ESG.

Consider Request from Dr. Bridge and ABAC for Support of the Moore Highway Project

Mr. Pyrzenski presented a letter from Dr. Bridges requesting financial support from the City, County, Tift County Development Authority, and UGA. The letter requested \$100,000 from the City for funding the Moore Highway improvement project. Mr. Pyrzenski mentioned the City does have SPLOST funding available to contribute to the project and recommends providing the needed support for the project. Council reviewed the map of the city limits and determined a large majority of the road was inside the city limits.

Recommendation of Providing Christmas Gift Cards to City Employees

Mr. Pyrzenski suggested the City purchase employees' gift cards instead of having a Christmas party this year. Mr. Pyrzenski mentioned for the month of December all employees will be recognized as employee of the month and will receive a gift card for their dedicated work. The Council briefly discussed, and Mr. Folk requested staff check to insure the income would not be taxable.

RESOLUTIONS

Resolution Accepting the 2017/2018 Fox Theatre Preservation Grant Award and Agreement

Mr. Pyrzenski mentioned Lequrica Gaskins assisted in preparing an application for refurbishing the seating at the Tift Theatre. The City was awarded a grant in the amount of \$77,027.00 from the Fox Theatre Institute and the resolution is for accepting the award and committing city funding for matching. The total cost of the project is estimated at \$155,000.

Resolution Accepting LMIG Funding for the Cow House Creek Development Project

Mr. Pyrzenski mentioned the City recently requested assistance from the Georgia Department of transportation for constructing a bridge over Cow House Creek and extending Boo Drive for future development. The City recently received a response back from GDOT in which they are allocating \$140,000.00 toward the project. Mr. Pyrzenski mentioned Stafford development is currently requesting funding from the City, County, and Development Authority to complete the project which is estimated at 1.2 Million. Mr. Pyrzenski mentioned this is a great economic development project and he will continue to keep the Council informed on the status of the additional funding partners needed to complete the project. Council briefly discussed the project and the proposed development in the area.

Resolution Opposing De-annexation of Cities

Ms. Jessica Jones mentioned the City of Stockbridge is requesting support from other cities in Georgia for opposing de-annexation of cities. Currently state legislators are considering allowing de-annexation of cities to create new cities in Georgia. If the legislation is passed the City of Stockbridge will lose nearly 45% of their acreage and 58% of their operating revenue. Mr. Jones mentioned Georgia Municipal Association's legislative policies committee unanimously approved that municipalities should not be de-annexed to create new municipalities unless consented to be the

governing body or the voters of the existing municipality. The proposed resolution was presented to council for consideration. Council briefly discussed and requested staff contact neighboring cities to gather their thoughts on the additional information

Resolution Allowing for Alcohol Sales on Sunday, December 31, 2017

Ms. Jessica Jones stated New Year's Eve falls on a Sunday this year, and normally Sunday alcohol sales does not cover standalone bars. Ms. Jones mentioned the city has four standalone bars in Tifton, and the proposed resolution will allow those locations to sell alcohol on December 31, 2017 from 12:30 PM until Midnight. After discussion, it was requested to extend the sale time to 2:00 AM on January 1, 2018 and not stop sales at midnight, if possible.

Resolutions Providing for an Alcohol Beverage License

Ms. Jones mentioned all the applications being presented had a change in licensee or manager for the 2018 renewal and requires Council approval. She furthered that staff has process the applications and is recommending approval. The following alcohol licenses were presented for Council's review:

Hilton Garden Inn located at 201 Boo Drive

Walgreens located at 615 Love Avenue

Friendly Express located at 208 E. 20th Street

Friendly Express located at 1310 Hwy 82

Flash Foods located at 802 W. 7th Street

La Cabana located at 211 Main Street

Tokyo Japanese Steak House located at 192 Virginia Ave, Ste. 206

41 & Main, LLC located at 343 S. Main Street

Logan's Roadhouse, Inc. located at 910 W. 7th Street

OTHER BUSINESS

Board Report

Ms. Jones reviewed the board report with Council which included one vacancy on the HPC and multiple terms expiring in December for members of the DDA and Airport Authority Board.

Discussion of 2016 CDBG Drainage Project

Mr. Pyrzenski gave a presentation on the project, which included a history of the project, map of the area, photos of the current condition, and alternative options. The City was awarded a FY2016 Community Development Block Grant (CDBG) in the amount of \$500,000 for piping a large drainage ditch near the Town and County Mobile Home Park. The application was submitted in 2015 and 2016, and finally funded in 2016. The application included the city committing \$210,000 in-kind funding toward the project. Mr. Pyrzenski mentioned at this time the City has not expended any grant funds. Mr. Pyrzenski mentioned the project was designed to only cover a 25-year flood and not a 100-year flood, and will not improve or address the entire drainage issue in the area. Mr. Pyrzenski mentioned the application was submitted for addressing a safety issue by the large open

ditch and was not engineered to adequately address the drainage. He noted the city does have easements in the area, but the ditch abuts private property, and is below large electric transmission lines. Mr. Pyrzenski mentioned when the application was submitted the city anticipated using ESG labor to complete the project, but mentioned ESG is not adequately equipped to construct a project of this size. As a result of the larger project scope and additional costs, the City Manager proposed two options: (1) Move forward with bidding out the project and accepting the city will incur an increased cost for construction or (2) de-obligate the funding and not complete the project. The council discussed the options, other solutions, and asked the City Manager to draft a letter to the Georgia Department of Community Affairs for de-obligating the grant funds.

Training Center Facility Usage Agreement w/ Tift County

Mr. Pyrzenski presented a proposed agreement for allowing Tift County Fire Department to utilize the city's training center. Mr. Pyrzenski mentioned the agreement has been sent to Tift County for consideration and the County Manager will be presenting this information to the Commissioners. The agreement would allow Tift County to utilize the facility at a cost of \$1,000 per month.

Review of Appraisal for Southside Fire Station

Mr. Pyrzenski presented an appraisal that valued the property at \$304,000 for the Council's review, and mentioned he still has not received a response back from the County. Council briefly discussed and agreed for the City Manager to move forward with the leasing option of the station.

Service Delivery Strategy Overview

Mr. Pyrzenski presented a brief overview of the first Service Delivery meeting with the County and the other cities. Mr. Pyrzenski also provided information on equalizing water rates for city and county residents, and suggested equalizing the rates to begin discussions with the County. He recommended phasing equalization of water rates beginning July 1, 2018, receive confirmation from the County that they will not create another water utility, and the City will be the provider of the water and sewer utility effective March 2018. Council discussed the proposal and thought this was a starting point, but thought more negotiating with the County to address tax equity issues was needed before moving forward.

City Manager Report

Mr. Pyrzenski passed out the Tift County T-SPLOST list and mentioned they will be giving a presentation to the executive committee next week. He mentioned the City received a \$5,000 health and wellness grant from GMA and the funds will be used to support the City's wellness program. He also mentioned the Tire Amnesty Event went great and the city collected 368 tires. He also mentioned ESG was currently working on getting the Christmas lights ready in Fulwood Park. Mr. Pyrzenski also requested the January meetings be moved to Tuesday, January 2 and January 16 because of the regular meeting dates falling on holidays.

Executive Session to Discuss Personnel

Council Member Sayles made the first motion to go into executive session, seconded by Ehlers, and motion was unanimously approved. Meeting closed to executive session.

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

Resolution Providing for Executive Session

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

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

Mayor Julie Smith

Jessica Jones, City Clerk