

Tifton City Council
Workshop and Special Called Meeting
February 3, 2020
5:30 PM
Tifton City Hall

Attendees

Mayor Julie Smith
Council Member Wes Ehlers
Council Member Jack Folk
Council Member Johnny Terrell
Council Member M. Jay Hall

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

WORKSHOP

Call to Order

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

Discussion of Regulating Thrift Stores in Downtown Tifton

Mr. Pyrzenski mentioned the topic was discussed previously and the City and DDA are requesting time to study regulating business types, such as thrift stores, in the downtown area. Pyrzenski and DDA request the City place a moratorium on thrift store in downtown to give staff sufficient time to develop an ordinance. The proposed ordinance would define business types appropriate in downtown and address issues with delivery of goods and bulk merchandise being placed on sidewalks. Council briefly discussed obstruction of right-of-ways, special permit sales, organizing a committee to review, and requested the City Attorney draft a 120-day moratorium for the upcoming meeting.

Council Member Terrell arrived to the meeting during the above discussion.

Discussion on Awarding the RFP for Development of Affordable Housing in the South Tifton Redevelopment Area

Mr. Pyrzenski mentioned the item was postponed at the last meeting and is being brought back for further discussion. Mr. Bruce Green gave an overview of the activities which led to requesting proposals for development of the Old Omega Road Site and invited Mr. Vivian Hightower, URA Chair. Ms. Hightower mentioned she has spoken to residents in the area and there are residents who cannot afford to purchase a home and are in need of quality housing. Council Member Terrell mentioned if people can afford the proposed rental fees of the development, they can afford a house payment. After exchanging argumentative views, Mr. Terrell left the meeting. Mayor Smith mentioned the proposed development is only a start to the redevelopment of the area and part of the proposal from IDP was to gather input from the community. Council Member Terrell returned to the meeting. Council Member Folk expressed this type of investment in the area is needed to help spur future single-family home investment. Mr. Terrell mentioned there are individuals in the area that want better housing options and he believed the residents should be given the opportunity of homeownership. Council Member Ehlers suggested developing a plan to

develop affordable single-family dwelling options on track two of the property. Council Member Hall expressed the City has planned to redevelop South Tifton and this is a great first step in changing the area. Hall continued that the residents first need to be educated on what it takes to be a successful homeowner before developing single-family housing units. Mr. Bruce Green and Mayor Smith commented that the proposal from IDP included purchasing the property from the City and that money can be used as seed money to assist in continuing redevelopment.

Discussion of Proposed Design Standards

Mr. Danny Wallace presented draft design guidelines for Council's review and included examples from neighboring communities. Mr. Wallace mentioned he wanted the proposed guidelines to be simple to understand and currently were only drafted to include commercial zones and mixed-use zone and did not include residential property. The design guidelines presented require commercial properties to use certain exterior materials, have sufficient windows, façade transitions, and stone/brick/etc. on any side of the building visible to from the street. Roof, site, and landscaping requirements were also included in the proposed guidelines. Staff requested Council review the proposed guidelines and recommend any changes. Council also recommended staff develop additional guidelines for residential areas and provide the draft guidelines in advance to review before further discussing in March.

Update Utility Service Map to Include Phase II of Willow Creek Subdivision

Mr. Pyrzenski presented a new water service area map for consideration. Mr. Pyrzenski mentioned Willow Creek is proposing to develop phase II of the subdivision and the current service area map does not include providing utility service to the area. Mr. Wilmot mentioned the new map needs to be approved by resolution and submitted to DCA.

Discussion of Amending the Alcohol Beverage Ordinance to Include Event Venues

Ms. Jessica White mentioned two prospective business owners are interested in opening event venues and offering alcohol sales onsite. She mentioned the city's current alcohol ordinance does not define or allow alcohol sales at event venues and staff is inquiring if Council would be interested in amending the alcohol to include these venues. Ms. White included in the Council's packet example ordinances from other cities that allow alcohol consumption and sales at event venues, skating rinks, and bowling alleys. After discussion, Council requested the City Attorney draft proposed ordinance amendments to provide for licensing of event venues.

Resolution Granting Enterprise Zone Incentives to Pivotal Consulting, LLC for Property Located at 224 E. 2nd Street

Ms. White presented the application and incentive package for the 224 E. 2nd Street. She mentioned the property was eligible for incentives based on the 5 to 1 investment ratio and the incentives available totaled \$3,297.66. Council briefly reviewed the proposed enterprise zone incentives.

Resolution Designating “Rhythm and Ribs BBQ Festival” as a Festival Pursuant to the Festival Ordinance

The resolution was presented and Mayor Smith mentioned the festival will be held the first weekend in March and the festival area will be the same as in previous years.

Resolution Providing for the Honorary Street Name Designation of a Portion of Chestnut Ave

Council reviewed the resolution which would name Chestnut Avenue between 2nd Street and 4th Street in honor of Mr. Roger Dill. Council reviewed the resolution but did not make public comments in order to keep the designation a surprise for Mr. Dill.

Resolution Providing for a New Alcohol Beverage License for Chapos Tequilas & Grill Located at 3310 US Hwy 82 W.

Staff presented the alcohol application and recommended approval. The alcohol license is for a new business opening at the previous Loco’s location. Ms. White mentioned staff is recommending approval of the license during the Special Called Meeting so the business can move forward with applying for their state license and open.

Board Report

Council reviewed the board report submitted.

City Manager Report

Mr. Pyrzenski reminded everyone of the Mayor’s Prayer Breakfast this Thursday at the Senior Center and mentioned staff is currently working on installing lights at the walking trail at Fulwood Park. He also commented on the continued vandalism at the public restrooms at Fulwood Park and Downtown.

SPECIAL CALLED MEETING

Call to Order

Mayor Smith called the Special Called Meeting to order.

Approval of the Agenda

Mayor Smith called for a motion to approve the agenda. Council Member Folk motioned to add item number one, Award of the RFP, to the Called Meeting Agenda and approve the agenda with the addition. Motion seconded by Hall and unanimously approved.

Resolution Providing for a New Alcohol Beverage License for Chapos Tequilas & Grill Located at 3310 US Hwy 82 W.

Council Member Folk made the first motion for approval of the resolution and alcohol license. Motion seconded by Ehlers and approved by Mayor Smith and Council Member Hall. Motion passed. Council Member Terrell did not participate in the vote.

Approval of Settlement and Retirement Agreement

Mr. Rob Wilmot, City Attorney, gave an overview of the final settlement agreement with employee Karen Sanders. Mr. Wilmot mentioned the City has reached an agreement with Ms. Sanders and her final employment and compensation date will be February 29, 2020. He mentioned the City has not admitted any liability to the disputed claim but chose to enter into a settlement agreement with the employee. The settlement agreement presented included agreed upon compensation in the amount of \$41,931 and retirement benefits. After review, Council Member Folk made the first motion for approval of the settlement agreement. Motion seconded by Ehlers and approved by Mayor Smith and Council Member Hall. Motion passed. Council Member Terrell did not participate in the vote.

Awarding the RFP for Development of Affordable Housing in the South Tifton Redevelopment Area to IDP Properties

Mayor called for a motion to award the request for proposals to IDP Properties. Council Member Hall made the first motion for approval and motion was seconded by Folk. Mayor Smith and Council Member Ehlers voted in favor. Motion passed. Council Member Terrell did not participate in the vote.

Mayor & Council Comments

Council Member Hall spoke in reference to the South Tifton Redevelopment and mentioned the development is a positive move for investing in the community.

Council Member Ehlers spoke in reference to FBLA Week and mentioned the Mayor has signed a proclamation designating the second week in February as FBLA Week in Tifton.

Council Member Terrell did not have any comments.

Council Member Folk spoke in reference to the RFP awarded and mentioned the award will provide a 12 Million Dollar investment and that cannot be overlooked.

Mayor Smith spoke favorably of the entire Council and Management attending the recent GMA Conference. She also mentioned she would like the Council to adopt a code of conduct to ensure members of the Council are held to the highest standards.

There being no further business to discuss, the meeting adjourned at 7:10 PM.

Julie Smith, Mayor

Jessica White, City Clerk