

**City of Tifton  
Council Workshop  
March 2, 2020  
5:30 PM  
Tifton City Hall**

**Attendees**

Mayor Julie Smith  
Vice Mayor 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

**Public Hearing for Zoning Application PP20-0001, Annexation of 16.449 Acres Located on N. US Hwy 125, Map & Parcel Number 0058 014, Submitted by David Deloach**

Mr. Rob Wilmot, City Attorney, opened the public hearings. He briefly reviewed the zoning public hearing procedures and asked the Council Members the conflict questions to determine their eligibility to participate in the hearing. No Council Members had any conflicts and were qualified to participate in the hearing and discussion. Mr. Wilmot mentioned the two public hearings were to allow public comment on the proposed annexation and rezone of approximately 16.449 acres for phase two of the Beaver Run/Finley Chase subdivision. Mr. Wilmot mentioned the application is also requesting to rezone the property from Agricultural (AG) to Residential (R-12). The public hearing opened for comments.

David Deloach, Bemiss Road, Valdosta, spoke in favor of the application. Mr. Deloach mentioned the annexation is being submitted to continue developing the subdivision. He mentioned the homes size and character in the proposed phase will be consistent with the current homes.

No one spoke in opposition of the applications.

**Public Hearing for Zoning Application PP20-0002, Requesting Rezone of 16.449 Acres Located on N. US Hwy 125, Map & Parcel Number 0058 014, from AG (Agricultural) to R-12 (Residential), Submitted by David Deloach**

The rezoning public hearing was conducted along with the annexation hearing since both applications deal with the same property.

**Proclamation Proclaiming March 1 thru 7, 2020 as Peace Corps Week**

Mayor Smith read aloud the proclamation and presented it to Mr. Duncan McClusky

**Discussion of Proposed Design Standards for Commercial and Residential Properties**

Mr. Danny Wallace, Asst. Community Development Director, mentioned at the last meeting design standards were discussed and Council requested to also include design standards for residential properties. Mr. Wallace presented draft standards for commercial and residential properties for Council to review. He mentioned the proposed standards would require new structures to conform to the existing neighborhood. Mayor Smith mentioned designed standards

are important to preserve neighborhoods and will ensure infill housing is appropriate to the existing neighborhood. Mr. Pyrzenski mentioned the City would need to approve the proposed standards promptly to ensure they are in affect prior to any state legislative changes made. Mayor Smith encouraged the Council to reach out to the state legislators and oppose the current bill which would remove local control of design standards. Mr. Wallace mentioned the proposed design standards would need to go before the Planning and Zoning Board before Council adoption. Council agreed for staff to move forward with the zoning process.

### **Discussion of Proposed Changes to the Land Development Code to allow for Conditional Zoning and Uses**

Mr. Wallace explained the addition of conditional uses to the LDC was another tool the City could use to place certain conditions on developments and would also allow for certain uses if the property met the conditions. He mentioned this would allow the city to have more flexibility in ensuring zoning conditions are met. Mr. Pyrzenski recommended the Council approve the conditional uses in order to work with prospective developers.

### **Discussion of Proposed Changes to the Fire Prevention Ordinance for Fire Alarm Credentialing**

Mr. Wallace mentioned the proposed ordinance change would allow additional companies to offer services for providing fire alarm certification. Mr. Wallace mentioned since the time the original ordinance was adopted, additional companies have begun offering alarm certification which are comparable to the National Institute for Certification in Engineering Technologies (NICET). Staff requested Council consider adopting the ordinance to allow additional companies to offer credentialing services in the community.

### **Review of Proposed Service Agreement with Charles Abbott Associates, Inc. for Building Inspection and Plan Review Services**

Mr. Pyrzenski presented a proposal from CAA for contracting out the City's building inspections and plan review for one year. He mentioned the building permit fees collected would be split 60/40 with CAA if approved. He mentioned the company has certified inspectors and this would be a positive move. Mr. Pyrzenski mentioned the city's current employees doing inspections would be offered positions with CAA. He furthered that the company has performed work with the City on a recent development project, and the feedback received from that developer was very positive. Council briefly reviewed and discussed the proposal.

### **Appointment of Committee to Review Thrift Stores**

Mr. Pyrzenski mentioned at the last meeting the Council discussed appointing a committee to review appropriateness of thrift stores. After a brief discussion, Jonathon Taylor, M. Jay Hall, and Abbey McLaren were appointed to the committee. Council also requested a couple of DDA members serve on the review committee.

### **FY2021 Budget Calendar**

Mr. Pyrzenski provided the budget calendar for Council to review and outlined the dates for the upcoming public hearing and adoption of the budget.

### **Discussion of Project Closeout for EB Hamilton Road**

Mr. Pyrzenski mentioned the City received the final pay request on the EB Hamilton Road Expansion Project and the project was over budget by approximately \$115,000. Mr. Pyrzenski proposed prolonging the resurfacing of some of the FY2020 LMIG streets until 2021 to cover the overage. Council reviewed the street listing, but did not want to defer any street resurfacing projects. Council requested SPLOST funding be used to cover the additional costs.

### **Resolution Approving the Submittal of a 2020 Roadside Enhancement and Beautification Grant (REBC)**

Mr. Jeff West, ESG Project Manager, requested approval for submitting a grant application to make landscaping improvements at Exit 62. Staff provided Council with the proposed landscaping plan for review. The estimated project budget was \$100,000 and the City would be applying for \$50,000 from GDOT to complete the project.

### **Resolution Authorizing Execution of the GEFA Loan Agreement for up to \$2,000,000 for Improvements at the Wastewater Treatment Plant**

Mr. Pyrzenski mentioned the resolution is needed to officially accept the GEFA loan awarded for wastewater system improvements. Proposed system improvements included: treatment plant upgrades, replacement of influent pumps, rehabbing the grit removal system, upgrading the SCADA system, replacement of sludge pumps, rehab of the aeration basin, and replacement of two lift stations. If all proposed funding is drawn down, the estimated monthly loan payment would be \$9,144 per month. Council reviewed the loan information provided.

### **Resolution Designating the Downtown Spring Fling as a Festival Pursuant to the Festival Ordinance**

Ms. White presented a resolution for allowing the upcoming Spring Fling event to be considered a festival. The Main Street department has planned the event downtown on March 21, 2020 and would like to allow patrons to participate in a sip and stroll downtown. The event would include music performers in the Gateway Park, encourage downtown shopping, and dining.

### **Resolution Providing for a New Alcohol Beverage License for Nita's Food Store Located at 1520 S. Central Ave**

The resolution was removed from the agenda and was not discussed.

### **Ordinances Providing for Annexation and Rezone of 16.449 Acres Located on N. US Hwy 125, Map & Parcel Number 0058 014, Submitted by David Deloach (PP20-0001 and PP20-0002)**

Council reviewed the application for annexation and rezone as submitted.

### **Board Report**

Council reviewed the board report but no appointments were made.

### **City Manager Report**

Mr. Pyrzenski informed Council of House Bill 779 and mentioned the proposed bill would make changes to Title Ad Valorem Tax (TAVT). He also mentioned ESG is working hard to get the park ready for Rhythm and Ribs. He also gave an update that the storm drainage on Central

Avenue is complete and the lighting of the walking trail at the park is nearing completion. He mentioned GDOT will soon begin resurfacing Hwy 82 from Salem Church Road to Magnolia Drive. He ended his report with thanking the Police Department on their recent lifesaving efforts.

### **Mayor & Council Comments**

Council Member M.Jay Hall invited everyone to come enjoy the Rhythm and Ribs Festival.

Council Member Wes Ehlers gave kudos to the police department and fire department.

Mayor Julie Smith gave an update on the Human Trafficking Training scheduled for this week in Tifton.

Council Member Johnny Terrell thanked Chief Hyman and the Police Department for their efforts in protecting his district.

Council Member Jack Folk spoke favorably of the recent news story featuring the women of the Tifton Fire Department.

### **Executive Session to Discuss Legal and Real Estate Matters**

Council Member Terrell made the first motion to go into executive session to discuss legal and real estate matters. Motion seconded by Ehlers and unanimously approved. Meeting closed to executive session.

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

### **Resolution Providing for Executive Session**

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

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

Respectively Submitted,

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Julie Smith, Mayor

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Jessica White, City Clerk