

**TIFTON CITY COUNCIL
COUNCIL WORKSHOP
JULY 1, 2019
5:30 PM
TIFTON CITY HALL**

Attendees

Mayor Julie Smith
Council Member Wes Ehlers
Council Member Frank Sayles
Council Member Jack Folk
Council Member Johnny Terrell (arrived late)

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

Call to Order

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

Recognizing Retirees for Years of Service

Ms. Emily Beeman, HR Director, presented service awards to Tifton Fire Department retirees Beth Connell, Kevin Smith, and Tim Cooper. Mrs. Beth Connell, Fire Administrator, retired with 30 years of service with the City. Captain Kevin Smith retired with 33 years of service, and Captain Tim Cooper retired with 32 years of service. Chief Bobby Bennett thanked all the employees for their many years of dedicated service to the City and stated they would truly be missed.

Alcohol License Hearing for John Place #1, 1508 S. Park Ave

Mr. Rob Wilmot, City Attorney, mentioned upon submittal of the application, there were concerns in reference the alcohol distance requirements and the location being in close proximity to a school or church. Mr. Pyrzenski mentioned the location is 650 feet from the school and it meets the distance requirements of the ordinance. The representative from John Place #1 commented that he verified the location met the zoning standards prior to signing a lease on the building. Mr. Wilmot questioned the store representative about him already selling alcohol at the location and Mr. John stated he has not sold any alcohol at the location. Mr. Wilmot recommended the alcohol license be approved since the distance requirements have been confirmed and there are no other legal matters to address with the location. Being no additional comments were made, the hearing was closed.

Old Business

Enterprise Zone Incentives

Ms. Jessica White mentioned staff presented the proposed guidelines for awarding Enterprise Zone Incentives at the last Council Workshop, and adjustments were made based at Council's feedback. Ms. White reviewed the changes with Council. The proposed guidelines would set limits for maximum incentives available and would be based on value of the investment or number of jobs created. Mayor Smith questioned if the Enterprise Zone Map would also be updated. Mr. Pyrzenski mentioned the current Enterprise Zone will expire in one year and recommended updating the map once the current zone expires. Mr. Wilmot also mentioned an

agreement will be signed once incentives are awarded which includes reporting requirements to ensure the property stays in compliance. Council briefly discussed and expressed they would like to move forward with voting on the recommended guidelines at the Council Meeting.

New Business

Review of Bids Received for the Chestnut Avenue Street & Drainage Improvements

Mr. Pete Pyrzenski reviewed the bids received and mentioned the project would be jointly funded by the City and DDA. The project consisted of adding diagonal parking, curb and gutters along Chestnut Avenue from Tift Avenue to the curve. He also mentioned the section of the street would become a one-way street to match the traffic pattern of Brumby Way. Council Member Ehlers asked to review the plans to ensure the adjoining property owner had access to the railroad. The City Clerk mentioned she had the plans available in her office for review. Bids submitted on the project were as follows:

Scruggs Construction - \$410,370.23

Reames & Son Construction Co. - \$457,114.50

Project Engineer, Stacey Watkins and Staff recommended awarding the bid to the lowest bidder The Scruggs Company.

Review of Bids Received for the Large Meter Replacement Project

Mr. Adam Cobb with ESG presented the bids received and reviewed the project with Council. Mr. Cobb mentioned the bids came in over budget and the engineers negotiated the meter quantities by removing the lowest priority meter replacements to bring the project within budget. ESG Engineering and staff recommended awarding the bid to Popco, Inc. in the amount of \$319,365.00 to replace 11 meters. Mr. Cobb mentioned all of the meters being replaced are past their service life and mentioned by replacing the meters the City should recoup replacement costs by receiving a more accurate reading. Council reviewed the bid documents and briefly discussed. Council Member Folk requested staff to evaluate the possibility of adding back the meters removed from the project if funding is available and the cost could be recovered by receiving a more accurate reading.

Resolution Providing for the 2019 General Election

Ms. Jessica White presented the resolution which sets the qualifying period and election date for the City's 2019 General Election. The 2019 Election will be to elect the positions for Mayor, Council Post 2, and Council Post 4. Qualifying for the Council positions will begin on August 19, 2019 at 8:30 a.m. and end on August 23, 2019 at 4:30 p.m. The election is scheduled for November 5, 2019.

Resolution Creating the Tift County Complete Count Committee for the 2020 Census

Ms. Jessica White reviewed with Council the importance of the upcoming Census and mentioned Tift County has formed a committee to help spread awareness and encourage all residents to participate in the 2020 Census. Mr. Jones mentioned Census data is used for planning transportation projects, educational programs for children and adults, and greatly impacts economic development. She mentioned Tift County had a 78% response rate during the 2010 Census and the committee hopes to increase that response rate. Ms. Jones mentioned the

resolution being presented will formalize the Census Complete Count Committee and move efforts forward for promoting the 2020 Census.

Resolution Providing for a New Alcohol License for Sunmart located at 902 Central Ave

Ms. Jessica White mentioned the Sunmart on Central Avenue has changed ownership. She mentioned staff has reviewed the application on the new owner Mr. Ijaz Faisal and recommends approval of the alcohol license.

Resolution Providing for an Amended Alcohol License for Walmart #1072 Located at 1830 US Hwy 82 W

Ms. White mentioned Walmart has a new manager, Mr. John Dorsey, and submitted an amended application adding the new manager to the alcohol license. Staff has reviewed the information on the new manager and is recommending approval of the amended license.

Ordinance Amending Chapter 6 of the Code of Ordinance and Adding the Definition for Crowlers

Ms. White mentioned The Tift Tap House has requested to refill crowlers (32 oz aluminum container) at their location and the City's current alcohol ordinance only allows for the refilling of growlers. Ms. White mentioned staff has reached out the State Alcohol Division and currently is awaiting a response to ensure this can be done by a business other than a brew pub or manufacturing facility. Mr. Wilmot prepared an ordinance adding regulations from crowlers. Council briefly discussed crowlers and the drafted ordinance. This item will be brought back for Council's consideration once the state responds.

Board Report

Council reviewed the board report presented.

City Manager Report

Mr. Pyrzenski gave an update on the Chestnut Ave water line replacement and mentioned after the water line is complete the contractor will begin resurfacing the LMIG streets. Mr. Pyrzenski also introduced the new Finance Director Dana Chancey.

Captain Steve Hyman introduced Officer Chatfield and Officer Knight. The new police officers recently graduated from the academy.

Council Comments

Council Member Jack Folk thanked Captain Hyman for addressing the safety concerns in his district.

Council Member Sayles congratulated Mayor Smith on being appointed as the Third Vice President for the Georgia Municipal Association.

Mayor Smith thanked Mr. Pyrzenski and ESG Staff for working with a potential industrial developer on addressing their utility needs. Mayor Smith mentioned she received a very positive phone call after the meeting and wanted share the positive response she received.

Executive Session for Personnel Matters

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

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

Resolution Providing for an Executive Session

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

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

Mayor Julie Smith

Jessica White, City Clerk