

CITY OF TIFTON
November 2, 2015
5:00 p.m.
REGULAR CITY COUNCIL MEETING
Tifton City Hall
130 E. 1st Street

ATTENDEES

Jamie Cater, Mayor

Johnny Terrell, Vice Mayor (arrived 5:10pm)

Wes Ehlers, Council Member

Chris Parrott, Council Member

Julie Smith, Council Member

Larry Riner, City Manager

Rob Wilmot, City Attorney

Rona Martin, City Clerk

PUBLIC HEARINGS

Attorney Wilmot opened the public hearings stating there were five hearings for zoning requests.

He stated the first request is for Application Z15-000-004 for Zoning Reclassification of Residential R-14 to General Business, for property located at 1619 Tyson Avenue. Attorney Wilmot asked Council questions to determine any conflicts of interest as follows: Have any of the applicants or opponents to the application contributed at least \$250 to any of the campaigns for election during the past two years. Everyone stated no. Do you or any members of your family own property that would be impacted by the classification application whether it is a positive or negative impact? Everyone stated no. Do you or any members of your family own a business that would be impacted by this whether it is a positive or negative impact? Everyone stated no. All Council members were declared free from conflict of interest.

Houston Shultz, Environmental Management Department, gave the staff report and recommendation for Z15-000-004 and Z15-000-005 consisting of 1619 and 1607 Tyson Avenue. He stated both properties are owned by the Hospital Authority of Tift County and look to rezone them from R-14 to GB. He stated on 9/17/15 the Planning and Zoning Commission unanimously voted to approve the applications. He stated staff reviewed the criteria and the final recommendation is for the rezoning. Attorney Wilmot asked for comments from the public. No one spoke for or against Application Z15-000-004. Mayor Cater closed the public hearing.

Attorney Wilmot stated the second request is for Application Z15-000-005 for Zoning Reclassification of Residential R-14 to General Business, for property located at 1607 Tyson Avenue. He asked Council questions to determine any conflicts of interest as follows: Have any of the applicants or opponents to the application contributed at least \$250 to any of the campaigns for election during the past two years. Everyone stated no. Do you or any members of your family own property that would be impacted by the classification application whether it is a positive or negative impact? Everyone stated no. Do you or any members of your family own a business that would be impacted by this whether it is a positive or negative impact? Everyone stated no. All Council members were declared free from conflict of interest.

Attorney Wilmot asked if anyone from the public wished to speak for or against Application **Z15-000-005**. No one spoke for or against the application. Mayor Cater closed the public hearing.

Attorney Wilmot stated the third request is from B& D Properties, LLC, for Application Z15-000-008 for Zoning Reclassification of Residential R-10 to Neighborhood Commercial, for property located at 1208 Love Avenue. He asked Council questions to determine any conflicts of interest as follows: Have any of the applicants or opponents to the application contributed at least \$250 to any of the campaigns for election during the past two years. Everyone stated no. Do you or any members of your family own property that would be impacted by the classification application whether it is a positive or negative impact? Everyone stated no. Do you or any members of your family own a business that would be impacted by this whether it is a positive or negative impact? Everyone stated no. All Council members were declared free from conflict of interest.

Houston Shultz, Environmental Management Department gave the staff report for Application Z15-000-008 for property located at 1208 Love Avenue. He stated the future use will be an office space and parking area. He stated the Planning and Zoning Commission voted unanimously for approval on 10/1/2015. He stated staff also recommends approval. Attorney Wilmot asked if anyone from the public wished to speak for or against the request. No one spoke for or against the request. Mayor Cater closed the public hearing.

Attorney Wilmot stated the fourth request is for Application Z15-000-006, submitted by Walter Thompson, 2805 Circle Drive, for Zoning Reclassification from County R-12 to City R-12 and that said parcel be part of a Planned Development Overlay subject to Annexation of said Property. He asked Council questions to determine any conflicts of interest as follows: Have any of the applicants or opponents to the application contributed at least \$250 to any of the campaigns for election during the past two years. Everyone stated no. Do you or any members of your family own property that would be impacted by the classification application whether it is a positive or negative impact? Everyone stated no. Do you or any members of your family own a business that would be impacted by this whether it is a positive or negative impact? Everyone stated no. All Council members were declared free from conflict of interest.

Houston Shultz gave the staff report was approved by the Planning and Zoning Commission on 9/17/15. Mr. Shultz stated the two acres are contingent upon being annexed into the city for the multiple housing project and are included in the 20.9 acres to be addressed. Mr. Wilmot asked if anyone wanted to speak in favor or opposition. No one spoke. Mayor Cater closed the public hearing.

Attorney Wilmot stated the fifth request is for Application Z1-000-006 submitted by Walter Thompson for Reclassification from Residential R10/12 to Planned Development Overlay (PDO) for 20.9 acres located at the corner of Carpenter and Davis Road between Carpenter Road and Circle Drive. He asked Council questions to determine any conflicts of interest as follows: Have any of the applicants or opponents to the application contributed at least \$250 to any of the campaigns for election during the past two years. Everyone stated no. Do you or any members of your family own property that would be impacted by the classification application whether it is a positive or negative impact? Everyone stated no. Do you or any members of your

family own a business that would be impacted by this whether it is a positive or negative impact? Everyone stated no. All Council members were declared free from conflict of interest.

Mr. Wilmot asked if anyone from the public wished to speak for or against the application. No one spoke for or against the application. Mayor Cater closed the public hearing.

CALL TO ORDER

Mayor Cater called the meeting to order at 5:05 p.m.

PRAYER AND PLEDGE

Council Member Chris Parrott led the prayer and pledge of allegiance.

APPROVAL OF COUNCIL AGENDA

Council Member Parrott moved, seconded by Council Member Smith, and unanimously carried to approve the Council Agenda.

CITIZEN INPUT

No one spoke.

PRESENTATION OF PROCLAMATION FOR KIWANIS FAMILY MONTH

Mayor Cater read and presented the above proclamation to Reynaldo Del Toro.

EMPLOYEE OF THE MONTH

Mayor Cater presented a certificate to Beth Connell of the Fire Department for employee of the month.

PRESENTATION OF ANNUAL ACTUARIAL AND INVESTMENT REPORTS

Chuck Carr of Southern Actuarial Services updated Council on the actuarial valuation via liability and assets of the employee retirement plan as of July 1, 2015. Richard Mooney of Allen, Mooney & Barnes updated Council on the investments of the retirement fund.

APPROVAL OF MINUTES

Council Member Smith moved, seconded by Council Member Terrell and unanimously carried to approve the minutes for the October 5, 2015 Regular Minutes.

CONSENT AGENDA

Council Member Parrott moved, seconded by Council Member Terrell and unanimously carried to approve the consent agenda as follows:

2. Resolution providing for property exchange with Tifton Magnolia Properties, LLC
3. Resolution providing for quit claim of property to Tifton Magnolia Properties, LLC
4. Resolution providing for the City Manager to negotiate and enter into a Contract with Public Resources Management Group, Inc. for a Water and Sewer Rate Study

ORDINANCES

ORDINANCE PROVIDING FOR APPROVAL OF APPLICATION Z15-000-004 FOR ZONING RECLASSIFICATION FROM RESIDENTIAL-14 (R-14) TO GENERAL BUSINESS (G-B), LOCATED AT 1619 TYSON AVENUE

Council Member Smith moved, seconded by Council Member Ehlers and unanimously carried to adopt an Ordinance providing for approval of Application Z15-000-004 for Zoning Reclassification from Residential-14 (R-14) to General Business (G-B), for property located at 1619 Tyson Avenue.

ORDINANCE PROVIDING FOR APPROVAL OF APPLICATION Z15-000-005 FOR ZONING RECLASSIFICATION FROM RESIDENTIAL-14 (R-14) TO GENERAL BUSINESS (G-B) FOR PROPERTY LOCATED AT 1607 TYSON AVENUE

Council Member Ehlers moved, seconded by Council Member Smith and unanimously carried to adopt an Ordinance providing for approval of Application Z15-000-005 for Zoning Reclassification from Residential-14 (R-14) to General Business (G-B), for property located at 1607 Tyson Avenue.

ORDINANCE PROVIDING FOR APPROVAL OF APPLICATION Z15-000-008 FOR ZONING RECLASSIFICATION FROM RESIDENTIAL-10 (R-10) TO NEIGHBORHOOD COMMERCIAL (NC), LOCATED AT 1208 LOVE AVENUE

Council Member Ehlers moved, seconded by Council Member Terrell and unanimously carried to adopt an Ordinance providing for approval of Application Z15-000-007 for Zoning Reclassification from Residential-14 (R-14) to Neighborhood Commercial (NC) for property located at 1208 Love Avenue.

Attorney Wilnot asked that items 8, 9, and 10 consisting of the following be tabled to the November 19, 2015 Workshop as the thirty day timeframe allowing the county to object to the annexation has not yet been met:

Ordinance providing for Annexation X15-000-007, 2805 Circle Drive and parcel 034, submitted by Walter Anthony Thompson

Ordinance providing for Approval of Zoning Reclassification from County R12 (Residential) to City R12 (Residential) and that said parcel be part of a Planned Development Overlay (Z15-000-006)

Ordinance providing for Approval of Application Z15-000-006 for Zoning Reclassification from Residential (R10/R12) to Planned Development Overlay (PDO) for 20.9 acres located at the corner of Carpenter and Davis Roads between Carpenter Road and Circle Drive.

Council Member Ehlers moved, seconded by Council Member Terrell and unanimously carried to table the above items to the November 19, 2015 Workshop/Called Meeting.

OTHER BUSINESS

DISCUSSION AND POSSIBLE ACTION ON THE BOARD REPORT

Rona Martin reminded Council of the current vacancies on the Zoning Board of Appeals and the Keep Tift Beautiful Board. She also mentioned an application from Victor Pires who has an interest on several boards. Council Member Parrott asked that the Downtown Development Authority members Steve Rigdon and John Lowe be considered for reappointment. He then moved that Dr. Steve Rigdon be reappointed to the DDA board, seconded by Council Member Ehlers and unanimously carried. Council Member Parrott moved, seconded by Council Member Terrell to reappoint John Lowe to the DDA board, and unanimously carried. Council Member Smith moved, seconded by Council Member Terrell and unanimously carried to appoint Victor Pires to the Keep Tift Beautiful Board.

INFORMATION ONLY – RECERTIFICATION OF TIFTON AS A CRS COMMUNITY

City Manager Larry Riner announced that the City of Tifton has once again been recertified as a CRS (Community Rating System-Class 8) City which provides homeowners a 10% discount on insurance.

EXECUTIVE SESSION TO DISCUSS LEGAL MATTERS

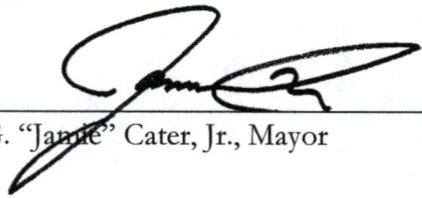
Council Member Parrott moved, seconded by Council Member Ehlers and unanimously carried to enter into Executive Session to discuss Legal Matters.

Council Member Ehlers moved, seconded by Council Member Terrell and unanimously carried to come out of Executive Session.

RESOLUTION PROVIDING FOR EXECUTIVE SESSION

Council Member Ehlers moved, seconded by Council Member Terrell and unanimously carried to adopt a Resolution providing for Executive Session.

There being no further business, the meeting was adjourned.



J. G. "Jamie" Cater, Jr., Mayor



Rona Martin, City Clerk