



August 4, 2014

REGULAR COUNCIL MEETING

5:00 p.m.

130 E. 5TH STREET

Tifton Municipal Courtroom

TIFTON, GEORGIA

CITY OF TIFTON
August 4, 2014
TIFTON MUNICIPAL COURTROOM
Regular City Council Meeting
5:00 p.m.

PUBLIC HEARING

- Annexation and Reclassification of 0.651 acres located at 502 W. 17th Street and 1704 S. Ridge Avenue as requested by the Tift County Board of Education and Eastern Woodlawn Investments, LLC

CALL TO ORDER

PRAYER AND PLEDGE

EMPLOYEE OF THE MONTH PRESENTATION

PRESENTATION BY KEEP TIFT BEAUTIFUL

APPROVAL OF COUNCIL AGENDA

CITIZEN INPUT

APPROVAL OF MINUTES

1. Approval of the following minutes: 1) May 21, 2014 FY 2015 Budget Presentation; 2) June 2, 2014 Regular Meeting; 3) June 12, 2014 Public Hearing on the Proposed FY 2015 Budget; 4) June 26, 2014 Workshop/Called Meeting; 5) July 11, 2014 Council Retreat; and 5) July 17, 2014 Workshop/Called Meeting

CONSENT AGENDA

2. Resolution providing for a New Alcoholic Beverage License for The Red Apple located at 330 Main St.
3. Resolution providing for New Alcoholic Beverage License for Vasu Food Mart located at 1405 Hwy. 41 N.
4. Resolution providing for Amended Alcoholic Beverage License for Walgreens #10833 located at 615 Love Avenue

ORDINANCES

5. Ordinance providing for downtown parking requirements

6. Ordinance providing for Annexation of 0.651 acres located at 502 W. 17th Street and 1704 S. Ridge Avenue as requested by the Tift County Board of Education and Eastern Woodlawn Investments, LLC (X14-000-002)
7. Ordinance providing for Reclassification of 0.651 acres located at 502 W. 17th Street and 1704 S. Ridge Avenue as requested by the Tift County Board of Education and Eastern Woodlawn Investments, LLC (Z14-000-003)

OTHER BUSINESS

8. Discussion of 9/1/14 Council Meeting

City Of Tifton
Department FY 2015 Budget Presentations
May 21, 2014
Tifton Municipal Courtroom, 130 E. 5th Street

ATTENDEES:

Jamie Cater, Mayor	
Johnny Terrell, Vice Mayor	Larry Riner, City Manager
Wes Ehlers, Council Member	Rob Wilmot, City Attorney
Chris Parrott, Council Member	Rona Martin, City Clerk
Julie Smith, Council Member	

Mayor Cater called the meeting to order.

Mr. Riner stated we are here for the purpose of listening to department requests for FY2015. He stated the budget book presented is a draft only. He stated the proposed budget will be developed from what is heard from Council today. He stated the proposed budget will be presented to Council on 6/2/2014, a public hearing for the budget held on 6/12/2014, with adoption of the FY 2015 budget at the workshop on 6/19/2014. He stated the books include the retirement funds of \$2.8 million. He stated the retirement committee will make a presentation at the Council meeting on 6/02/2014. He stated funding is based on the amount recommended by the retirement committee, which is the same level as last year. He stated you will also see the bandwidth debt was removed from all of the budgets except for SPLOST. He stated all departments have paid their full share. He stated there was a \$225,000 increase in health insurance this year. He stated departments will present any major changes along with capital improvements in their presentations. He also stated we did not get the toll roads grant for 20th Street. He stated we do have \$200,000 matching funds along with possible LMIG funds.

The following departments made presentations: Customer Service, Main Street/DDA, Council/Management/ Theatre, Senior Center, Water/Wastewater, Tourism, Library, MIS/IT, Gas, SWCD/Landfill, Building Maintenance, Public Works, Maintenance Shop, Environmental Mgt., Fire Department, Police Department, KTB, Human Resources, and Finance.

They reviewed their mission and vision statements, responsibilities of the department, as well as significant increases and decreases in their respective budgets. They discussed any needed positions, accomplishments of the department, as well as planned activity for the upcoming year. Council asked various questions during the presentations which were addressed by staff.

Tyron Spearman of the Tourism Association gave an overview of their upcoming 2015 proposed budget. Mr. Turner was available as treasurer for questions. Mr. Spearman reviewed current and upcoming activities. He reviewed the proposed expenditures of the hotel/motel funds as well as anticipated revenues. He stated there will be an update to the "Think Tifton" campaign with a more modern look as well as the website. He discussed the position held at the Chamber of Commerce by Chris Beckham where they partner with UGA, Tourism, and the Chamber, where the area is marketed and promoted. He invited the City to participate in the program. He reviewed the list of programs financially supported by the Tourism Association. He discussed the Outreach Marketing

Group and their events. He stated they keep a \$200,000 reserve in the tourism account. Discussion was held regarding the amount of funds the Outreach Marketing Group was receiving. Council Member Smith stated they needed \$45,000 for what they plan to do. Council Member Parrott reiterated the same comment and asked that the contingency be put to \$170,000 to accommodate it. Mr. Riner stated the predicted contribution amount of tourism dollars is \$342,000 rather than \$324,000. Mr. Spearman stated the excess can be allocated to that account. Council Member Smith also expressed interest in the use of Chris Beckham to assist in public relations for the City. Lois Love stated we also have a contingency where the funds can come from. She asked that this be considered. Mr. Turner asked that the City work to improve exit 62. Mr. Riner stated summer workers are being hired at this time.

Victoria Horst of the Tifton-Tift County Public Library provided handouts and a proposed budget to the Council. She gave an overview of functions and events taking place at the library. She reviewed the proposed revenue and expenditure report. She stated she is requesting the same amount of funds as the previous year.

Mr. Riner gave a brief history of Keep Tift Beautiful. He stated it has been funded through the recycling program. He stated it is now a separate city fund in the special revenue funds. He stated Houston Shultz will manage KTB. Mr. Shultz reviewed the function and mission of the board including all of the steps of Keep America Beautiful and Keep Georgia Beautiful. He addressed the Steven Waller fund. He stated this is an active board and reviewed the many activities they are involved in. Mr. Riner stated the funding source is the hotel/motel fund. Council Member Parrott asked who the salary goes to. Mr. Shultz stated the salary is for him when absolutely necessary for overtime. Discussion was held regarding banners and other advertising, and the recycling rover. Mr. Shultz stated there is training available thru Keep Georgia Beautiful. He discussed various grants. Mayor Cater stated KTB should probably come to the council meetings about twice yearly for more presence in the community.

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

Rona Martin, City Clerk

**City of Tifton
Regular Council Meeting
June 2, 2014
5:00 PM
Municipal Courtroom**

ATTENDEES

Jamie Cater, Mayor
Johnny Terrell, Vice Mayor
Wes Ehlers, Council Member
Chris Parrott, Council Member
Julie Smith, Council Member

Larry Riner, City Manager
Rona Martin, City Clerk
Rob Wilmot, City Attorney

PUBLIC HEARINGS

City Attorney Rob Wilmot asked Council questions to determine 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 zoning 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. He then declared everyone free from conflict of interest.

- Annexation and Reclassification of 4.823 acres owned by Peach Way Holdings, LLC located on E.B. Hamilton Drive adjacent to Westhaven Village from Tift County Agricultural Use (AU) to City of Tifton Multiple Residential (MR) (Z14-000-002)

Bert Crowe, Environmental Management Director, stated this request is for annexation and rezoning of 4.8 acres from Tift County Agricultural Use to City of Tifton Multiple Residential. He stated this request was approved unanimously by the Planning and Zoning Commission to recommend approval to City Council. He stated the staff recommends approval of the request as well. No one spoke for or against the request. Mayor Cater closed this portion of the public hearing.

- Amendment to the City of Tifton Urban Redevelopment Plan

Mr. Wilmot stated this request amends the Urban Redevelopment Area to add identified areas to the City which qualify for redevelopment and rehabilitation contemplated by the urban redevelopment law.

Bert Crowe reviewed the proposed map showing the areas of current and proposed redevelopment areas. Mr. Crowe stated the City is looking at re-designation of the Urban Redevelopment Area to coincide with the census tract of the City for areas of low to moderate income. He stated staff recommends adoption of this proposed plan as our new urban redevelopment area. No one spoke for or against the plan. Mayor Cater closed the public hearing.

CALL TO ORDER

Mayor Jamie Cater called the meeting to order at approximately 5:08 p.m.

PRAYER AND PLEDGE

Council Member Julie Smith led in the prayer and pledge.

EMPLOYEE OF THE MONTH PRESENTATION

Mayor Cater and Police Chief Buddy Dowdy made the Employee of the Month presentation to Detective Ferron Yi.

PRESENTATION OF THE FY 2015 CITY OF TIFTON BUDGET

City Manager, Larry Riner, gave an overview of the proposed FY 2015 City of Tifton Budget. He stated this is a balanced proposed budget totaling \$43.4 million for all funds. He reviewed the highlights of the general fund budget totaling \$12,557,077. He reviewed the revenue projections and the current tax digest and 5 year history of levy. He discussed local option sales tax collections. He reviewed the proposed general fund expenditures. He reviewed the health insurance costs, as well as the liability & worker's compensation costs. He reviewed the fund balance, the hotel motel fund, SPLOST funds, and Enterprise funds. He discussed Citynet debt stating it will be paid off in FY2015. He stated this budget will maintain the quality of the community, provide enhanced public safety, allow for better employment opportunities and assist in increasing employee morale and retention.

DEPARTMENT PRESENTATION-ENVIRONMENTAL MANAGEMENT

Bert Crowe, Environmental Management Director gave an overview of happenings within the department. He reviewed the purpose, mission and vision of the department. He stated there were over 880 code cases this year. He stated 405 permits have been issued thus far. He stated revenue of \$81,153 has been collected thus far. He reviewed HPC cases for this year. He stated zoning and permitting totaled 15 cases. He reviewed daily operations of the department. He reviewed various department procedures such as planning/zoning, building, and code enforcement procedures. Council Member Parrott stated he was concerned about the atmosphere of code enforcement and the delivery of their message. He stated people don't necessarily know they are in violation. He stated our customers need to be treated in a helpful manner. He discussed several concerns that have been expressed from citizens. He stated he does not want our citizens harassed. He stated he wants the culture and harassment surrounding code enforcement to end. Mr. Crowe responded to the comments regarding those wishing to purchase property and the blocking of ways to entrance of property, and pending code enforcement matters. He stated that problems occur when letters are sent out and no contact is made by the customer, resulting in citations. He stated they do everything they can to remedy problems before they get to court. Council Member Parrott asked that the delivery of the message be changed to be helpful to our customers. He asked that monthly meetings be held regarding problems to be helpful.

APPROVAL OF COUNCIL MEETING AGENDA

Attorney Wilmot requested that item #5 be removed from the consent agenda.

Council Member Ehlers moved, seconded by Council Member Parrott and unanimously carried to approve the Council Agenda with the moving of agenda item #5 into the ordinance section of the agenda.

RETIREMENT COMMITTEE REPORT – COUNCIL MEMBERS EHLERS & PARROTT

Council Members Ehlers and Parrott gave a report regarding the City of Tifton Pension Plan. Council Member Parrott stated this has been an arduous process, with the retirement frozen. He stated the Mayor

assigned a committee consisting of himself, Council Member Ehlers, Larry Riner and Lois Love. They started going through 4 possible options and looking at their sustainability. He stated we looked at the feasibility, the benefits as well as hiring, sourcing and retention of our people. He stated it was weighed out over a period of time. He then turned the meeting over to Council Member Ehlers for the results. Council Member Ehlers stated we are very pleased to present Alternative III which is the best option affordable in the long term and what is best for the employees. He reviewed Alternative III and future projections. He stated they took into consideration our current revenue stream. He stated Alternative III will be affordable into the future. He thanked those who worked on the committee to bring forth this alternative. Council Member Parrott stated when this is voted on, the retirement will be completely unfrozen. Mr. Riner stated there is a resolution on the agenda for consideration.

CITIZEN INPUT

No one spoke.

APPROVAL OF MINUTES

Council Member Terrell moved, seconded by Council Member Ehlers and unanimously carried to approve the minutes of the 05/05/2014 Regular Meeting and the 05/15/2014 Workshop/Called Meeting.

CONSENT AGENDA

2. Resolution providing for amendment to Urban Redevelopment Area
3. Resolution providing for Acceptance of proposal for design/build services for the Chula Fire Station
4. Ordinance providing for sale of Craft Beer Growlers
5. **Ordinance amending Noise Control requirements (removed from consent and placed under ordinances)**

Council Member Smith moved, seconded by Council Member Parrott and unanimously carried to approve the consent agenda as stated, items 2, 3, and 4.

RESOLUTION PROVIDING FOR UNFREEZING OF THE CITY OF TIFTON PENSION PLAN, PROVIDING FOR STAFF DIRECTION TO BEGIN IMPLEMENTATION OF AN AMENDMENT FOR PLAN ALTERNATIVE III

Council Member Parrott moved, seconded by Council Member Ehlers and unanimously carried to approve a resolution providing for unfreezing of the City of Tifton Pension Plan, providing for staff direction to begin implementation of an amendment for Plan Alternative III.

Rona Martin, City Clerk, explained that the FBI fingerprint backgrounds for items #7 & #10 have not come back due to issues with the fingerprints. She stated that the GBI information has been returned and asked that these be approved contingent on a favorable return from the FBI. She asked that all of the resolutions requesting alcoholic beverage licenses be approved at once.

Council Member Smith moved, seconded by Council Member Terrell and unanimously carried to approve the below listed resolutions providing for alcoholic beverage licenses, with Applebee's and A-1 Food Marts' approval contingent on a favorable FBI fingerprint return.

RESOLUTION PROVIDING FOR AMENDED ALCOHOLIC BEVERAGE LICENSE FOR APPLEBEE'S LOCATED AT 808 W. 7TH STREET

Contingent on favorable FBI fingerprint returns.

RESOLUTION PROVIDING FOR NEW ALCOHOLIC BEVERAGE LICENSE FOR HARVEY'S SUPERMARKET LOCATED AT 101 W. 3RD STREET

Approved, see above motion.

RESOLUTION PROVIDING FOR NEW ALCOHOLIC BEVERAGE LICENSE FOR HARVEY'S SUPERMARKET LOCATED AT 2201 U.S. HWY. 41 N.

Approved, see above motion.

RESOLUTION PROVIDING FOR ALCOHOLIC BEVERAGE LICENSE FOR A-1 FOOD MART LOCATED AT 1005 E. 12TH STREET

Contingent on favorable FBI fingerprint returns.

(5) ORDINANCE AMENDING NOISE CONTROL REQUIREMENTS

Mayor Cater recused himself, stating the prospective business owner regarding this matter has considered leasing one of his properties to open a business. He then left the room. Attorney Wilmot explained the change to the proposed ordinance resulting from the workshop. Council Member Ehlers moved, seconded by Council Member Parrott and unanimously carried to adopt an ordinance amending noise control requirements. Mayor Cater was called back into the meeting.

SECOND READING AND ADOPTION OF AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF TIFTON BY AMENDING PART 1, ARTICLE 4, SECTION 4.13 OF THE CHARTER REDUCING THE MAXIMUM TERM OF IMPRISONMENT FOR ORDINANCE VIOLATIONS, TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES

Council Member Smith moved, seconded by Council Member Parrott and unanimously carried to approve for Second Reading and Adoption of an Ordinance to amend the Charter of the City of Tifton by amending Part 1, Article 4, Section 4.13 of the Charter reducing the maximum term of imprisonment for ordinance violations, to provide for an effective date and for other purposes.

SECOND READING AND ADOPTION OF AN ORDINANCE TO AMEND CHAPTER 1 SECTION 1-11(A) OF THE CODE OF ORDINANCES TO REDUCE THE MAXIMUM TERM OF IMPRISONMENT FOR ORDINANCE VIOLATIONS, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

Council Member Terrell moved, seconded by Council Member Smith and unanimously carried to approve for Second Reading and Adoption of an Ordinance to amend Chapter 1, Section 1-11(a) of the Code of Ordinances to reduce the maximum term of imprisonment for ordinance violations, to provide for an effective date, and for other purposes.

ORDINANCE PROVIDING FOR ANNEXATION OF 4.823 ACRES OWNED BY PEACH WAY HOLDINGS, LLC LOCATED ON E. B. HAMILTON DRIVE ADJACENT TO WESTHAVEN VILLAGE (X14-000-001)

Council Member Ehlers moved, seconded by Council Member Terrell and unanimously carried to approve an ordinance providing for annexation of 4.823 acres owned by Peach Way Holdings, LLC located on E. B. Hamilton Drive adjacent to Westhaven Village (X14-000-001).

ORDINANCE PROVIDING FOR ZONING RECLASSIFICATION OF 4.823 ACRES OWNED BY PEACH WAY HOLDINGS, LLC LOCATED ON E. B. HAMILTON DRIVE FROM TIFT COUNTY AGRICULTURAL USE (AU) TO CITY OF TIFTON MULTIPLE RESIDENTIAL (MR) ADJACENT TO WESTHAVEN VILLAGE (Z14-000-002)

Council Member Terrell moved, seconded by Council Member Ehlers and unanimously carried to approve an ordinance providing for zoning reclassification of 4.823 acres owned by Peach Way Holdings, LLC located on E. B. Hamilton Drive from Tift County Agricultural Use (AU) to City of Tifton Multiple Residential (MR) adjacent to Westhaven Village (Z14-000-002).

BOARD REPORT

Rona Martin, City Clerk, asked that the board appointments/reappointments be taken individually. She reviewed the **Tifton Tree Board** stating the Mr. LaForest is looking for a replacement for the “chair” position. She also stated that Jeannie Rigdon wishes to continue serving on the board. She stated Mr. LaForest will continue to serve until he resigns or is replaced.

Council Member Parrott moved, seconded by Council Member Ehlers and unanimously carried to reappoint Jeannie Rigdon to the Tifton Tree Board.

Mrs. Martin stated the **Keep Tift Beautiful Board** has vacancies and an application from Lorie Marchant for consideration. She stated Elayne Cook’s term has expired but she wishes to continue serving until she moves from the area as her home is on the market.

Council Member Parrott moved, seconded by Council Member Smith and unanimously carried to appoint Lorie Marchant to the Keep Tift Beautiful Board.

Mrs. Martin stated the **Historic Preservation Commission** has term expirations for Jeffrey Daniel, Herb Pilcher, Jeff Robbins and Cyndy Hall. She stated there are applications from Charles Styer, Suzanne Click, and Nathaniel Pridgon for consideration.

Council member Parrott moved seconded by Council Member Ehlers and unanimously carried to appoint Charles Styer replacing Jeff Robbins.

Council Member Parrott moved, seconded by Council Member Smith and unanimously carried to reappoint Jeffrey Daniel to the commission.

Council Member Parrott moved, seconded by Council Member Terrell and carried 3/2 to appoint Suzanne Click replacing Herb Pilcher. Council Members Ehlers and Smith voted nay.

Council Member Parrott moved, seconded by Council Member Terrell and carried 4/1 to appoint Nathaniel Pridgon to replacing Cyndy Hall. Council Member Smith voted nay.

Mrs. Martin stated that the **Tifton-Tift County Library Board** has a term expiration of Ericka Johnson. She stated Mrs. Horst is requesting that she be reappointed.

Council Member Parrott moved, seconded by Council Member Ehlers and unanimously carried to reappoint Ericka Johnson to the Library Board.

Mrs. Martin stated the **Planning and Zoning Commission** has two term expirations of Major Battle, Jr. and Julie Sharpe.

Council Member Terrell moved, seconded by Council Member Ehlers and unanimously carried to reappoint Major Battle, Jr. to the Planning and Zoning Commission.

Council Member Parrott moved, seconded by Council Member Smith and unanimously carried to reappoint Julie Sharpe to the Planning and Zoning Commission.

There being no further business, the meeting was adjourned.

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

Rona Martin, City Clerk

**City Of Tifton
Public Hearing
Proposed City of Tifton FY 2015 Budget
June 12, 2014
Tifton Municipal Courtroom, 130 E. 5th Street**

ATTENDEES:

Jamie Cater, Mayor	
Johnny Terrell, Vice Mayor	Larry Riner, City Manager
Wes Ehlers, Council Member	Rob Wilmot, City Attorney
Chris Parrott, Council Member	Rona Martin, City Clerk
Julie Smith, Council Member	

Attorney Rob Wilmot opened the public hearing for the FY 2015 Proposed Budget.

City Manager, Larry Riner, gave an overview of the proposed FY 2015 City of Tifton Budget. He stated this is a balanced proposed budget totaling \$43.4 million for all funds. He reviewed the highlights of the general fund budget totaling \$12,557,077. He reviewed the revenue projections of the general fund and the current tax digest. He discussed local option sales tax collections. He reviewed the proposed general fund expenditures. He stated there is a decrease of \$2,000,000 primarily due to the debt service of the telecommunications general fund portion being paid off. He discussed vacant employee positions that will be filled. He reviewed the revenue sources and the expenditures. He discussed the capital outlay increase. He discussed Citynet debt stating it will be paid off in FY2015 with \$4 million paid off thus far. He reviewed the health insurance costs at an increase of \$218,000 as well as the liability & worker's compensation costs. He reviewed the LOST fund, the hotel motel fund, SPLOST funds, and Enterprise funds and projects that will take place with monies from those funds. Mr. Riner stated the library fund remains the same as the previous year. He stated this budget will maintain the quality of the community, provide enhanced public safety, allow for better employment opportunities with the unfrozen retirement and assist in increasing employee morale and retention. He reviewed the schedule for completion of the budgeting process stating the June 19th workshop/called meeting has been moved to 6/26/14.

Mr. Wilmot invited the public to speak. Bubba Harrison, Northside Café, asked about the police cars. Mrs. Love stated they are included. He asked about the workman's comp increase in as much as sanitation will be outsourced. Ms. Love stated this year's audit has not been completed and we are using a safe number until that time. He asked about the 3 mill increase. Mrs. Love stated it is included in the budget in revenues for the general fund property taxes.

The public hearing was closed.

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

Rona Martin, City Clerk

City of Tifton
Regular Council Workshop/Called Meeting
June 26, 2014
5:00 p.m.
Municipal Courtroom

ATTENDEES

Jamie Cater, Mayor
Johnny Terrell, Vice Mayor
Wes Ehlers, Council Member
Chris Parrott, Council Member (via telephone)
Julie Smith, Council Member

Larry Riner, City Manager
Rob Wilmot, City Attorney
Rona Martin, City Clerk

DISCUSSION ITEMS

SWEARING IN OF BOARD APPOINTEES

Mayor Cater gave the oath of office to Charles Styer, Suzanne Click, and Nathaniel Pridgon to serve on the Historic Preservation Commission and Lori Marchant for service on the Keep Tift Beautiful Board.

RESOLUTION PROVIDING FOR AMENDED ALCOHOLIC BEVERAGE LICENSE FOR A-1 FOODS LOCATED AT 1005 E. 12TH STREET

Rona Martin, City Clerk stated this is an amended license for a request submitted to Council at the last regular meeting with a request for approval contingent on the results of the background check. She stated the information that was returned indicated that Mr. Gillum had an unfavorable background. They chose to reapply for the license in his wife's name. A background check has been conducted on Marjorie Muzac with the results showing no violations at all. She stated staff recommends approval of this request which will be on the called meeting agenda for consideration.

RESOLUTION PROVIDING FOR AMENDED ALCOHOLIC BEVERAGE LICENSE FOR PUBLIX SUPERMARKETS, INC. LOCATED AT 620 N. VIRGINIA AVENUE

Ms. Martin stated this is an amended application necessary for the new manager. She stated Terri Brown now manages the store and that a background check was conducted with no violations being returned. She stated staff recommends approval of this application which will be on the called meeting agenda.

ORDINANCE PROVIDING FOR AMENDMENT TO RETIREMENT PLAN

Mr. Riner reviewed the previous action on this matter which included unfreezing of the retirement plan to include alternative III, with Council asking that staff amend the plan to include the changes that Council had requested. He stated this does amend the plan with the formula requested by Council.

REPORT ON NEW GUN LAWS

Mr. Wilmot discussed the new gun law going into effect July 1, 2014 as it relates to public buildings. After discussion, it was determined that Mr. Riner, Chief Dowdy and Mr. Wilmot will further investigate the possibilities and report back to Council.

BOARD REPORT

Rona Martin gave the board report which included the reappointment or replacement of former Council Member Marianna Keesee to the Library Board. She stated Mrs. Keesee has requested reappointment for one more year to complete some projects she is working on. She stated she understands if City Council chooses not to reappoint her. She stated this is a Council position on the board. Council Member Smith asked Mrs. Martin to check with the County to see if they had any vacancies. Council Member Ehlers asked staff to find out what the projects were that Mrs. Keesee is working on.

CALLED MEETING

RESOLUTION PROVIDING FOR ADOPTION OF THE FY 2015 CITY OF TIFTON BUDGET

Council Member Smith moved, seconded by Council Member Terrell and unanimously carried to adopt a Resolution providing for Adoption of the FY 2015 City of Tifton Budget.

RESOLUTION PROVIDING FOR AMENDED ALCOHOLIC BEVERAGE LICENSE FOR A-1 FOODS LOCATED AT 1005 E. 12TH STREET

Council Member Terrell moved, seconded by Council Member Smith and unanimously carried to adopt a Resolution providing for an Alcoholic Beverage License for A-1 Foods located at 1005 E. 12th Street.

RESOLUTION PROVIDING FOR AMENDED ALCOHOLIC BEVERAGE LICENSE FOR PUBLIX SUPERMARKETS, INC. LOCATED AT 620 N. VIRGINIA AVENUE

Council Member Parrott moved, seconded by Council Member Terrell and unanimously carried to adopt a Resolution providing for an Alcoholic Beverage License for Publix Supermarket, Inc. located at 620 Virginia Avenue.

ORDINANCE PROVIDING FOR AMENDMENT TO THE CITY OF TIFTON RETIREMENT PLAN

Council Member Ehlers moved, seconded by Council Member Parrott and unanimously carried to adopt an Ordinance providing for amendment to the City of Tifton Retirement Plan.

EXECUTIVE SESSION TO DISCUSS REAL ESTATE AND LEGAL MATTERS

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

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

RESOLUTION PROVIDING FOR EXECUTIVE SESSION

Council Member Terrell moved, seconded by Council Member Parrott 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

City of Tifton
City Council Retreat
July 11, 2014
9:00 a.m. - 12 p.m.
Black Shank Pond Pavilion

ATTENDEES

Jamie Cater, Mayor
Johnny Terrell, Vice Mayor
Wes Ehlers, Council Member
Chris Parrott, Council Member
Julie Smith, Council Member (arrived late)

Larry Riner, City Manager
Rob Wilmot, City Attorney
Rona Martin, City Clerk
Lois Love, Finance Director

DISCUSSION ITEMS

CITY CHRISTMAS PARTY

Mr. Riner recalled previous Christmas parties for the employees held yearly. He stated we would like to begin holding these once again. He stated they cost from \$12,000-15,000. He stated this is for employees and their families and includes prizes and monetary prizes. He stated this will help boost employee morale. It was the consensus of everyone that this be continued once again this year. Council Member Parrott requested that we once again begin holding the volunteer appreciation dinners held during Georgia Cities Week.

FINANCIAL SAFETY INCENTIVES

Mr. Riner stated we are looking at ways to reduce our accident rates and lower workers comp claims. He stated other cities are doing financial incentives for no lost time accidents, etc. He asked Council if there is any interest in coming up with a financial incentive plan for employees to work more safely and reward them for doing so. He stated there will be a savings on insurance claims, and that it could be modeled after a similar program that ESG is using. Mr. Riner stated the City of Winder uses an incentive program and claims have gone down for them. He discussed several different ways to handle the program. He stated the plan will be work shopped for Council consideration. It was the consensus of everyone that a plan be developed and brought to Council for consideration.

DOWNTOWN PARKING

Mr. Riner stated the parking committee has been working with the downtown businesses for the past three years. Mr. Wilmot reviewed the amendments to the proposed ordinance which included the parameters of the downtown parking area, the timeframe for paying a fine, and the holiday exemptions to the parking requirements. Mr. Riner stated this will be brought to Council on July 17th.

LANKFORD MANOR REVOLVING LOAN

Mr. Riner stated the DDA owes the City of Tifton revolving loan fund about \$179,000. He stated there is an issue with our auditors that the funds have not been paid back. He stated that the City and DDA attorneys should get together to resolve this matter. Mr. Wilmot stated he would get with Mr. Rigdon.

SOLE-SOURCING TO ESG, INC.

Mr. Riner stated we are making every effort to reduce the operating costs of the City. He stated we have right sourced the wastewater treatment and water treatment systems as well as the collection and distribution

systems. He stated the attorneys for both parties have looked at the purchasing policy guidelines and it is their opinion that we can sole source other functions to them if desired. He stated he has asked ESG Operations, Inc. to look at our Public Works Department which includes streets, traffic, parks and cemetery and the shop. He stated the shop is losing about \$100,000 per year in the service fund. He stated they have looked at the departments and anticipate a savings of \$50,000 to \$100,000 per year plus having a professional engineer on staff. He stated Public Works is in the General Fund and this will allow us to begin building up our contingency fund. He stated this is the immediate savings, and long term savings will be 41 positions that that will no longer be subject to health insurance. He stated contributions to the retirement fund will continue as most of these folks are vested, however, as we move forward, a long term savings will occur over the next 15 years. He asked for consensus on pursuing the right sourcing of those departments. After comments and discussion, all council members agreed that we should move forward with pursuing this matter.

SELF INSURED VS. FULLY INSURED HEALTH INSURANCE FOR THE CITY

Mr. Riner stated the City's current health costs budget is \$1.2 million. He stated we may have a public/private partnership with Stafford Development, and will include a health clinic. He stated based on the numbers from Stafford, we may save from \$100,000 to \$200,000 per year. He stated we need an actuary consultant to come in and evaluate our claims losses, at a cost of about \$15,000, which will help us determine whether to go self-insured or stay fully insured. He stated we will put an agreement together to provide for a study on this matter.

UPDATE ON GUN LAW

Mr. Wilmot updated everyone on the gun law, and specifically security requirements at all doors if guns are allowed in government buildings. He stated he has contacted Susan Moore of GMA and requested clarification. He read an excerpt of her response as follows: "there is a lot of confusion surrounding this law, and much will probably be clarified thru litigation. My own reading of the statues is that all doors have to be restricted or screened if the local government intends that no one including employees, bring weapons into the building. If the restriction is meant to apply only to the public, is it ok that screening is only a public entrances, I don't know". Sorry I cannot provide more definitive direction, but the law is not clear". He discussed our current facilities and the possible restrictions and safety measures for the employees. Considerable discussion was held regarding the first floor of the Myon and the staff of the Customer Service Department. Mr. Riner stated we will continue to review this matter for corrective measures.

DISCUSSION OF JUDGE FOR MUNICIPAL COURT

Mr. Riner reminded Council that the City Manager appoints the municipal court judge and that Judge Benson has been elected to be the State Court Judge. Discussion was held regarding possible conflicts should Judge Benson continue to hold the municipal position in addition to the state position. After considerable discussion, Mr. Riner stated he would make the decision regarding Judge Benson and take action within the next 30 days.

ROBERTS RULES & PROCEDURES FOR MEETINGS

Mr. Wilmot reminded Council of previous information emailed. He discussed the question of someone being out of order. He stated Mayor Cater is the chair and is the one that deals with Roberts Rules of Order; he controls the meeting and applies the rules. He stated some organizations have a parliamentarian who advises what the rule is so if someone believes a rule has been violated, the proper method to deal with that as a council is to inform the Mayor that they feel that person is out of order. Mr. Wilmot stated that once a decision has been made and voted on, discussion should stop on that issue unless someone brings a motion for reconsideration of the matter. The only person who can bring a matter of reconsideration is one who has voted in favor of the motion. He stated that someone who voted against the motion cannot bring a motion

for reconsideration. He stated some organizations designate a parliamentarian which can be the city attorney. He stated if a question of the rules comes up for the parliamentarian, the chair can discuss what the rule is with the parliamentarian and then apply the rule. He stated if anyone feels that someone is out of order, they express it to the chair who addresses it with the person who may be out of order. Mr. Wilmot explained what happens if someone is out of order which includes a simple response from the chair to the person out of order such as a light knock getting their attention and letting them know they are out of order. He stated disciplinary actions in a meeting are to be taken at that meeting. He discussed the action should a member continue to speak. He stated this includes naming the offender, repeated warnings, and then the matter can be dropped or if the matter is not dropped and someone has been named as the offender, the chair can ask the Council what penalty should be placed on the offender. He discussed the process of the penalty. He stated censorship is usually the penalty via Council taken action. He stated the matter should then be resolved. He stated a censorship is a formal reprimand and pretty serious. He discussed the charter provision of removal of office questioning the legality of such action. He stated that a formal censorship by resolution is the more appropriate way to handle such matters. He discussed issues that take place by a member outside of the meeting. Mr. Wilmot explained that one would be censored from a particular topic, and would not be excluded from a meeting. He reviewed the discussion process for meetings. He reminded everyone that meetings should be conducted in a respectful manner and orderly fashion. After further discussion it was determined that appointment of the City Attorney as parliamentarian would be on the next meeting agenda for action. Mr. Ehlers asked about applying these rules to the public during meetings. Mr. Wilmot stated they should be applied to the public as well.

There being no further business, the meeting was adjourned.

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

Rona Martin, City Clerk

City of Tifton
Regular Council Workshop/Called Meeting
July 17, 2014
5:00 p.m.
Municipal Courtroom, 130 E. 5th Street

ATTENDEES

Jamie Cater, Mayor
Johnny Terrell, Vice Mayor
Wes Ehlers, Council Member (via telephone)
Chris Parrott, Council Member
Julie Smith, Council Member

Larry Riner, City Manager
Rob Wilmot, City Attorney
Rona Martin, City Clerk

DISCUSSION ITEMS

RESOLUTION PROVIDING FOR ADOPTION OF THE FY 2015 MILLAGE RATE (CALLED MEETING)

Lois Love, Finance Director, stated the official millage rate, current tax digest and M&O levy have to be adopted according to state law. She stated this sets the millage rate at the rate it was approved. She stated the digest came in around \$15,000 lower than the estimate. She stated the millage rate will be adopted at 9.759 mills.

RESOLUTION PROVIDING FOR NEW ALCOHOLIC BEVERAGE LICENSE FOR THE RED APPLE LOCATED AT 330 MAIN STREET

Rona Martin, City Clerk, stated this application is a request for malt, wine and distilled spirits consumption retail and categorized as an entertainment establishment. She stated a background check has been conducted on Eliceo Soto revealing no record. She stated staff recommends approval of the request.

RESOLUTION PROVIDING FOR NEW ALCOHOLIC BEVERAGE LICENSE FOR VASU FOOD MART LOCATED 1405 HWY. 41 N.

Ms. Martin stated this application is a request for malt and wine package retail. She stated a background check has been conducted on Vaishali P. Shah revealing no record. She stated staff recommends approval of the request.

RESOLUTION PROVIDING FOR AMENDED ALCOHOLIC BEVERAGE LICENSE FOR WALGREENS #10833 LOCATED AT 615 LOVE AVENUE

Ms. Martin stated the management of Walgreens has changed requiring an amended alcoholic beverage license. She stated a background check on Steven Comparato II, revealed no record. She stated staff recommends approval of the request.

DISCUSSION OF PARKING ORDINANCE

Mr. Dowdy stated there is a long history of parking issues dating back to 1994. He stated meetings were held in 2012 and again this spring with the downtown merchants. He stated the ordinance presented is what the group came up with. Mr. Wilmot reviewed the changes to the existing ordinance regarding ticketing and the downtown parking area. He reviewed those changes. He read the definition of the weekday downtown parking area. Mr. Riner stated he met with business owners of the Brumby Way area. Mr. Falotico stated

there is an issue of business owners and employees parking on the street. He stated these changes are an improvement. Mr. Wilmot stated we may need to tweak the ordinance to define owners and employees. Mr. Riner suggested this be removed from the called meeting agenda. Ms. Gaskins stated she has gotten a number of calls with comments and suggestion, mostly from the north area of Love Avenue. Mr. Riner stated this will include a map of public parking spaces available for owners, tenants and employees and bring back to the 8/4/14 meeting. Mr. Wilmot stated he will tweak this to provide that the owners would be prohibited from parking and define owners as needed. Council Member Smith expressed the need to make sure this information provided to the public and businesses in a positive way. Mr. Riner stated the Main Street Department should handle this. He also mentioned Chris Beckham being in the audience and will be working with the City on such matters.

DISCUSSION OF PURCHASE OF POLICE UNITS (CALLED MEETING)

Mr. Dowdy stated we can purchase six new 2013 vehicles (dodge chargers) for \$19,800 each which is within the budget. He stated these are first come first serve with the vendor.

CONSIDER AUTHORIZATION FOR CITY MANAGER TO ENTER INTO NEGOTIATIONS FOR PROFESSIONAL SERVICES FOR STREETScape PHASE 3 (CALLED MEETING)

Mr. Riner explained the process for selection of the engineering firm for this project. He stated staff recommends contracting with AMEC Environment & Infrastructure, Inc. for the Phase 3 project of the Downtown Streetscape Master Plan. He stated they also performed the Phase 2 project.

DISCUSSION OF BID FOR REPLACEMENT OF BELMONT AND LEE CULVERTS (CALLED MEETING)

Scott Murphy of ESG Operations, Inc. stated the storm drains at Lee and Belmont are the last of the major issues which occurred two years ago. He stated this is part of the overall 10th Street Drainage project. He stated there were request for bids put out. He stated out of the three vendors who attended the pre bid conference, only one submitted a bid who is Southern Concrete Construction. He stated they also did the project at Davis and Tyson. He stated the engineers estimate is \$300,000.00 with the actual bid coming in at \$299,524.00. He showed some slides of the damaged areas and what the improvements would be. He stated they are quite satisfied with the bid. Mr. Riner stated this item is on the called meeting agenda.

CONSIDER ORDINANCE PROVIDING FOR ANNEXATION OF 0.651 ACRES LOCATED AT 502 W. 17TH STREET AND 1704 S. RIDGE AVENUE AS REQUESTED BY THE TIFT COUNTY BOARD OF EDUCATION AND EASTERN WOODLAWN INVESTMENTS, LLC

Mr. Ehlers asked if he had a back end relationship with one or both of these requesters, should he recuse himself. Mr. Wilmot stated he should recuse himself, and to not make comments or vote on the matter. Mr. Crowe stated this request for annexation consists of 0.651 acres located at 502 W. 17th Street and 1704 S. Ridge Avenue. He stated everything has been posted with no comments returned. He stated staff and the Planning and Zoning Commission recommend approval of this request.

CONSIDER ORDINANCE PROVIDING FOR ZONING CLASSIFICATION OF 0.651 ACRES LOCATED AT 502 W. 17TH STREET AND 1704 S. RIDGE AVENUE TO R-8 (RESIDENTIAL) AS REQUESTED BY THE TIFT COUNTY BOARD OF EDUCATION AND EASTERN WOODLAWN INVESTMENTS, LLC

Mr. Crowe stated the corresponding zoning of the annexation is requested, and will be R-8 (Residential), with staff and the Planning and Zoning Commission recommending approval of the request.

BOARD REPORT

Ms. Martin stated she is requesting that Joseph LaForest of the Tree Board be reappointed. She stated Elayne Cook continues to serve on the Keep Tift Beautiful Board until she sells her home. Ms. Martin stated Ms. Cook is willing to be reappointed with the understanding that she will be leaving Tifton upon the sale of her home. Ms. Martin also recommended appointment of Terri Brown to the KTB Board. She discussed replacement of Marianna Keesee to the Library Board. She also discussed the resignation of Bret Henderson on the Historic Preservation Commission. Mayor Cater stated he has discussed the matter with the person on the HPC and asked for a delay on that replacement.

CALLED MEETING

RESOLUTION PROVIDING FOR ADOPTION OF THE FY 2015 MILLAGE RATE

Council Member Smith moved, seconded by Council Member Terrell and unanimously carried to adopt a Resolution providing for Adoption of the FY 2015 Millage Rate.

APPROVAL OF AMENDED PARKING ORDINANCE

Council Member Parrott moved, seconded by Council Member Smith and unanimously carried to table this item to the August 4, 2014 Council Meeting.

APPROVAL TO PURCHASE POLICE UNITS

Council Member Parrott moved, seconded by Council Member Terrell and unanimously carried to approve purchase of 6 dodge chargers from Carl Gregory Chrysler Jeep Dodge in the amount of \$118,800.

AUTHORIZATION FOR CITY MANAGER TO ENTER INTO NEGOTIATIONS FOR PROFESSIONAL SERVICES FOR STREETSCAPE PHASE 3

Council Member Terrell moved, seconded by Council Member Parrott and unanimously carried to authorize the City Manager to enter into negotiations and contract for professional services for Streetscape Phase 3.

AWARD OF BID FOR BELMONT AND LEE CULVERTS, AND AUTHORIZE THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS AND NOTICE TO PROCEED

Council Member Parrott moved, seconded by Council Member Smith and unanimously carried to award the bid for Belmont and Lee Culverts and authorize the City Manager to Execute Contract Documents and Notice to Proceed.

DESIGNATION OF CITY ATTORNEY AS MEETING PARLIAMENTARIAN

Council Member Terrell moved, seconded by Council Member Smith and unanimously carried to designate the City Attorney as meeting Parliamentarian.

BOARD APPOINTMENTS

Council Member Smith moved, seconded by Council Member Parrott and unanimously carried to reappoint Joseph LaForest to the Tifton Tree Board.

Council Member Smith moved, seconded by Council Member Terrell and unanimously carried to reappoint Elayne Cook to the Keep Tift Beautiful Board. Council Member Smith moved, seconded by Council

Member Parrott and unanimously carried to appoint Terri Brown to the Keep Tift Beautiful Board replacing Hayward Fowler.

Council Member Parrott moved, seconded by Council Member Terrell and unanimously carried to table any action on the Historic Preservation Commission to the August 4, 2014 regular Council meeting.

Council Member Ehlers moved, seconded by Council Member Parrott and unanimously carried to appoint Council Member Johnny Terrell to the Library Board.

EXECUTIVE SESSION TO DISCUSS PERSONNEL, REAL ESTATE AND/OR LEGAL MATTERS

Council Member Smith moved, seconded by Council Member Terrell to enter into Executive Session for the purpose of discussing Real Estate and Legal Matters. Council Member Parrott moved, seconded by Council Member Terrell and unanimously carried to come out of Executive Session.

RESOLUTION PROVIDING FOR EXECUTIVE SESSION

Council Member Parrott moved, seconded by Council Member Smith 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

**AT A MEETING OF THE
CITY COUNCIL OF THE CITY OF TIFTON
HELD ON 7/17, 2014
A MOTION TO ENTER INTO EXECUTIVE SESSION**

Council member Smith makes the following motion:

1. That City Council now enters into executive session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing the following:

(check all that apply)

- Legal Matters.
- Personnel Matters.
- Real Estate Matters.

That each member of this body, in open session, at the conclusion of such executive session, and consistent with the provisions of City of Tifton Resolution No. 99-66, either:

1. Execute the Affidavit, the form of which having been previously approved; or
2. Vote upon the Resolution, the form of which having been previously approved, to be followed by the execution of the above-referenced Affidavit by so many members of this Council that so desire,

all of which is in compliance with O.C.G.A. Section 50-14-4; thereby this body, by appropriate form of either Affidavit or Resolution/Affidavit, ratifying the actions of the Council taken in executive session and confirming that the subject matters of the closed session were within exceptions permitted by the Open Meetings law.

Council member Terrell seconds the motion.

Motion Approved

Those voting in favor of the motion for closure:

Council Members: Terrell, Ehlers, Parrott, Saiter
Mayor Carter

Those voting against the motion for closure:

Council Members:

AFFIDAVIT

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia:

<u>Present</u>	<u>Absent</u>	
<u>✓</u>	<u> </u>	J. G. "Jamie" Cater, Jr.
<u>✓</u>	<u> </u>	Wes Ehlers <i>via conference call</i>
<u>✓</u>	<u> </u>	Christopher Parrott
<u>✓</u>	<u> </u>	Johnny Terrell
<u>✓</u>	<u> </u>	Julie Smith

Who, after being duly sworn, deposes and on oath states the following:

1. I am a member of the Tifton City Council and I was present at a meeting of the City Council held on the 17th day of July, 2014.

2. That it was my understanding that O.C.G.A. Section 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) Of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

3. The subject matter of the closed meeting or closed portion of the meeting held on the 17th day of July, 2014, which was closed for the purpose(s) of :

- Legal Matters
- Personnel Matters
- Real Estate Matters

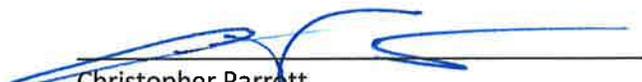
As allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.

4. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. Section 50-14-4(b) that such an affidavit be executed.
5. This affidavit is likewise executed by the following members of the City Council present at such executive session in support of open and honest government and in compliance with City of Tifton Resolution 99-66.

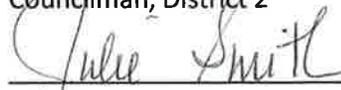
This 17th day of July, 2014.


 J. G. "Jamie" Cater, Jr.
 Mayor, City of Tifton

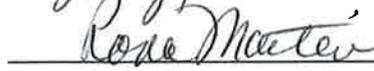
via Conference call
 Wes Ehlers
 Councilman, District 1


 Christopher Parrott
 Councilman, District 2


 Johnny Terrell
 Councilman, District 3


 Julie Smith
 Councilwoman, District 4

Sworn to and subscribed before me
 By all City Council members
 on this 17th day of
July, 2014.


 Notary Public



TIFTON CITY COUNCIL AGENDA ITEM

TO: Tifton City Council
FROM: Rona Martin, City Clerk
DATE: 07/16/2014
DEPARTMENT: City Clerk's Office
SUBJECT: The Red Apple, LP 330 Main Street



DATE: 07/17/2014
Workshop Meeting (X)
Regular Meeting (X)
Called Meeting ()

EXECUTIVE SUMMARY

The owner of The Red Apple, LP, to be located at 330 Main Street, is requesting a new alcoholic beverage license for malt, wine and distilled spirits consumption retail. This business will be categorized at an "Entertainment Establishment". A background check has been conducted on Eliceo Soto revealing no record.

PROPOSED ACTION

Staff recommends approval of this request.

SUPPORTING INFORMATION

Background Information

Financial Implications

- Cost of the application and license is a total of \$2100.00.
-

Pros and/or Cons

- n/a

Implementation

n/a

CITY OF TIFTON, GEORGIA
RESOLUTION NO. 2014-_____
[Issuance of a New Alcoholic Beverage License]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, WITH RESPECT TO ISSUANCE OF AN ALCOHOLIC BEVERAGE LICENSE BY THE CITY OF TIFTON, GEORGIA, TO **THE RED APPLE, LP** [APPLICANT] FOR PREMISES LOCATED AT **330 MAIN STREET**.

WHEREAS, it appears that the above referenced applicant has submitted a new application for the following described alcoholic beverage license for the above referenced location; and

WHEREAS, it appears to the satisfaction of the City Council, based upon said application and the investigation of city officials relative thereto, that the said applicant and location meet the requirements for the issuance of the alcoholic beverage license applied for, subject to compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, THAT:

-1-

The following described alcoholic beverage license application be and the same hereby is, granted [subject to the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and subject to compliance by the applicant as of the time of issuance thereof, as well as subsequent thereto, in all respects with the provisions, conditions, and requirements of Chapter 6 of the Code of Ordinances of the City of Tifton, Georgia]:

Alcoholic Beverage License Application No.: (05564)
Applicant Name: THE RED APPLE
Business Location: 330 MAIN STREET
Type of License: MALT BEVERAGE CONSUMPTION RETAIL
Type of License: WINE BEVERAGE CONSUMPTION RETAIL
Type of License: DISTILLED SPIRITS CONSUMPTION RETAIL

Time Period of License: **2014**

-2-

The City Clerk issue to said applicant, upon compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and the payment of all fees relative thereto, an alcoholic beverage license as applied for in the Code of Ordinances of the City of Tifton.

Read and passed at a meeting of the City Council of the City of Tifton, Georgia, held on August 4, 2014.

Attest:

Rona Martin,
Clerk of the City of Tifton

J.G. "Jamie" Cater Jr.,
Mayor of the City of Tifton



City Clerk's Office - Business Licensing Division
 204 N. Ridge Avenue - P.O. Box 229 - Tifton, GA 31793-0229
 (229) 382-6231 - Fax (229) 391-3990
 Website: <http://www.tifton.net> Email: cityclerk@tifton.net

ALCOHOLIC BEVERAGE INFORMATION SHEET

Application: **New (✓)** Renewal ()

Amended: _____ Reason: _____
 Business Name: The Old Apple LP
 Licensee Name: Elicia Soto
 Business Location: 330 Main St Tifton Ga
 Owner/Manager's Name: Elicia Soto

Type of License

- Malt Beverage Package Retail
- Malt Beverage Consumption Retail
- Distilled Spirits Consumption Retail
- Wine Package Retail
- Wine Consumption Retail

Business Mailing Address 330 Main St
 City Tifton State Ga Zip Code 31794
 Telephone Number (229) 454-9946

This Information Sheet is on: _____

Signature _____ Date _____
 Owner () Manager ()

CITY USE ONLY

Criminal History Record No Record () See Attachment ()

The information submitted in the application has been investigated and/or reviewed by me and I recommend:

Reasons For Denial: _____

Signatures For Approval

Chief of Police D. Dorsdy Approval () Denied () Date JUN 30 2014

Rona Martin
 City Clerk Rona Martin Approval () Denied () Date 6/30/14

City Manager Tommy R. Brier Approval () Denied () Date 6-30-14

TIFTON CITY COUNCIL AGENDA ITEM



TO: Tifton City Council
FROM: Rona Martin, City Clerk
DATE: 07/16/2014
DEPARTMENT: City Clerk's Office
SUBJECT: VASU Food Mart, 1405 Hwy 41. N.

DATE: 07/17/2014
Workshop Meeting (X)
Regular Meeting (X)
Called Meeting ()

EXECUTIVE SUMMARY

The owner of VASU Food Mart, to be located at 1405 Hwy. 41 N., is requesting a new alcoholic beverage license for malt and wine and package retail. A background check has been conducted on Vaishali P. Shah revealing no record.

PROPOSED ACTION

Staff recommends approval of this request.

SUPPORTING INFORMATION

Background Information

Financial Implications

- Cost of the application and license is a total of \$600.00.
-

Pros and/or Cons

- n/a

Implementation

n/a

CITY OF TIFTON, GEORGIA
RESOLUTION NO. 2014-_____
[Issuance of a New Alcoholic Beverage License]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, WITH RESPECT TO ISSUANCE OF AN ALCOHOLIC BEVERAGE LICENSE BY THE CITY OF TIFTON, GEORGIA, TO **VASU FOOD MART [APPLICANT]** FOR PREMISES LOCATED AT **1405 HWY 41 N.**

WHEREAS, it appears that the above referenced applicant has submitted a new application for the following described alcoholic beverage license for the above referenced location; and

WHEREAS, it appears to the satisfaction of the City Council, based upon said application and the investigation of city officials relative thereto, that the said applicant and location meet the requirements for the issuance of the alcoholic beverage license applied for, subject to compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, THAT:

-1-

The following described alcoholic beverage license application be and the same hereby is, granted [subject to the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and subject to compliance by the applicant as of the time of issuance thereof, as well as subsequent thereto, in all respects with the provisions, conditions, and requirements of Chapter 6 of the Code of Ordinances of the City of Tifton, Georgia]:

Alcoholic Beverage License Application No.: (05553)
Applicant Name: VASU FOOD MART
Business Location: 1405 HWY 41 N.
Type of License: MALT BEVERAGE PACKAGE RETAIL
Type of License: WINE PACKAGE RETAIL

Time Period of License: **2014**

-2-

The City Clerk issue to said applicant, upon compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and the payment of all fees relative thereto, an alcoholic beverage license as applied for in the Code of Ordinances of the City of Tifton.

Read and passed at a meeting of the City Council of the City of Tifton, Georgia, held on August 4, 2014.

Attest:

Rona Martin,
Clerk of the City of Tifton

J.G. "Jamie" Cater Jr.,
Mayor of the City of Tifton



City Clerk's Office - Business Licensing Division
 204 N. Ridge Avenue - P.O. Box 229 - Tifton, GA 31793-0229
 (229) 382-6231 - Fax (229) 391-3990
 Website: <http://www.tifton.net> Email: cityclerk@tifton.net

ALCOHOLIC BEVERAGE INFORMATION SHEET

Application: New (✓) Renewal ()

Amended: _____ Reason: _____

Business Name: Vasu Food Mart

Licensee Name: Vaishali P. Shah

Business Location: 1405 Hwy 41 N. Tifton GA

Owner/Manager's Name: Vaishali P. Shah

Type of License

- Malt Beverage Package Retail
- Malt Beverage Consumption Retail
- Distilled Spirits Consumption Retail
- Wine Package Retail
- Wine Consumption Retail

Business Mailing Address 1405 Hwy 41 N
 City Tifton State GA Zip Code 31794
 Telephone Number (229) 255-6133

This Information Sheet is on:

Signature V.P. Shah Date 6/24/14

Owner (✓) Manager ()

CITY USE ONLY

Criminal History Record No Record () See Attachment ()

The information submitted in the application has been investigated and/or reviewed by me and I recommend:

Reasons For Denial: _____

Signatures For Approval

Chief of Police [Signature] Approval (✓) Denied () Date JUN 30 2014

City Clerk [Signature] Approval (✓) Denied () Date 6/30/14

City Manager [Signature] Approval (✓) Denied () Date 6-30-14

TIFTON CITY COUNCIL AGENDA ITEM



TO: Tifton City Council
FROM: Rona Martin, City Clerk
DATE: 07/16/2014
DEPARTMENT: City Clerk's Office
SUBJECT: Walgreens #10833, 615 Love Avenue

DATE: 07/17/2014
Workshop Meeting (X)
Regular Meeting (X)
Called Meeting ()

EXECUTIVE SUMMARY

The management of Walgreens #10833 located at 615 Love Avenue has changed and the business is requesting an amended alcoholic beverage license for malt and wine and package retail. A background check has been conducted on Steven Mathew Comparato II, revealing no record.

PROPOSED ACTION

Staff recommends approval of this request.

SUPPORTING INFORMATION

Background Information

Financial Implications

- Cost of the application and license is a total of \$100.00.
-

Pros and/or Cons

- n/a

Implementation

n/a

CITY OF TIFTON, GEORGIA
RESOLUTION NO. 2014-_____
[Issuance of Amended Alcoholic Beverage License]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, WITH RESPECT TO ISSUANCE OF AN ALCOHOLIC BEVERAGE LICENSE BY THE CITY OF TIFTON, GEORGIA, TO **WALGREENS #10833** [APPLICANT] FOR PREMISES LOCATED AT **615 LOVE AVENUE**.

WHEREAS, it appears that the above referenced applicant has submitted a new application for the following described alcoholic beverage license for the above referenced location; and

WHEREAS, it appears to the satisfaction of the City Council, based upon said application and the investigation of city officials relative thereto, that the said applicant and location meet the requirements for the issuance of the alcoholic beverage license applied for, subject to compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, THAT:

-1-

The following described alcoholic beverage license application be and the same hereby is, granted [subject to the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and subject to compliance by the applicant as of the time of issuance thereof, as well as subsequent thereto, in all respects with the provisions, conditions, and requirements of Chapter 6 of the Code of Ordinances of the City of Tifton, Georgia]:

Alcoholic Beverage License Application No.: (04048)
Applicant Name: WALGREENS #10833
Business Location: 615 LOVE AVENUE
Type of License: MALT BEVERAGE PACKAGE RETAIL
Type of License: WINE PACKAGE RETAIL

Time Period of License: **2014**

-2-

The City Clerk issue to said applicant, upon compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and the payment of all fees relative thereto, an alcoholic beverage license as applied for in the Code of Ordinances of the City of Tifton.

Read and passed at a meeting of the City Council of the City of Tifton, Georgia, held on August 4, 2014.

Attest:

Rona Martin,
Clerk of the City of Tifton

J.G. "Jamie" Cater Jr.,
Mayor of the City of Tifton



City Clerk's Office - Business Licensing Division
 204 N. Ridge Avenue - P.O. Box 229 - Tifton, GA 31793-0229
 (229) 382-6231 - Fax (229) 391-3990
 Website: <http://www.tifton.net> Email: cityclerk@tifton.net

ALCOHOLIC BEVERAGE INFORMATION SHEET

Application: New () Renewal ()

Amended: _____ Reason: Change of Manager

Business Name: Walgreens # 10833

Licensee Name: _____

Business Location: 615 Love Ave. Tifton, GA 31794

Owner/Manager's Name: Walgreen Co. / Steven Mathew Comparato II

Type of License

- Malt Beverage Package Retail
- Malt Beverage Consumption Retail
- Distilled Spirits Consumption Retail
- Wine Package Retail
- Wine Consumption Retail

Business Mailing Address P.O. Box 901

City Deerfield State IL Zip Code 60015

Telephone Number () _____

This Information Sheet is on:

Signature [Signature] Date 5/28/14

Owner () Manager (X)

CITY USE ONLY

Criminal History Record No Record () See Attachment ()

The information submitted in the application has been investigated and/or reviewed by me and I recommend:

Reasons For Denial: _____

Signatures For Approval

Chief of Police [Signature] Approval (X) Denied () Date JUN 30 2014

City Clerk [Signature] Approval (X) Denied () Date 7/2/14

City Manager [Signature] Approval (X) Denied () Date 7-3-14

**CITY OF TIFTON GEORGIA
ORDINANCE NO. 2014 - __**

AN ORDINANCE OF THE CITY OF TIFTON, GEORGIA TO AMEND CHAPTER 78, ARTICLE II, DIVISION 3 OF THE CODE OF ORDINANCES FOR THE CITY OF TIFTON TO PROVIDE FOR RESTRICTIONS ON PARKING UPON THE STREETS AND ALLEYS WITHIN THE CITY; TO PROVIDE FOR PROCEDURES AND PENALTIES FOR PARKING VIOLATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The City Council of the City of Tifton hereby ordains that Chapter 78, Article II, Division 3 shall be amended as follows:

**I.
AMENDMENT TO CODE OF ORDINANCES**

Chapter 78, Article II, Division 3 of the Code of Ordinances shall be amended by deleting the current Section 78-80 and substituting in lieu thereof the following:

Sec. 78-80 – Reserved.

Chapter 78, Article II, Division 3 of the Code of Ordinances shall be further amended by deleting the current Section 78-84 and substituting in lieu thereof the following:

Sec. 78-84 – Report, ticketing or violations; payment in lieu of penalty

(a) When a parking enforcement officer or police officer shall find a vehicle parked in violation of any of the provisions of this article, a notice shall be attached to such vehicle indicating such vehicle has been parked in violation of the provisions of this article, the time of such violation, notice with respect to the manner of payment of the appropriate fine and a court date.

(b) If the fine is paid before the court date, the owner or operator will not be required to appear in court. If the fine is not paid before the court date, the owner or operator of the vehicle will be required to appear in Municipal Court to respond to the parking violation. Fine payments shall be paid to the city at the Tifton Police Department.

Chapter 78, Article II, Division 3 of the Code of Ordinances shall be further amended by deleting the current Section 78-87 and substituting in lieu thereof the following:

Sec. 78-87 – Downtown Parking

Due to the commercial emphasis of the downtown business area and the need for consumers to obtain on-street parking reasonably close to businesses, the following on-street parking restrictions shall apply to the downtown business area:

- (a) For purposes of this section, the term ***weekday downtown area*** shall be defined as:
 - (1) Love Avenue/Main Street south of Fourth Street and north of Fifth Street (U.S. 82);
 - (2) Second Street east of Central Avenue and west of Tift Avenue;
 - (3) First Street and First Street Extension
 - (4) 3rd Street east of Central Avenue and West of Tift Avenue
 - (5) Commerce Way north of 5th Street and south of Central Avenue (6) Brumby Way.

On-street parking shall not be allowed for owners and employees of businesses in the weekday downtown area nor for residents or their guests in residential units (apartments, condominiums, etc.) located in the weekday downtown area between the hours of 10:00 a.m. and 5:00 p.m. Monday through Friday. For the purposes of this section, owners shall include any person or entity that leases a building or any portion thereof in the weekday downtown area.

- (b) For purposes of this section, the term ***Saturday downtown area*** shall be defined as Main Street south of Third Street and north of Fifth Street (U.S. 82).

On-street parking shall not be allowed for owners and employees of businesses in the Saturday downtown area nor for residents or their guests in residential units (apartments, condominiums, etc.) located in the Saturday downtown area between the hours of 10:00 a.m. and 5:00 p.m. on Saturday. For the purposes of this section, owners shall include any person or entity that leases a building or any portion thereof in the Saturday downtown area.

- (c) Free public parking is hereby made available to such persons during the above-described prohibited times for on-street parking at the Cato Knight Parking Lot and the public parking lots adjacent to Commerce Way.
- (d) Notwithstanding the foregoing, these parking regulations and restrictions shall not apply to the following holidays:
 - (1) New Year's Day
 - (2) Independence Day
 - (3) Thanksgiving
 - (4) Christmas Day

II. **GENERAL REPEALER**

To the extent that any other ordinance, portion of an ordinance or resolution of the City of Tifton now in effect is inconsistent with the provisions hereof, the same are repealed.

III.
EFFECTIVE DATE

The effective date of this ordinance shall be the date of adoption hereof.

Read and passed on first reading and adopted at a meeting of the City Council of the City of Tifton held on the ___ day of August, 2014.

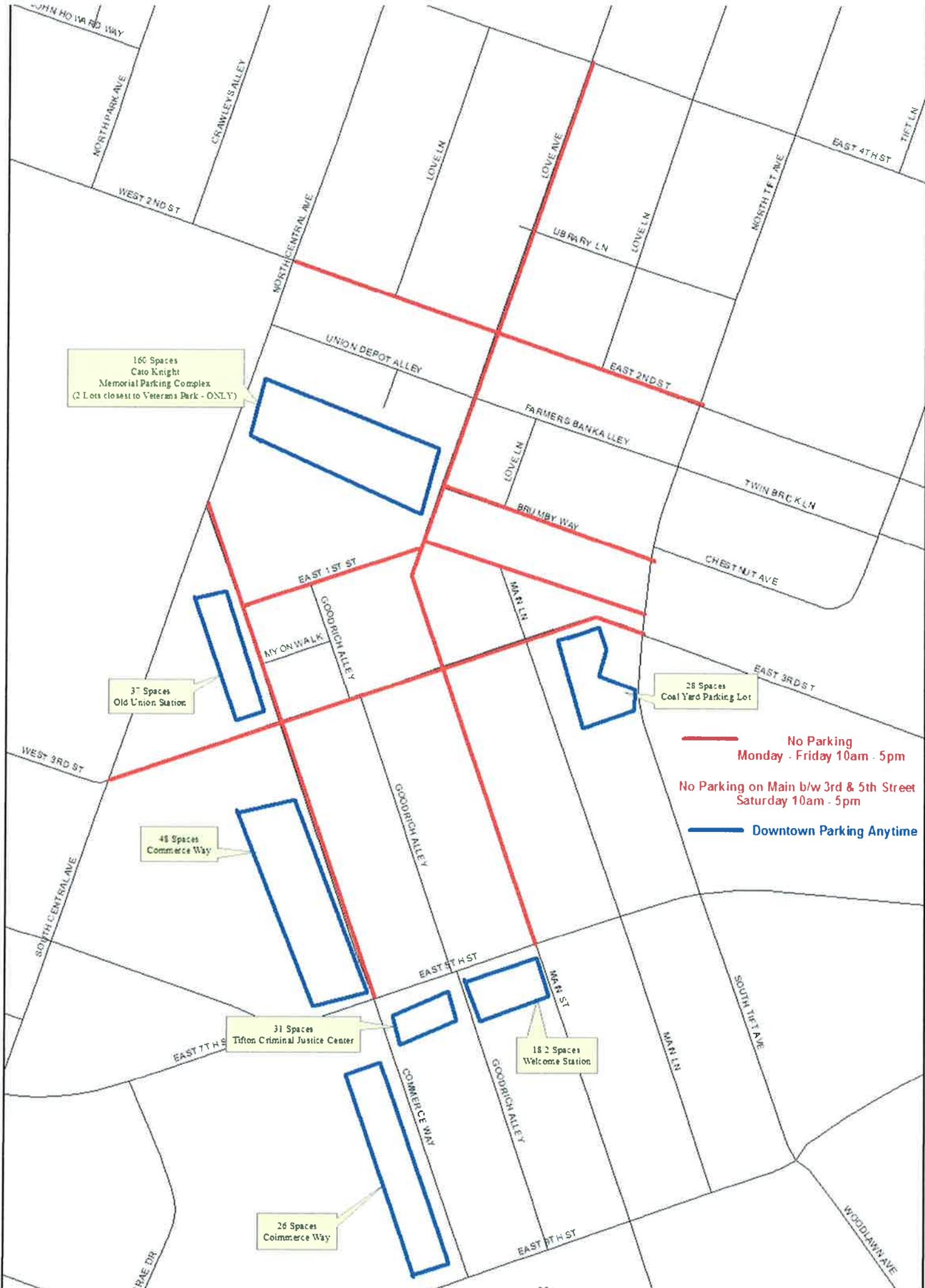
J.G. "Jamie" Cater, Jr.
Mayor

Attest:

Rona Martin
City Clerk

Approved as to Form:

Rob Wilmot
City Attorney



160 Spaces
Caro Knight
Memorial Parking Complex
(Loss closest to Veterans Park - ONLY)

3 Spaces
Old Union Station

28 Spaces
Coal Yard Parking Lot

48 Spaces
Commerce Way

31 Spaces
Tifton Criminal Justice Center

182 Spaces
Welcome Station

26 Spaces
Commerce Way

— No Parking
Monday - Friday 10am - 5pm

No Parking on Main b/w 3rd & 5th Street
Saturday 10am - 5pm

— Downtown Parking Anytime

TIFTON CITY COUNCIL AGENDA ITEM

TO: Tifton City Council
FROM: Bert D. Crowe, Director COT-EDM
DATE: June 23, 2014
DEPARTMENT: Environmental Management



DATE: ^{7/17} ~~May 15~~, and ^{8/4} ~~June 2~~, 2014
Workshop Meeting (X)
Regular Meeting (X)
Called Meeting ()

SUBJECT: Request for approval of X14-000-002 submitted by Tift County Board of Education (502 West 17th Street) and Eastern Woodlawn Investments, LLC (1704 South Ridge Avenue) requesting Annexation of approximately 0.651 acres consisting of Parcels T032-169 (BOE) and T032-170 (EWI) from Tift County to City of Tifton. Please note there is an accompanying application for rezone (Z14-000-003).

EXECUTIVE SUMMARY

The applicants are requesting annexation of approximately 0.651 acres

PROPOSED ACTION

Approval by City Council of the requested annexation.

SUPPORTING INFORMATION

Background Information

The applicants are requesting this annexation of stated property. It was determined by staff that the property requested for annexation could be brought in to the City of Tifton according to the ordinance of the City of Tifton. The annexation of this property would also correct two "half in half out" properties.

Financial Implications

Approval and implementation of the above listed rezone would not generate any additional expense or create any additional expense to the City of Tifton. The annexation corresponding to this rezone would create an increase in the tax base for the City of Tifton.

Pros and/or Cons

- Pros- Approval would allow for the annexation and rezone of this trace of land which would allow the BOE property to be totally in the City Limits. It would allow the annexation of two partial in and partial out tracts of land, and place another single family dwelling into the City Limits.
- Cons- None

Implementation

Implementation of the above listed annexation would be immediate upon the approval of City of Tifton Council.

NOTICE OF PUBLIC HEARING/ ANNEXATION REQUEST

The City of Tifton Planning and Zoning Commission will consider Application: X14-000-002 at 6:00 PM July 3, 2014 at 130 East 5th Street, City of Tifton Municipal Courtroom, Tifton, GA.

Meeting is Open to the Public

NOTICE OF PUBLIC HEARING

Tifton City Council will hold a Public Hearing August 4, 2014, at 5:00 PM at 130 East 5th Street, City of Tifton Municipal Courtroom, Tifton, GA. concerning Application: X14-000-001 annexation of approximately 0.651 acres along 17th Street from Tift County to City of Tifton. A complete description and map of the properties affected and the zoning reclassification is available for public inspection at the office of the Director of Environmental Management located at 527 Commerce Way, Tifton, Georgia 31794

For Additional Information please call 229-391-3950.



**City of Tifton
Environmental Management**

Application for Annexation into the Corporate Limits of the City of Tifton

Annexation Case Number: X14-000-002 Date: 6/3/14

Property: LL 308 Blk 2 Lot 1 70X135

Lying on or adjacent to: 17th Street a public roadway

Tax Map Number: T032-169 Deed Book and Page: 1714, 004

Property Address: 502 W. 17th Street

Property Owner: Tift County Board of Education

Property Owner Address/Telephone Number: 229 387 2400

Metes and Bounds Description/Plat: (attached and included via reference)

Property Analysis: Contiguous Date: 6/3/14

(I) (We) being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Tifton to process this petition for annexation into the City in accordance with all adopted municipal ordinances, regulations and in conformance with State law. (I) (we) agree that this application shall remain valid until such time as either the City of Tifton and/or (I) (we) consent to termination of this agreement. In cases of termination all parties shall be notified in writing via registered mail.

Further, (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and says that the statements and answers contained in the application for annexation, and any information attachments thereto are accurate to the nearest degree and that the statements referred to are true and correct to the best of (my) (our) knowledge and belief

Property Owner (printed): Rosby Dasher

Property Owner (signature) Rosby Dasher Date 6/3/14

Property Owner (printed): _____

Property Owner (signature) _____ Date _____

Staff Use

Staff (printed): _____

Staff (signature): _____ Date _____

AGENT'S CERTIFICATION

For this purpose of this application, I (We) hereby appoint the following named individual(s) as our duly authorized agents(s):

Agents(s)

Owner(s)

Address

Address

Telephone

Telephone

Date

Date

4147

NOV 17 14 PM 006

Book of Records
Page
Time: 3rd
Sept 13
Time: 4:00pm

[Signature]

clerk of Superior Court

09-03-13
137-2013-0010

RECORDED
TIFT COUNTY
CLERK'S OFFICE
2013 SEP -3 PM 4:25
GREN D. PAUL
CLERK

After Recording Return To:

REINHARDT, WHITLEY,
SUMMERLIN & PITTMAN, P.C.
P. O. Drawer 1287
Tifton, GA 31793

ADMINISTRATRIX'S DEED

GEORGIA, TIFT COUNTY

THIS INDENTURE made this 23 day of August, 2013 by and between:

HATTIE WILSON, of Camden County, New Jersey, Individually and as Administratrix of the **ESTATE OF LEWIS WILSON, SR.**, late of Camden County, New Jersey, as the first party,

and

TIFT COUNTY BOARD OF EDUCATION, as the second party.

WITNESSETH:

WHEREAS - the deceased died intestate on **February 13, 1988**, seized and possessed of an undivided one-third (1/3) interest in and to the property hereinafter described;

WHEREAS - the Petition for Letters of Administration were filed in the Surrogate Court of Camden County, New Jersey on February 25, 1988, and the first party was appointed Administratrix thereof;

WHEREAS - the Administratrix is authorized to sell property of the estate at private sale without advertisement; and

WHEREAS - the first party has agreed to sell and the second party has agreed to purchase such properties upon the terms and conditions hereinafter provided.

10.17.13 PL 007

NOW THEREFORE, in consideration of the payment of \$10.00 and other valuable consideration, the first party hereby grants, sells, conveys and delivers unto the second party, its successors and assigns, her one-third undivided interest in the following property:

A tract of land located in Land Lot 308 in the 6th Land District of Tift County, Georgia and in the City of Tifton more particularly described as follows: TO OBTAIN THE POINT OF BEGINNING, commence at the point of intersection of the centerline of S. Ridge Ave. (40' R/W) with the centerline of 17th Street (40' R/W); thence south 47° 22' 59" west 27.69 feet to a 1/2" rebar found at the intersection of the west right of way line of S. Ridge Ave. and the south right of way line of 17th Street; thence along the south right of way line of 17th Street north 87° 55' 31" west 154.89 feet to a 1/2" rebar set and the point and place of beginning. FROM SAID POINT AND PLACE OF BEGINNING, thence south 01° 07' 00" west 130.00 feet to a 1/2" rebar set; thence north 87° 55' 52" west 58.40 feet to a 1/2" rebar set; thence north 01° 17' 35" east 130.00 feet to a pipe found on the south right of way line of 17th Street; thence along the south right of way line of 17th Street south 87° 55' 31" east 58.00 feet to the point and place of beginning. Said tract contains 0.174 acres and is more particularly delineated upon a plat of survey entitled "Boundary Survey for: Tift County Board of Education" made by Sunbelt Surveyors, Inc., Surveyed Date: August 5, 2013, Platted Date: August 6, 2013, and recorded in Plat Book 4a on page 1-13 in the office of the Clerk of the Superior Court of Tift County, Georgia.

TO HAVE AND TO HOLD such properties in fee simple with all rights and appurtenances thereunto belonging unto the second party, its successors and assigns, in as complete a manner as owned or possessed or enjoyed by Lewis Wilson, Sr., deceased, in his lifetime.

IN WITNESS WHEREOF the first party has hereunto signed her name and affixed her seal on the day and year first above written.

Hattie Wilson [LS]
HATTIE WILSON, Individually and as
Administratrix of the Estate of Lewis Wilson,
deceased

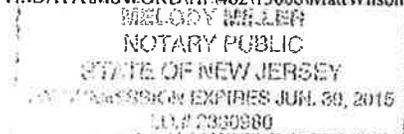
Signed, sealed and delivered on this
27 day of AUG, 2013 in
the presence of:

Common Witness

Melody M. Allen
Notary Public
[SEAL]

My Commission Expires: 6/30/15

H:\DATA\MSWORD\HP462\13006\Matt Wilson\Property\AdminDeedLWilsonEstate.doc/ah



State of Georgia, Tift County
Superior Court Clerk's Office
Filed and Recorded in this
office this 30th

day of Sept, 2013

Time 4:30pm

[Signature]
Clerk of Superior Court

4146
1791 904

09-03-13
139-2013-001009

2013 SEP -3 PM 4:25
CLERK'S OFFICE

After Recording Return To:

REINHARDT, WHITLEY,
SUMMERLIN & PITTMAN, P.C.
P. O. Drawer 1287
Tifton, GA 31793

WARRANTY DEED

GEORGIA, TIFT COUNTY

THIS INDENTURE made this 30th day of August, 2013 by and between:

WYLEAN WILSON, of Tift County, Georgia, as the first party,

and

TIFT COUNTY BOARD OF EDUCATION, as the second party.

WITNESSETH:

In consideration of the payment of \$10.00 and other valuable consideration, the first party hereby grants, sells, conveys and delivers her two-thirds (2/3) undivided interest unto the second party, its successors and assigns, the following property:

A tract of land located in Land Lot 308 in the 6th Land District of Tift County, Georgia and in the City of Tifton more particularly described as follows: TO OBTAIN THE POINT OF BEGINNING, commence at the point of intersection of the centerline of S. Ridge Ave. (40' R/W) with the centerline of 17th Street (40' R/W); thence south 47° 22' 59" west 27.69 feet to a 1/2" rebar found at the intersection of the west right of way line of S. Ridge Ave. and the south right of way line of 17th Street; thence along the south right of way line of 17th Street north 87° 55' 31" west 154.89 feet to a 1/2" rebar set and the point and place of beginning. FROM SAID POINT AND PLACE OF

BEGINNING, thence south 01° 07' 00" west 130.00 feet to a 1/2" rebar set; thence north 87° 55' 52" west 58.40 feet to a 1/2" rebar set; thence north 01° 17' 35" east 130.00 feet to a pipe found on the south right of way line of 17th Street; thence along the south right of way line of 17th Street south 87° 55' 31" east 58.00 feet to the point and place of beginning. Said tract contains 0.174 acres and is more particularly delineated upon a plat of survey entitled "Boundary Survey for: Tift County Board of Education" made by Sunbelt Surveyors, Inc., Surveyed Date: August 5, 2013, Platted Date: August 6, 2013, and recorded in Plat Book 42 on page 1-B in the office of the Clerk of the Superior Court of Tift County, Georgia.

TO HAVE AND TO HOLD such properties in fee simple with all rights and appurtenances thereunto belonging unto the second party, its successors and assigns, and the first party will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever by virtue of these presents.

IN WITNESS WHEREOF the first party has hereunto signed her name and affixed her seal on the day and year first above written.

Wylean Wilson [LS]
WYLEAN WILSON

Signed, sealed and delivered on this
2nd day of August, 2013
in the presence of:

[Signature]
Common Witness

[Signature]
Notary Public
[SEAL]

My Commission Expires: _____



H:\DATA\MSWORD\HP462\13065\MattWilsonProperty\WWilsonWarrantyDeed.doc/ah

A tract of land located in Land Lot 308 in the 6th Land District of Tift County, Georgia and in the City of Tifton more particularly described as follows: TO OBTAIN THE POINT OF BEGINNING, commence at the point of intersection of the centerline of S. Ridge Ave. (40' R/W) with the centerline of 17th Street (40' R/W); thence south 47° 22' 59" west 27.69 feet to a ½ " rebar found at the intersection of the west right of way line of S. Ridge Ave. and the south right of way line of 17th Street; thence along the south right of way line of 17th Street north 87° 55 '31" west 154.89 feet to a ½ " rebar set and the point and place of beginning. FROM SAID POINT AND PLACE OF BEGINNING, thence south 01° 07' 00" west 130.00 feet to a ½" rebar set; thence north 87° 55' 52" west 58.40 feet to a ½ " rebar set; thence north 01° 17' 35" east 130.00 feet to a pipe found on the south right of way line of 17th Street; thence along the south right of way line of 17th Street south 87° 55' 31" east 58.00 feet to the point and place of beginning. Said tract contains 0.174 acres and is more particularly delineated upon a plat of survey entitled "Boundary Survey for: Tift County Board of Education" made by Sunbelt Surveyors, Inc., Surveyed Date: August 5, 2013, Platted Date: August 6, 2013, and recorded in Plat Book 42 on page 1-B in the office of the Clerk of the Superior Court of Tift County, Georgia.

4143
FILE 171416 002

State of Georgia, Tift County
Superior Court Clerk's Office
Filed and Recorded in this
Office this 3rd
Day of Sept, 2013
Time 4:55pm

~~0~~
09-03-13
137-2013-00008

[Signature]
Clerk of Superior Court

2013 SEP -3 PM 4:25
CLERK'S OFFICE
COURT CLERK

After Recording Return To:
REINHARDT, WHITLEY,
SUMMERLIN & PITTMAN, P.C.
P. O. Drawer 1287
Tifton, GA 31793

DEED OF ASSENT

GEORGIA, TIFT COUNTY

THIS INDENTURE made this 30th day of **August, 2013**, by and between:

WYLEAN WILSON of Tift County, Georgia, as **Executrix of the Estate of Clarence J. Wilson, deceased**, as the first party,

and

WYLEAN WILSON of Tift County, Georgia, as the second party.

WITNESSETH:

WHEREAS - the deceased died testate in Tift County, Georgia, on January 9, 1991 seized and possessed of an undivided two-thirds (2/3) interest in and to the property hereinafter described;

WHEREAS - the will of the deceased was duly probated in the Probate Court of Tift County, Georgia, and first party qualified as Executrix thereof;

WHEREAS - all property, real and personal, was devised unto the second party under Item IX(d) of the will of the deceased;

WHEREAS - the Executrix has assented to the devise of such property unto the second party.

NOW THEREFORE the first party hereby grants, conveys and delivers unto the second party, her heirs and assigns, the following property:

A tract of land located in Land Lot 308 in the 6th Land District of Tift County, Georgia and in the City of Tifton more particularly described as follows: TO OBTAIN THE POINT OF BEGINNING, commence at the point of intersection of the centerline of S. Ridge Ave. (40' R/W) with the centerline of 17th Street (40' R/W); thence south 47° 22' 59" west 27.69 feet to a 1/2" rebar found at the intersection of the west right of way line of S. Ridge Ave. and the south right of way line of 17th Street; thence along the south right of way line of 17th Street north 87° 55' 31" west 154.89 feet to a 1/2" rebar set and the point and place of beginning. FROM SAID POINT AND PLACE OF BEGINNING, thence south 01° 07' 00" west 130.00 feet to a 1/2" rebar set; thence north 87° 55' 52" west 58.40 feet to a 1/2" rebar set; thence north 01° 17' 35" east 130.00 feet to a pipe found on the south right of way line of 17th Street; thence along the south right of way line of 17th Street south 87° 55' 31" east 58.00 feet to the point and place of beginning. Said tract contains 0.174 acres and is more particularly delineated upon a plat of survey entitled "Boundary Survey for: Tift County Board of Education" made by Sunbelt Surveyors, Inc., Surveyed Date: August 5, 2013, Platted Date: August 6, 2013, and recorded in Plat Book 42 on page 1-B in the office of the Clerk of the Superior Court of Tift County, Georgia.

TO HAVE AND TO HOLD such interest in said properties, with all improvements located thereon and appurtenances thereunto belonging, unto the second party, her heirs and assigns, in as complete a manner as owned or possessed or enjoyed by Clarence J. Wilson, deceased, in his lifetime.

IN WITNESS WHEREOF the first party has hereunto signed her name and affixed her seal on the day and year first above written.

Wylean Wilson [SEAL]
WYLEAN WILSON, as Executrix of
the Last Will and Testament of Clarence
J. Wilson, Deceased

Signed, sealed and delivered on this
30th day of August, 2013 in the
presence of:

[Signature]
Unofficial Witness
[Signature]
Notary Public



[SEAL]
My Commission Expires:
H:\DATA\MSWORD\HP\462\13065\MattWilsonProperty\WWilsonExecAssent.doc/ah

TIFT COUNTY TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

[Recent Sales in Area](#) |
 [Previous Parcel](#) |
 [Next Parcel](#) |
 [Field Definitions](#) |
 [Return to Main Search Page](#) |
 [Tift Home](#)

Owner and Parcel Information

Owner Name	TIFT COUNTY BOARD OF EDUCATION	Today's Date	January 14, 2014
Mailing Address	P. O. BOX 389 TIFTON, GA 31793-0389	Parcel Number	T032 169
Location Address	502 W 17TH ST	Tax District	COUNTY (District 01)
Legal Description	LL 308 BLK 2 LOT 1 70 X 135	2013 Millage Rate	27.614
Property Class(NOTE: Not Zoning Info)	E1-Exempt	Acres	0.19
Zoning		Neighborhood	
Landlot/District	/	Homestead Exemption	No (50)
Water		Parcel Map	Show Parcel Map
Electric		Sewer	
Topography		Gas	
Road Class	County	Drainage	
		Parcel Road Access	Paved

2013 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 1,704	\$ 5,697	\$ 0	\$ 7,401	\$ 7,401

Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	734 RIDGE AVE / 21ST ST	Lot	1	NA

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	914	Sheetrock	Asbestos Shingle/Siding	0	0	1950	NA
Roof Type	Flooring Type	Heating Type	Rooms	Value	Cond	Number Fire Pl	Sketch
Asphalt Shingle	Pine	No Heat	Bedrooms/Bathrooms/Extra Plumbing	\$ 5,697	Average	2	Sketch Building 1

Building was 50% Complete in the Tax Year 2013 and is reflected in the value information above.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
08-30-2013	1714 4		\$ 13,666	4K - Disq Imp - Partial Interest	WILSON, WYLEAN	TIFT COUNTY BOARD OF EDUCATION
08-30-2013	1714 2		\$ 13,666	4K - Disq Imp - Partial Interest	WILSON, CLARENCE J ESTATE	WILSON WYLEAN

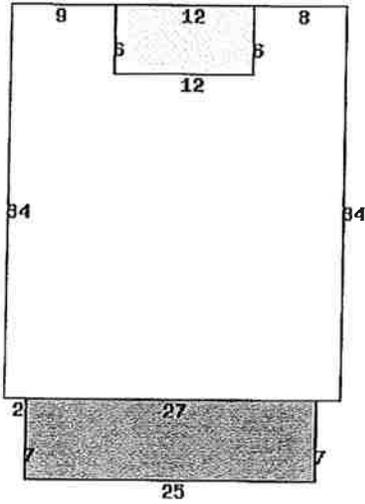
[Recent Sales in Area](#) |
 [Previous Parcel](#) |
 [Next Parcel](#) |
 [Field Definitions](#) |
 [Return to Main Search Page](#) |
 [Tift Home](#)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: January 13, 2014

© 2004 by the County of Tift, GA | Website design by qpublic.net

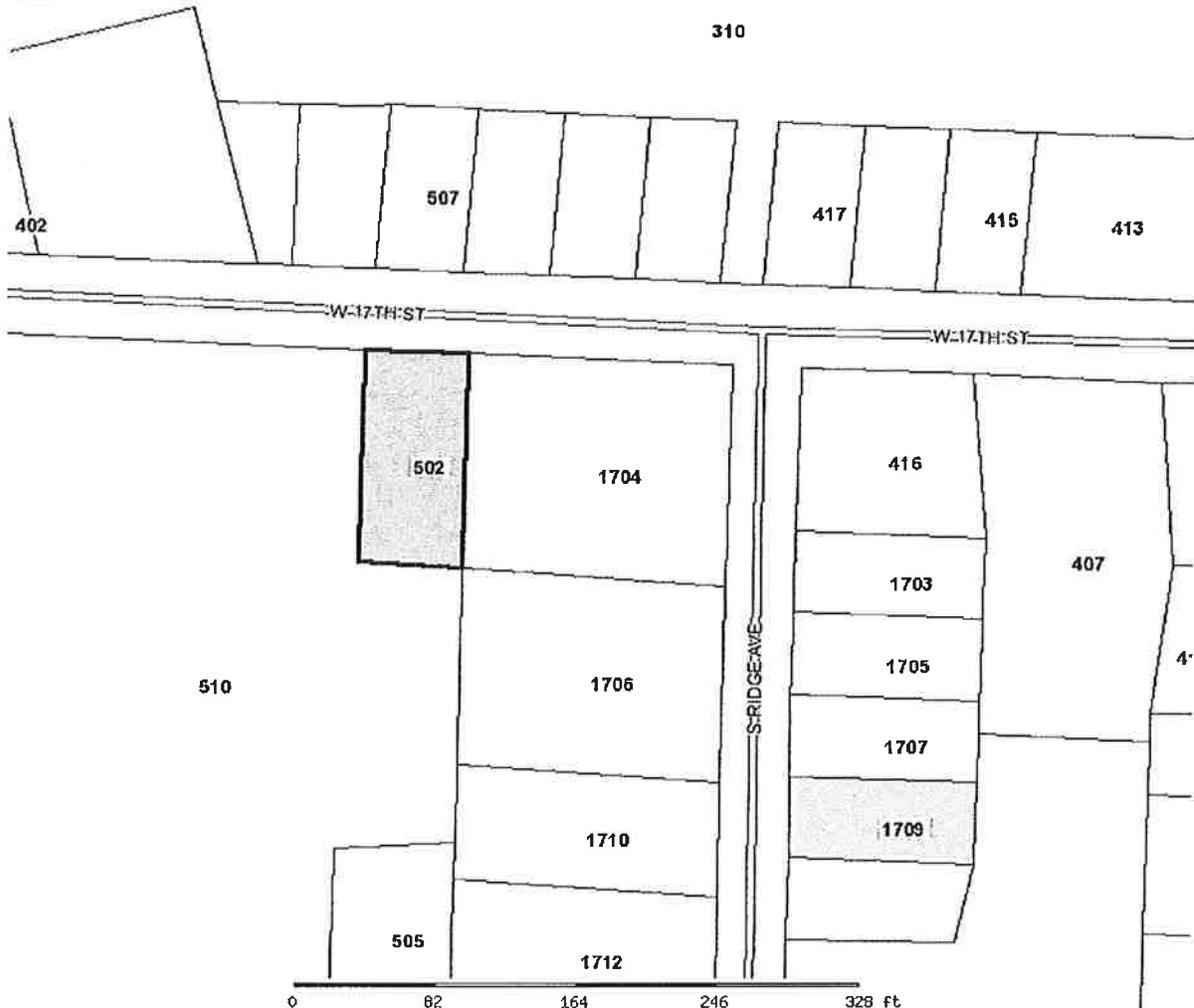
Tift County Tax Assessor's Office

Enlarge

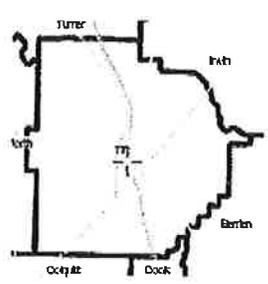


Close Window		
Color	Area Type Description	Square Feet
	Open Porch	72
	Open Porch	175
	1 Story	914

-  2013+ Parcel Sales
-  2012 Parcel Sales
-  2011 Parcel Sales



Tift County Assessor			
Parcel: T032 169 Acres: 0.19			
Name:	TIFT COUNTY BOARD OF EDUCATION	Land Value:	\$1,704.00
Site:	502 W 17TH ST	Building Value:	\$5,897.00
Sale:	\$13,686 on 08-2013 Reason=4K Qual=U	Misc Value:	\$0.00
Mail:	P. O. BOX 389 TIFTON, GA 317930389	Total Value:	\$7,401.00



The Tift County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER TIFT COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 01/14/14 : 16:02:12

CERTIFICATE OF TITLE

REINHARDT, WHITLEY, SUMMERLIN & PITTMAN, P.C.
Attorneys At Law
1001 North Central Avenue - P. O. Drawer 1287
Tifton, Georgia 31793
Telephone (229) 382-6135

WYLEAN WILSON, as the
EXECUTRIX OF THE LAST WILL
AND TESTAMENT OF CLARENCE
J. WILSON; WYLEAN WILSON,
Individually; and HATTIE WILSON
as ADMINISTRATRIX OF THE
ESTATE OF LEWIS WILSON, SR.
FINAL Title Opinion

TO: TIFT COUNTY BOARD OF EDUCATION

We have examined the public real estate records of TIFT County, Georgia affecting title to the following real estate for a period of at least 50 years through and including **SEPTEMBER 3, 2013 AT 4:26 P.M.:**

A tract of land located in Land Lot 308 in the 6th Land District of Tift County, Georgia more particularly described as follows: **TO OBTAIN THE POINT OF BEGINNING**, commence at the point of intersection of the west right of way line of South Ridge Avenue with the south right of way line of 17th Street; thence in a westerly direction along the south right of way line of 17th Street 150 feet, more or less, to the point and place of beginning. **FROM SAID POINT AND PLACE OF BEGINNING**, thence continue in a westerly direction along the south right of way line of 17th Street 58.5 feet, more or less; thence in a southerly direction 130 feet, more or less; thence in an easterly direction 58.5 feet, more or less; thence in a northerly direction 130 feet, more or less, to a point located on the south right of way line of 17th Street and the point and place of beginning. Said tract of land is bounded on the north by the south right of way line of 17th Street; on the west and south by lands of Tift County Board of Education; and on the east by lands owned by Eastern Woodlawn Investments, LLC.

NOTE: The undersigned suggests that an up to date plat of survey of the property be prepared since this property is a remainder of a larger tract of land.

Based upon such examination and the real estate indices on file for such county, it is our opinion that good, merchantable, fee simple title to such property is vested in the TIFT

COUNTY BOARD OF EDUCATION subject to the following liens, encumbrances, easements, exceptions and defects:

1. 2013 State and County Taxes are due and payable in the principal amounts of \$94.74, Map T032, Parcel 169, Bill Number 20618; and \$81.73, Map T032, Parcel 169, Bill Number 20616.

This opinion also excepts: (a) the exact location of boundary lines and improvements, encroachments (if any), or any matter that would be revealed by an accurate survey of the property; (b) unrecorded and improperly recorded easements and rights of way; (c) claims and rights of persons in possession; (d) unrecorded and improperly recorded claims of liens for labor, materials or services furnished for improvement of this property; (e) claims upon personalty attached to or used in connection with the property which are not properly indexed in the real estate records; (f) all matters affecting title which are not of record or which are not indexed in such a manner as would be revealed in a reasonably prudent search; (g) zoning laws, ordinances and regulations; (h) other governmental regulations as to the use or occupancy of the property; (i) the presence of any environmentally regulated contaminants upon the property; (j) title to any portion of the property within the bounds of any public road or street; (k) rights of others with respect to any stream or body of water upon the property; (l) all matters of record subsequent to the date hereof; (m) unrecorded or improperly recorded liens or assessments for governmental street or utility improvements; (n) compliance with RESPA, Truth-in-Lending, Federal Flood Hazard Insurance requirements and consumer credit protection and similar laws; (o) usury or claims of usury; (p) rights and claims of spouses of any party in the chain of title which are not appropriately indexed; (q) any issue as to the genuineness of any instrument or proceeding in the chain of title including any question of forgery, alteration of instruments, or the identity or capacity of any party; (r) any issue of fraud or misrepresentations; (s) all consequences of failure of any instrument in the chain of title to have paid in connection therewith the appropriate amount of Georgia Transfer Tax or Georgia Intangible Tax due thereon; (t) any state of facts which might be revealed or result from a complete inspection of the premises; (u) state, county and municipal taxes for 2014 and subsequent years. This opinion is based upon, and limited to, examination of title upon the basis of the names of married women as they appear in the chain of title and as furnished to **Reinhardt, Whitley, Summerlin & Pittman, P.C.**

THIS OPINION IS GIVEN ONLY TO THE ADDRESSEE HEREOF. NO OTHER PERSON OR ENTITY SHALL BE ENTITLED OR AUTHORIZED TO RELY ON ANY MATTER CONTAINED HEREIN.



For **REINHARDT, WHITLEY, SUMMERLIN & PITTMAN, P.C.**

H:\DATA\MSWORD\HP\462\13065\MattWilsonProperty\FinalOpinion.doc/ah



ENVIRONMENTAL MANAGEMENT

Bert D. Crowe, Director

PH: 229.391.3950

FAX: 229-556-7419

e-mail: bcrowe@tifton.net

204 North Ridge
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

Sent via certified mail No. 7012 1010 0000 4141 3508

June 5, 2014

Tift County Board of Commissioners
c/o Jim Carter, County Manager
P.O. Box 826
Tifton, GA 31793

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

WES EHLERS
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4

Dear Mr. Carter,

Please be advised that the City of Tifton, Georgia, by the authority vested in the Mayor and Council of the City of Tifton by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council. A copy of the application is enclosed.

This letter is being sent to in accordance with O.C.G.A. §36-36-6 and §36-36-9. This letter also serves as notice of the application for zoning or rezoning in accordance with O.C.G.A. §36-36-111, of the proposed zoning and land use for such annexed property.

Tract "A"

A tract of land located in Land Lot 308 in the 6th Land District of Tift County, Georgia and in the City of Tifton more particularly described as follows: TO OBTAIN THE POINT OF BEGINNING, commence at the point of intersection of the centerline of S. Ridge Ave. (40' R/W) with the centerline of 17th Street (40' R/W); thence south 47° 22' 59" west 27.69 feet to a ½ " rebar found at the intersection of the west right of way line of S. Ridge Ave. and the south right of way line of 17th Street; thence along the south right of way line of 17th Street north 87° 55' 31" west 154.89 feet to a ½ " rebar set and the point and place of beginning. FROM SAID POINT AND PLACE OF BEGINNING, thence south 01° 07' 00" west 130.00 feet to a ½ " rebar set; thence north 87° 55' 52" west 58.40 feet to a ½ " rebar set; thence north 01° 17' 35" east 130.00 feet to a pipe found on the south right of way line of 17th Street; thence along the south right of way line of 17th Street south 87° 55' 31" east 58.00 feet to the point and place of beginning. Said tract contains 0.174 acres and is more particularly delineated upon a plat of survey entitled "Boundary Survey for: Tift County Board of Education" made by Sunbelt Surveyors, Inc., Surveyed Date: August 5, 2013, Platted Date: August 6, 2013, and recorded in Plat Book 42 on page 1-B in the office of the Clerk of the Superior Court of Tift County, Georgia.

Tract "B"

All that tract or parcel of land lying and being 0.477 acres, more or less, in Land Lot 308,



6th Land District, Tift County, Georgia, and being more particularly described as follows: COMMENCE at the intersection of the south right of way line of 17th Street (40 foot right of way) with the west right of way line of S. Ridge Avenue (40 foot right of way) and run thence along the west right of way line of S. Ridge Avenue south 00 degrees 29 minutes 27 seconds west 135.00 feet; run thence north 87 degrees 57 minutes 33 seconds west 155.02 feet; run thence north 00 degrees 11 minutes 10 seconds east 6.31 feet; run thence north 01 degrees 32 minutes 01 seconds east 128.74 feet to a point on the south right of way line of 17th Street; run thence along the south right of way line of 17th Street south 87 degrees 55 minutes 31 seconds east 152.71 feet to the place and point of beginning of the description herein delineated. Said tract of land is more particularly shown and delineated as Tract 1 and 3 upon a plat of survey prepared for Herbert Johnson by Hampton & Associates Surveying, Co., Inc. dated October 28, 1991, and recorded in Plat Book 22, Page 58, Clerk's Office, Tift County, Georgia plat records; said plat being incorporated in this description by reference thereto.

This is the same property as shown and described in that certain Warranty Deed from Herbert Johnson and Hubert Johnson, grantors, to Herbert Johnson and Hurbert Johnson, grantees, as joint tenants with right of survivorship, recorded March 18, 1992, in Deed Book 430, Page 313, in the Office of the Clerk of Tift Superior Court.

The above described properties are located at 502 West 17th Street and 1704 South Ridge Ave, Tifton, Georgia respectively. The proposed zoning for this property within the City of Tifton is Residential 8 (R-8) and is intended for the use as a school and residence respectively.

Pursuant to O.C.G.A. §36-36-7 and §36-36-9, you must notify the governing authority of the City of Tifton in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Sincerely,



Bert D. Crowe
Director EMD-COT



City of Tifton
Environmental Management

Application for Annexation into the Corporate Limits of the City of Tifton

Annexation Case Number: X14-000-002 Date: 6/3/14

Property: LL 308 Blk 2 Lot 2 1358 155

Lying on or adjacent to: 17th St. + South Ridge a public roadway

Tax Map Number: T032-170 Deed Book and Page: 01048 10093

Property Address 1704 South Ridge Ave.

Property Owner: Eastern Woodland Investments, LLC

Property Owner Address/Telephone Number: 929-646-8936

Metes and Bounds Description/Plat: (attached and included via reference)

Property Analysis: Contiguous [checked] Date: 1-9-14

(I) (We) being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Tifton to process this petition for annexation into the City in accordance with all adopted municipal ordinances, regulations and in conformance with State law. (I) (we) agree that this application shall remain valid until such time as either the City of Tifton and/or (I) (we) consent to termination of this agreement. In cases of termination all parties shall be notified in writing via registered mail.

Further, (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and says that the statements and answers contained in the application for annexation, and any information attachments thereto are accurate to the nearest degree and that the statements referred to are true and correct to the best of (my) (our) knowledge and belief

Property Owner (printed): LARRY RINER, MANAGING MEMBER

Property Owner (signature) [Signature] Date 6-3-14 [Signature]

Property Owner (printed):

Property Owner (signature) Date

Staff Use

Staff (printed):

Staff (signature): Date

AGENT'S CERTIFICATION

For this purpose of this application, I (We) hereby appoint the following named individual(s) as our duly authorized agents(s):

Agents(s)

Owner(s)

Address

Address

Telephone

Telephone

Date

Date

01048
00093

004501 BK:01048 Pg:0093

RECEIVED
TIFT COUNTY
CLERK'S OFFICE
Date: 07/18/2003
GWEN C. PATE, CLERK
03 JUL 18 PM 3:09
FILED, RECORDED, INDEXED
07/18/2003
Rec Fee: 12.00 St Fee: 0.00
Co Fee: 0.00 Pages: 2
Issued to: SIMS, FLEMING & BENSON
Clerk of Superior Court Tift Co. GA
Gwen C. Pate

After Recording Please Return To:
Sims, Fleming, Benson & Walker
Attorneys at Law
P.O. Box 1165
Tifton, GA 31793-1165
(229) 386-0964

Transfer Tax Stamp \$

9.00
7-18-03

QUITCLAIM DEED

GEORGIA, TIFT COUNTY

THIS INDENTURE, made this 18th day of July 2003, between SANDRA LOCKETT-SUGGS, (hereinafter "Grantor"), an individual residing in the State of New York, County of Kings, and HUBERT JOHNSON, (hereinafter "Grantee"), an individual residing in the State of Georgia, County of Tift (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of NINE THOUSAND DOLLARS AND NO/100 (\$9,000.00), and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described property:

All that tract or parcel of land lying and being 0.477 acres, more or less, in Land Lot 308, 6th Land District, Tift County, Georgia, and being more particularly described as follows: COMMENCE at the intersection of the south right of way line of 17th Street (40 foot right of way) with the west right of way line of S. Ridge Avenue (40 foot right of way) and run thence along the west right of way line of S. Ridge Avenue south 00 degrees 29 minutes 27 seconds west 135.00 feet; run thence north 87 degrees 57 minutes 33 seconds west 155.02 feet; run thence north 00 degrees 11 minutes 10 seconds east 6.31 feet; run thence north 01 degrees 32 minutes 01 seconds east 128.74 feet to a point on the south right of way line of 17th Street; run thence along the south right of way line of 17th Street south 87 degrees 55 minutes 31 seconds east 152.71 feet to the place and point of beginning of the description herein delineated. Said tract of land is more particularly shown and delineated as

Tracts 1 and 3 upon a plat of survey prepared for Hurbert Johnson by Hampton & Associates Surveying, Co., Inc. dated October 28, 1991, and recorded in Plat Book 22, Page 58, Clerk's Office, Tift County, Georgia plat records; said plat being incorporated in this description by reference thereto.

This the same property as shown and described in that certain Warranty Deed from Herbert Johnson and Hubert Johnson, grantors, to Herbert Johnson and Hurbert Johnson, grantees, as joint tenants with right of survivorship, recorded March 18, 1992, in Deed Book 430, Page 313, in the Office of the Clerk of Tift Superior Court.

This conveyance is made expressly subject to all other outstanding easements and zoning ordinances of record.

TOGETHER WITH all the rights, members, and appurtenances to the described property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said property unto the Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the property or its appurtenances.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Sandra Lockett-Suggs [LS]
SANDRA LOCKETT-SUGGS

Signed, sealed and delivered
this 18th day of July, 2003,
in the presence of:

Lorri McFarland
Unofficial Witness

Lori McFarland
Notary Public

My Commission Expires:



004501 Bk:01048 Pg:0094

REC'D TIFT CO. CLERK'S OFFICE
Date: 07/18/2003
GWEN C. PATE, CLERK

All that tract or parcel of land lying and being 0.477 acres, more or less, in Land Lot 308, 6th Land District, Tift County, Georgia, and being more particularly described as follows: COMMENCE at the intersection of the south right of way line of 17th Street (40 foot right of way) with the west right of way line of S. Ridge Avenue (40 foot right of way) and run thence along the west right of way line of S. Ridge Avenue south 00 degrees 29 minutes 27 seconds west 135.00 feet; run thence north 87 degrees 57 minutes 33 seconds west 155.02 feet; run thence north 00 degrees 11 minutes 10 seconds east 6.31 feet; run thence north 01 degrees 32 minutes 01 seconds east 128.74 feet to a point on the south right of way line of 17th Street; run thence along the south right of way line of 17th Street south 87 degrees 55 minutes 31 seconds east 152.71 feet to the place and point of beginning of the description herein delineated. Said tract of land is more particularly shown and delineated as Tract 1 and 3 upon a plat of survey prepared for Hubert Johnson by Hampton & Associates Surveying, Co., Inc. dated October 28, 1991, and recorded in Plat Book 22, Page 58, Clerk's Office, Tift County, Georgia plat records; said plat being incorporated in this description by reference thereto.

This is the same property as shown and described in that certain Warranty Deed from Herbert Johnson and Hubert Johnson, grantors, to Herbert Johnson and Hubert Johnson, grantees, as joint tenants with right of survivorship, recorded March 18, 1992, in Deed Book 430, Page 313, in the Office of the Clerk of Tift Superior Court.

TIFT COUNTY TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

[Recent Sales in Area](#) |
 [Previous Parcel](#) |
 [Next Parcel](#) |
 [Field Definitions](#) |
 [Return to Main Search Page](#) |
 [Tift Home](#)

Owner and Parcel Information

Owner Name	EASTERN WOODLAWN INVESTMENTS, LLC	Today's Date	June 5, 2014
Mailing Address	35 HALOGARI LANE TIFTON, GA 31794	Parcel Number	T032 170
Location Address	1704 S RIDGE AVE	Tax District	COUNTY (District 01)
Legal Description	LL 308 BLK 2 LOT 2 135 X 155	2013 Millage Rate	27.614
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	0.48
Zoning		Neighborhood	
Landlot/District	/	Homestead Exemption	No (S0)
Water		Parcel Map	Show Parcel Map
Electric		Sewer	
Topography		Gas	
Road Class	County	Drainage	
		Parcel Road Access	Unpaved

2014 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 3,834	\$ 55,224	\$ 0	\$ 59,058	\$ 59,058

Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	734 RIDGE AVE / 21ST ST	Lot	1	NA

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,304	Plaster	Vinyl Siding	0	0	1947	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms/Extra Plumbing	Value	Cond	Number Fire Pl	Sketch
Asphalt Shingle	Concrete	Central Heat/Ac	0/0/1.0/0	\$ 55,224	Average	1	Sketch Building 1

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/04/2009	1502 287	22 58	\$ 33,000	4D - Disq Imp - Financial Institution	DEUTSCHE BANK NATIONAL TRUST C	EASTERN WOODLAWN INVESTMENTS, LLC
08/04/2009	1497 260	22 58	\$ 44,250	40 - Disq Imp - Foreclosure/Legal	GREEN, ERIC & SONIA	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
04/14/2006	1262 267	22 58	\$ 64,400	FM - Qualified Improved Sale	JOHNSON, HUBERT	GREEN, ERIC & SONIA
07/18/2003	1048 93	22 58	\$ 9,000	NM- Non-Market Sale	SUGGS,SANDRA LOCKETT	JOHNSON, HUBERT
05/04/2000	804 077	22 58	\$ 0	4E - Disq Imp - Relative / Affiliate	JOHNSON, HERBERT	LOCKETT-SUGGS, SANDRA EILEEN
07/14/1999	763 220	22 58	\$ 0	40 - Disq Imp - Foreclosure/Legal	JOHNSON,HUBERT & HERBERT	JOHNSON,HUBERT & HERBERT

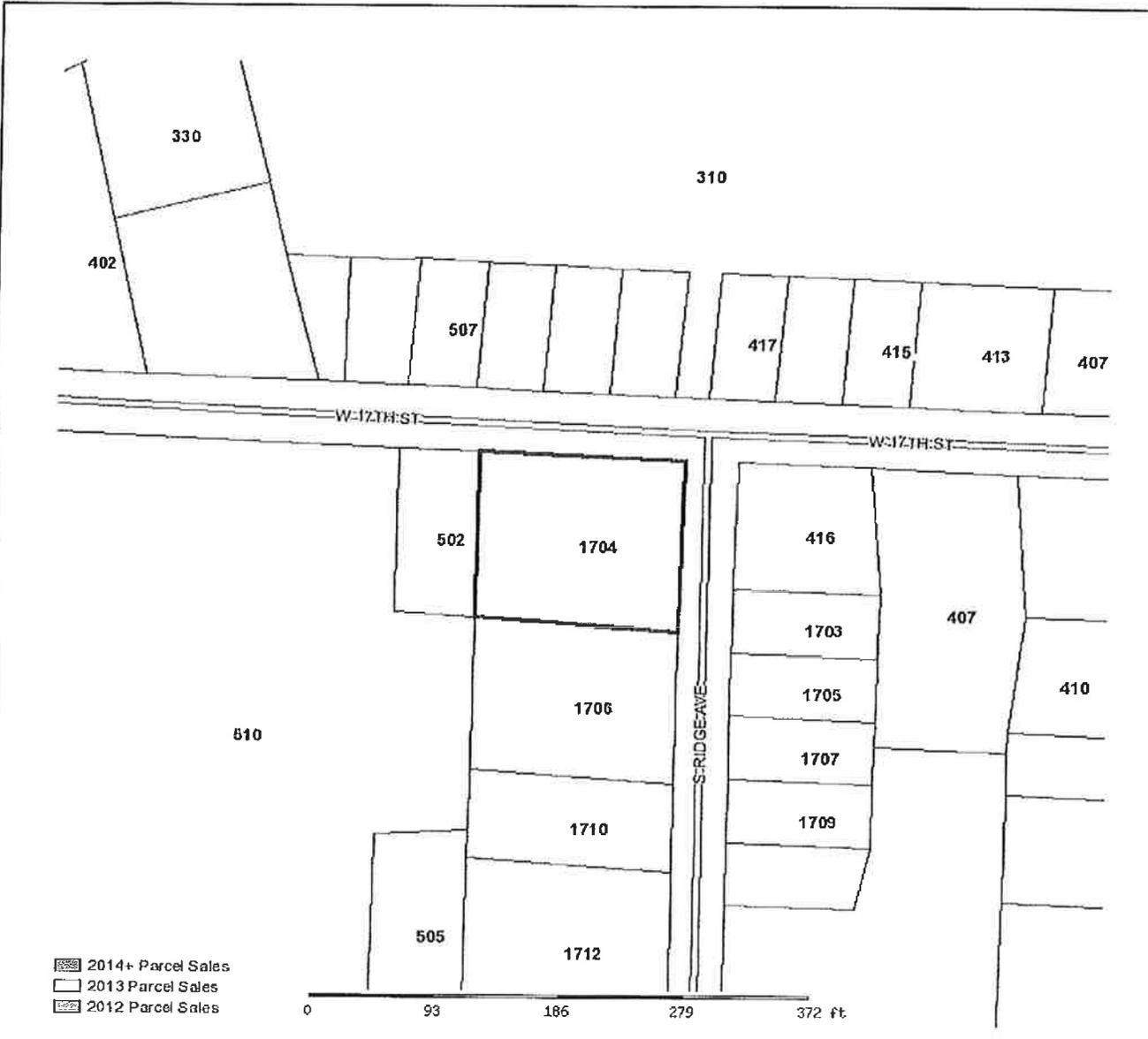
01/29/1992	430 313	\$ 0	4 - Disqualified Improved	JOHNSON,HUBERT & HERBERT	JOHNSON,HUBERT & HERBERT
02/16/1990	369 340	\$ 0	4 - Disqualified Improved	JOHNSON,TALLY ESTATE	JOHNSON, HUBERT & HERBERT

[Show Warranty Deed](#)

[Recent Sales in Area](#) |
 [Previous Parcel](#) |
 [Next Parcel](#) |
 [Field Definitions](#) |
 [Return to Main Search Page](#) |
 [Tift Home](#)

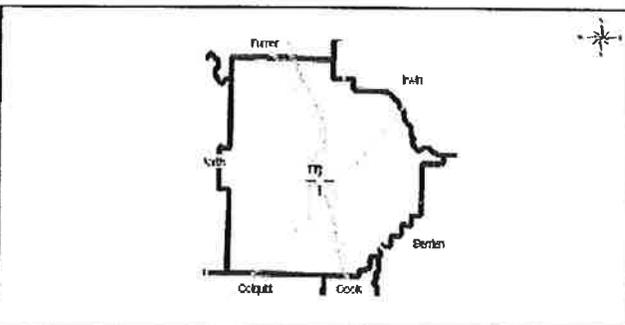
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: May 30, 2014

© 2004 by the County of Tift, GA | Website design by qpublic.net



2014+ Parcel Sales
 2013 Parcel Sales
 2012 Parcel Sales

Tift County Assessor			
Parcel: T032 170 Acres: 0.48			
Name:	EASTERN WOODLAWN INVESTMENTS, LLC	Land Value:	\$3,834.00
Site:	1704 S RIDGE AVE	Building Value:	\$55,224.00
Sale:	\$33,000 on 11-2009 Reason=4D Qual=U	Misc Value:	\$0.00
Mail:	35 HALOGARI LANE TIFTON, GA 31794	Total Value:	\$59,058.00



The Tift County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER TIFT COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 06/05/14 : 15:15:47

TIFT COUNTY TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

[Recent Sales in Area](#) |
 [Previous Parcel](#) |
 [Next Parcel](#) |
 [Field Definitions](#) |
 [Return to Main Search Page](#) |
 [Tift Home](#)

Owner and Parcel Information

Owner Name	EASTERN WOODLAWN INVESTMENTS, LLC	Today's Date	January 14, 2014
Mailing Address	35 HALOGARI LANE TIFTON, GA 31794	Parcel Number	T032 170
Location Address	1704 S RIDGE AVE	Tax District	COUNTY (District 01)
Legal Description	LL 308 BLK 2 LOT 2 135 X 155	2013 Millage Rate	27.614
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	0.48
Zoning		Neighborhood	
Landlot/District	/	Homestead Exemption	No (S0)
Water		Parcel Map	Show Parcel Map
Electric		Sewer	
Topography		Gas	
Road Class	County	Drainage	
		Parcel Road Access	Unpaved

2013 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 3,834	\$ 55,224	\$ 0	\$ 59,058	\$ 59,058

Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	734 RIDGE AVE / 21ST ST	Lot	1	NA

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,304	Plaster	Vinyl Siding	0	0	1947	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms/Extra Plumbing	Value	Cond	Number Fire Pl	Sketch
Asphalt Shingle	Concrete	Central Heat/Ac	0/0/1.0/0	\$ 55,224	Average	1	Sketch Building 1

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
11-04-2009	1502 287	22 58	\$ 33,000	4D - Disq Imp - Financial Institution	DEUTSCHE BANK NATIONAL TRUST C	EASTERN WOODLAWN INVESTMENTS, LLC
08-04-2009	1497 260	22 58	\$ 44,250	40 - Disq Imp - Foreclosure/Legal	GREEN, ERIC & SONIA	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
04-14-2006	1262 267	22 58	\$ 64,400	FM - Qualified Improved Sale	JOHNSON, HUBERT	GREEN, ERIC & SONIA
07-18-2003	1048 93	22 58	\$ 9,000	NM- Non-Market Sale	SUGGS,SANDRA LOCKETT	JOHNSON, HUBERT
05-04-2000	804 077	22 58	\$ 0	4E - Disq Imp - Relative / Affiliate	JOHNSON, HERBERT	LOCKETT-SUGGS, SANDRA EILEEN
07-14-1999	763 220	22 58	\$ 0	40 - Disq Imp - Foreclosure/Legal	JOHNSON,HUBERT & HERBERT	JOHNSON,HUBERT & HERBERT

01-29-1992	430 313	\$ 0	4 - Disqualified Improved	JOHNSON,HUBERT & HERBERT	JOHNSON,HUBERT & HERBERT
02-16-1990	369 340	\$ 0	4 - Disqualified Improved	JOHNSON,TALLY ESTATE	JOHNSON, HUBERT & HERBERT

[Show Warranty Deed](#)

[Recent Sales in Area](#)
 [Previous Parcel](#)
 [Next Parcel](#)
 [Field Definitions](#)
 [Return to Main Search Page](#)
 [Tift Home](#)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: January 13, 2014

© 2004 by the County of Tift, GA | Website design by qpublic.net

TIFT COUNTY **TAX ASSESSOR**
225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

Building Photo 1

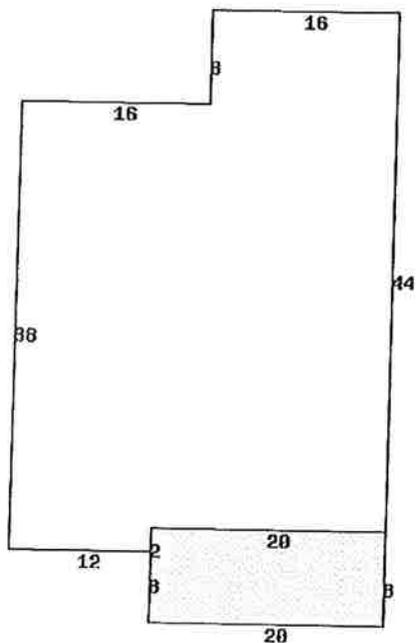


[Close Window](#)

© 2004 by the Tift County Assessor's Office | Website design by [qpublic.net](#)

Tift County Tax Assessor's Office

Enlarge



Close Window		
Color	Area Type Description	Square Feet
	Open Porch	160
	1 Story	1304



204 North Ridge
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

MARIANNA KEESEE
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4



ENVIRONMENTAL MANAGEMENT

Bert D. Crowe, Director

PH: 229.391.3950 * FAX: 229-556-7419 * e-mail: bcrowe@tifton.net

To:

From: Bert D. Crowe, Director

CC: File# Z14-000-003

Date: June 23, 2014

Re: Tift County Board of Education and Eastern Woodlawn Investments LLC. have requested the rezoning of the property located on 502 West 17th Street Map Parcel T032-169 and 1704 South Ridge Ave Map Parcel T032-170, as part of Annexation X14-000-002 changing the property zoning classification from Tift County Residential-8M (R-8M) to City of Tifton Residential-8 (R-8).

Please be advised The City of Tifton Planning and Zoning Commission will have a meeting which is open to the public July 3, 2014 at 6:00 PM at 130 East 5th Street (Highway 82 East), City of Tifton Municipal Court Room, Tifton, GA. for consideration of this application, which you are welcome to attend.

Tifton City Council will hold a Public Hearing August 4, 2014 at 5:00 PM at 130 East Fifth Street, (Highway 82 East) City of Tifton Municipal Court Room for consideration of this application which you are welcome to attend.

Due to you either being the owner/applicant or an adjoining property owner at the front, rear, side or across the road or street from the affected property we are required to notify you of this request. This request, if approved will not affect your property from a zoning aspect.

Required documentation relating to this request can be viewed at the office of the Environmental Management Department located at 527 Commerce Way, Tifton, GA.

Should you have any questions regarding this application, please contact this office Monday-Friday between the hours of 8:00 am and 5:00 pm at 229-391-3950.

Bert D. Crowe, Director COT-EMD



TIFTON CITY COUNCIL AGENDA ITEM

TO: Tifton City Council
FROM: Bert D. Crowe, Director COT-EDM
DATE: June 23, 2014
DEPARTMENT: Environmental Management

DATE: July 17, and August 4, 2014
Workshop Meeting (X)
Regular Meeting (X)

SUBJECT: Request for approval of Z14-000-003 submitted by the City of Tifton requesting reclassification of approximately 0.651 acres consisting of Parcels T032-169 (502 West 17th Street) and T032-170 (1704 South Ridge Ave) from Tift County Residential-8M (R-8M) to City of Tifton Residential-8 (R-8) as part of Annexation X14-000-002.

EXECUTIVE SUMMARY

The applicants are requesting reclassification of approximately 0.174 (BOE) and 0.477(EWI) acres respectively (0.651 acres total).

PROPOSED ACTION

Approval by City Council of the requested rezone.

SUPPORTING INFORMATION

Background Information

The applicant is requesting this zoning change as a result of an annexation of stated property. It was determined by staff that the property requested for annexation would be properly rezoned to R-8 and be consistent with the current classifications in the area. This application was recommended for approval by the City of Tifton Planning and Zoning Commission.

Financial Implications

Approval and implementation of the above listed rezone would not generate any additional expense or create any additional expense to the City of Tifton. It will however create an increase in the tax base from one of the two tracts.

Pros and/or Cons

- Pros- Approval would allow for the rezoning as part of annexation of this trace of land which would allow the BOE property to be totally in the City Limits. It would allow the annexation of two partial in and partial out tracts of land, and place another single family dwelling into the City Limits.
- Cons- None

Implementation

Implementation of the above listed rezone would be immediate upon the approval of City of Tifton Council.

NOTICE OF PUBLIC HEARING/ REZONING REQUEST

The City of Tifton Planning and Zoning Commission will consider Application: Z14-000-003 pursuant to an Application for Annexation, Application: X14-000-002 at 6:00 PM July 3, 2014 at 130 East 5th Street, City of Tifton Municipal Courtroom, Tifton, GA.

Meeting is Open to the Public

NOTICE OF PUBLIC HEARING

Tifton City Council will hold a Public Hearing August 4, 2014, at 5:00 PM at 130 East 5th Street, City of Tifton Municipal Courtroom, Tifton, GA. concerning Application: Z14-000-003 pursuant to an Application for Annexation X14-000-002 requesting reclassification of approximately 0.651 acres along 17th street. The present zoning classification of the affected property is County Residential-8M (R-8M) and the reclassification shall be to City Residential-8 (R-8). A complete description and map of the properties affected and the zoning reclassification is available for public inspection at the office of the Director of Environmental Management located at 527 Commerce Way, Tifton, Georgia 31794

For Additional Information please call 229-391-3950.



204 North Ridge
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

WES EHLERS
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4



ENVIRONMENTAL MANAGEMENT

Bert D. Crowe, Director

PH: 229.391.3950 * FAX: 229-556-7419 * e-mail: bcrowe@tifton.net

Sent via certified mail No. _____

June 5, 2014

Tift County Board of Commissioners
c/o Jim Carter, County Manager
P.O. Box 826
Tifton, GA 31793

Dear Mr. Carter,

Please be advised that the City of Tifton, Georgia, by the authority vested in the Mayor and Council of the City of Tifton by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council. A copy of the application is enclosed.

This letter is being sent to in accordance with O.C.G.A. §36-36-6 and §36-36-9. This letter also serves as notice of the application for zoning or rezoning in accordance with O.C.G.A. §36-36-111, of the proposed zoning and land use for such annexed property.

Tract "A"

A tract of land located in Land Lot 308 in the 6th Land District of Tift County, Georgia and in the City of Tifton more particularly described as follows: TO OBTAIN THE POINT OF BEGINNING, commence at the point of intersection of the centerline of S. Ridge Ave. (40' R/W) with the centerline of 17th Street (40' R/W); thence south 47° 22' 59" west 27.69 feet to a ½ " rebar found at the intersection of the west right of way line of S. Ridge Ave. and the south right of way line of 17th Street; thence along the south right of way line of 17th Street north 87° 55 '31" west 154.89 feet to a ½ " rebar set and the point and place of beginning. FROM SAID POINT AND PLACE OF BEGINNING, thence south 01° 07' 00" west 130.00 feet to a ½" rebar set; thence north 87° 55' 52" west 58.40 feet to a ½ " rebar set; thence north 01° 17' 35" east 130.00 feet to a pipe found on the south right of way line of 17th Street; thence along the south right of way line of 17th Street south 87° 55' 31" east 58.00 feet to the point and place of beginning. Said tract contains 0.174 acres and is more particularly delineated upon a plat of survey entitled "Boundary Survey for: Tift County Board of Education" made by Sunbelt Surveyors, Inc., Surveyed Date: August 5, 2013, Platted Date: August 6, 2013, and recorded in Plat Book 42 on page 1-B in the office of the Clerk of the Superior Court of Tift County, Georgia.

Tract "B"

All that tract or parcel of land lying and being 0.477 acres, more or less, in Land Lot 308,

6th Land District, Tift County, Georgia, and being more particularly described as follows: COMMENCE at the intersection of the south right of way line of 17th Street (40 foot right of way) with the west right of way line of S. Ridge Avenue (40 foot right of way) and run thence along the west right of way line of S. Ridge Avenue south 00 degrees 29 minutes 27 seconds west 135.00 feet; run thence north 87 degrees 57 minutes 33 seconds west 155.02 feet; run thence north 00 degrees 11 minutes 10 seconds east 6.31 feet; run thence north 01 degrees 32 minutes 01 seconds east 128.74 feet to a point on the south right of way line of 17th Street; run thence along the south right of way line of 17th Street south 87 degrees 55 minutes 31 seconds east 152.71 feet to the place and point of beginning of the description herein delineated. Said tract of land is more particularly shown and delineated as Tract 1 and 3 upon a plat of survey prepared for Hurbert Johnson by Hampton & Associates Surveying, Co., Inc. dated October 28, 1991, and recorded in Plat Book 22, Page 58, Clerk's Office, Tift County, Georgia plat records; said plat being incorporated in this description by reference thereto.

This is the same property as shown and described in that certain Warranty Deed from Herbert Johnson and Hubert Johnson, grantors, to Herbert Johnson and Hurbert Johnson, grantees, as joint tenants with right of survivorship, recorded March 18, 1992, in Deed Book 430, Page 313, in the Office of the Clerk of Tift Superior Court.

The above described properties are located at 502 West 17th Street and 1704 South Ridge Ave, Tifton, Georgia respectively. The proposed zoning for this property within the City of Tifton is Residential 8 (R-8) and is intended for the use as a school and residence respectively.

Pursuant to O.C.G.A. §36-36-7 and §36-36-9, you must notify the governing authority of the City of Tifton in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Sincerely,

Bert D. Crowe
Director EMD-COT

#8

Discussion of 9/1/14 Council Meeting

September 1, 2014 is the Labor Day Holiday.

Staff suggests moving the meeting to 9/2 or 9/8/14 if Council so wishes.