

**CITY OF TIFTON**  
**Regular City Council Workshop/Called Meeting Minutes**  
**July 18, 2013**  
**Tifton Municipal Courtroom, 130 E. 5<sup>th</sup> Street**  
**5:00 pm**

**ATTENDEES**

J.G. "Jamie" Cater Jr., Mayor  
Johnny Terrell, Vice Mayor  
Marianna Keesee, Council Member  
Chris Parrott, Council Member  
Julie Smith, Council Member

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

Mayor Jamie Cater called the meeting to order.

**PUBLIC HEARING**

**VERTICAL EXPANSION OF THE TIFTON-TIFT COUNTY LANDFILL**

Ricky Hobby, Solid Waste Director, stated this is for a vertical expansion of the landfill. He stated we now have a terrace and will be converting to a vertical by filling in the sides of the slope. He introduced Michael Stubbs of HHNT who was to present the public notice about the proposed expansion. Mr. Stubbs stated this application is currently before EPD at this time. He stated this public hearing is required for taking public comments and must be submitted to the EPD along with a typed transcript along with the application. He stated this is for a 30 foot height increase adding about 900,000 of airspace and 10 years of increase life at the facility. Mr. Wilmot invited public comments regarding this subject. Council Member Keesee asked what would be done at the end of 10 years as far as closure. Mr. Stubbs stated a synthetic liner along with a soil on top will close out the site. There were no other comments. Mayor Cater closed the public hearing.

**REGULAR COUNCIL WORKSHOP**

**COMMITTEE REPORT BY JEFFREY DANIEL ON HPC DESIGN GUIDELINES AND BUSINESS SIGNAGE REQUIREMENTS**

Jeffrey Daniel representing a committee of local business people presented proposed changes to the LDC. He asked that the HPC manual be referred to in the LDC as a cross reference when making changes. Mr. Wilmot stated this information was provided to everyone in a recent email. He stated he met with Jeff and Kim Colwell regarding what is being discussed today. Mr. Daniel stated they would like to see temporary signage allowed in the historic district with certain requirements. He stated they would like the signage map reevaluated every five year. Mr. Wilmot reminded everyone that they were to look at the entire Chapter 7 and has also provided information from other areas. He stated we are still obtaining input and need input from everyone on Chapter 7. Mr. Daniel asked that the makeup of the HPC include business owners for representation. Council Member Keesee stated additional changes that need to be made regarding political and temporary signs. General discussion was held regarding various suggested changes including permanent and non-permanent signs. Illumination of signs was also discussed. Council Member Keesee asked what the state requirements are concerning brightness and speed of changing on electronic signage. Mayor Cater asked about adopting the committee's recommendations. Council Member Smith discussed the proposed boundary changes, specifically Park Avenue's residential area.

Mr. Wilmot stated any changes will have to be presented to the Planning and Zoning Commission after which they will present their recommendation to the City Council. Mr. Wilmot asked that everyone come back together with next month's workshop as a deadline for presentation to City Council.

#### **APPEAL OF REVOCATION OF OCCUPATION TAX CERTIFICATE**

Rona Martin, City Clerk, provided an explanation as to why Paul C. Johnson, The Roofing Man, Inc's occupation tax certificate was recently revoked stating our code of ordinances requires that he appeal the revocation to City Council for reconsideration. Mr. Johnson stated he thought the Beech Street area was in the County and did not apply for a permit. He was informed by Code Enforcement that he did not have a permit. Mr. Johnson stated he pled guilty and paid a fine of \$216.00. He stated he was first informed that his license had been revoked on June 10<sup>th</sup>. He stated this was a minor offense and revocation of his license was not warranted. He stated his work schedule has been affected and his employees have lost two days of work. He asked to have his license reinstated. Council Member Keesee asked that the procedure be explained. Discussion was held regarding the current requirements. Council Member Keesee moved, seconded by Council Member Parrott and unanimously carried to reinstate the occupation tax certificate of The Roofing Man, Inc., Paul C. Johnson, effective immediately.

#### **PRESENTATION BY ESG OPERATIONS – DAN GROSELLE**

Larry Riner, City Manager, stated ESG has done a phenomenal job of managing the operations at the wastewater treatment facility and water production wells since the transfer of management last year. He stated we have asked that they consider taking over our distribution system and they have provided a proposal for such as well. He stated it was presented to the SDCC this afternoon, and the recommendation from the SDCC to City and County officials is to move forward with the taking over of the distribution system. Dan Groselle and Scott Murphy presented recent accomplishments under the current agreement. They discussed various highlights relevant to the success of the transition which took place November 1, 2012. They discussed system improvements that have been made as well as increased revenue. Mr. Murphy discussed the staff training that has taken place and those employees that have been in Tifton looking at various aspects of the plant. He discussed the cost savings, which is projected at \$450,000 in the first year, via in-house repair work, companywide purchasing network, engineering solutions, operational efficiencies, preventative maintenance, etc. He discussed repairs to the digester, influent controller and influent pump. He discussed the employee's participation in a recent river clean up. He discussed the composition of the water/wastewater utility system. Mr. Murphy discussed the proposal for management of the collections and distribution system. He stated they will develop a comprehensive utility management plan, and focus on immediate challenges such as Inflow & Infiltration, THM's and water audit. Mr. Groselle stated they propose to expand their relationship with the City to incorporate the collection and distribution system into their management program. He stated they will work with the existing staff taking a proactive approach to the needs of the system. He stated they expect to save \$60,000 in operations and maintenance annually with additional savings on system upgrades. Mr. Riner stated staff is recommending acceptance of the proposal and authorization of modifications to the present contract to provide for the management of the collections and distribution system by ESG Operations, Inc. Council Member Terrell thanked them for doing a great job.

**RESOLUTION PROVIDING FOR PLACEMENT OF REFERENDUM QUESTIONS RELATING TO SUNDAY ALCOHOL SALES ON THE BALLOT FOR THE NOVEMBER 5, 2013 ELECTION**

Attorney Wilmot stated we are proposing as part of the amendment to the alcohol ordinance is Sunday sales. He stated we are seeking a referendum for vote on Sunday sales as to consumption on site from 12:30 p.m. until 12:00 p.m. midnight and package sales for beer and wine from 12:30 p.m. until 11:30 p.m. He introduced Katie Jones of the Georgia Restaurant Association representing area restaurants. She stated they are in support of the proposed referendum as it will support the local economy and increase sales for restaurants as well as jobs for local citizens. She provided some comparisons to other areas who have adopted Sunday sales and the revenues that will be generated.

**RESOLUTION APPROVING THE CALENDAR YEAR 2013 TAX DIGEST AND M&O LEVY AND SETTING THE MILLAGE RATE BASED ON THE FINAL 2013 TAX DIGEST – LOIS LOVE**

Mayor Cater reminded Council that he did not approve the increase in the millage rate. Mr. Wilmot stated this actually approves the millage rate as it is reflected based upon the certified tax digest, and all one is voting on is that the rate is consistent with the M&O. Council Member Keesee asked the Mayor would do without passage of this resolution. Mayor Cater stated it has to be approved, but he would not vote to approve it. She asked what would happen if it was not approved. Mayor Cater stated he will vote for it if he has to, rather than let it fail. Mr. Wilmot again explained what the vote was about.

**RESOLUTION PROVIDING FOR FINANCING OF THE RENOVATION OF THE HISTORIC MYON BUILDING – LOIS LOVE**

Mr. Riner stated this has been brought back to Council as requested to provide for the financing of the Myon building. Mr. Riner stated the funding of the project will come from the following: Downtown Development Authority \$500,000; City of Tifton \$400,000 leaving about \$1,400,000 to be financed. He stated we will use the GMA lease pool with equipment as collateral. He stated we are under a deadline at this time. He stated payment of the loan will be coming from the five operating funds with the City, water, sewer, gas, solid waste, and general fund. He stated this equates to about \$56,000 per fund and only the general fund coming from the tax payers. He stated outsourcing of the solid waste function will not affect that funds payment on the loan nor the citizens' rates on solid waste. Mr. Riner stated the bids for the renovation are good only thru 7/22/13, which can be extended at an additional cost of \$16,000. He stated the DDA consensus was to move forward with the project. Council Member Keesee expressed concern that the public has not heard about this and asked that audience be allowed to make a comment. Mayor Cater asked the audience for comments. Mr. Charles Styer, 410 N. Park Avenue, stated he has a save the Myon facebook page and strongly supports doing this as the Myon is so important to downtown. He recalled the previous renovation and its' importance to downtown.

**RESOLUTION REQUESTING APPROVAL OF EXTENSION OF CONTRACT WITH MAULDIN & JENKINS CPA TO PROVIDE AUDITING SERVICES FOR FISCAL YEARS ENDING JUNE 30, 2013 & 2014**

Ms. Love asked that the contract with Mauldin and Jenkins be extended an additional two years in order to begin the 2013 audit. She stated the original audit was expensive because it was their first time doing the City's audit, thus requiring additional documentation, etc. She stated the audit for the next two years would be \$40,000 per year. Mayor Cater asked about using local auditing firms. Mr. Riner asked that Council seriously consider continuing with Mauldin & Jenkins to assure that our financial books are in order for the next two years and then go out for bids if needed. Ms. Love stated any new auditor will be more expensive. She explained the process a new firm goes through in the initial stages. Council Member Parrott stated he thought it was for one year and asked that it be put out for consideration. Mr. Riner stated staff recommendation is to stay with Mauldin & Jenkins in order to get everything worked out. Ms. Love stated we've only touched the surface and there are new guidelines coming out with processes that need to be set up. Mr. Riner stated we need to make sure that the City's books are correct before we turn them over to another auditor. Council Member Parrott asked how much clean up has been done. Ms. Love updated them on what has been done so far and what needs to be done. She recommended going with two years, with the FY2013 audit beginning immediately. Council Member Smith stated we should follow the recommendation. Eloise Styer, 410 N. Park Avenue, stated based on her experience, she highly supports and recommends an outside auditor.

#### **ORDINANCE PROVIDING FOR AMENDMENT TO CHAPTER 6, ALCOHOL PROVISIONS OF THE CODE OF ORDINANCES**

Attorney Wilmot stated an advertisement was placed in the Gazette inviting folks to talk about Sunday Sales tonight and at the meeting on August 5, 2013. Mr. Mitch Williams, The Locker Room Sports Bar, stated he would like to see Sunday sales. He stated the word is out and everyone who has a restaurant here would like to have Sunday sales. Mr. Williams favored use of armbands. He asked about time for use of armbands. Mr. Wilmot stated the only people who can sell alcohol on Sunday must have at least 50% food sales annually as required by the State of Georgia. Mr. Bubba Harrison asked about the catering permit requirement of a criminal background on the host or caterer. Discussion was held regarding "host". It was decided to take out the word "host". Ms. Martin asked that the ordinance take effect 30 days after the adoption date to make any needed procedural changes. Discussion was held regarding alcohol regulations at the UGA Conference Center. Council Member Smith asked if the ordinance allows for special events downtown such as a First Friday event and in the park. Ms. Martin stated yes, as long as it is a City of Tifton sponsored event. Ms. Martin explained the proposed changes to the catering event permits. Mr. Wilmot asked about the 18 year old option and the current requirements. He gave an overview of the proposed option vs. the current requirements. He discussed entertainment establishments. Discussion was held regarding the use of armbands. After further discussion it was the consensus of Council that the 18 year old option should be included in the updated ordinance. He discussed semi private parking areas. Discussion was held regarding Sunday sales and the time frame for the referendum. Mr. Wilmot explained the process.

#### **UPDATE ON TOURISM COMMUNICATIONS – COUNCL MEMBERS JULIE SMITH, CHRISTOPHER PARROTT**

Council Member Smith stated the group that met wants to know if the contract with the Tourism Association is a viable, valid contract, and finds that it is. She stated she will contact Georgia Department of Economic Development and the Department of Community Affairs to visit Tifton to work with the

Tourism Association and the committee to present the information to discuss the differences between a visitor and convention bureau and our current tourism association or any combination thereof. She stated the OMG committee talked about creating a true welcome center in Tifton, a Georgia artisan's center, hiring a PR/Marketing for creating an identity cohesive with the tourism efforts of the tourism association. She stated there is a lot of work going on. She stated they needed more time to complete the plans. Council Member Parrott stated this is moving along and looks forward to DCA visiting and providing the input. Mr. Wilmot explained the changes to the existing contract. He stated this contract renews annually and also a 60 day termination clause.

#### **BOARD REPORT – RONA MARTIN**

Rona Martin stated there is an application from Jeffrey Daniel for appointment to the Historic Preservation Commission. She stated William Kelley is also up for reappointment to the Library Board. She stated these will be on the agenda for August 5, 2103. Discussion was held about HPC training requirements.

#### **CALLED MEETING**

#### **RESOLUTION APPROVING THE CALENDAR YEAR 2013 TAX DIGEST AND M&O LEVY AND SETTING THE MILLAGE RATE**

Council Member Terrell moved, seconded by Council Member Smith and carried 4/1 to adopt a Resolution approving the Calendar Year 2013 Tax Digest and M&O Levy & setting the Millage Rate. Mayor Cater abstained from the vote.

#### **RESOLUTION PROVIDING FOR FINANCING OF THE RENOVATION OF THE HISTORIC MYON BUILDING – LARRY RINER, LOIS LOVE**

Council Member Smith moved, seconded by Council Member Parrott and unanimously carried to adopt a Resolution providing for financing of the renovation of the Historic Myon Building.

#### **RESOLUTION REQUESTING APPROVAL OF EXTENSION OF CONTRACT WITH MAULDIN & JENKINS CPA TO PROVIDE AUDITING SERVICES FOR FISCAL YEARS ENDING JUNE 30, 2013 AND 2014**

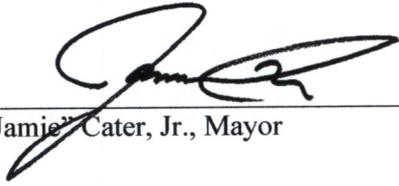
Council Member Smith moved, seconded by Council Member Terrell and unanimously carried to approve a Resolution requesting approval of extension of contract with Mauldin & Jenkins CPA to provide auditing services for fiscal years ending June 30, 2013 and 2014.

#### **CONSIDER DATE CHANGE FOR SEPTEMBER MEETING ORIGINALLY SET FOR 9/2/2013 (SUGGESTED CHANGES ARE 9/3 OR 9/9)**

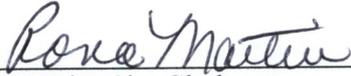
Council Member Keesee moved, seconded by Council Member Parrott and unanimously carried to change the regular September meeting to 9/9/2013 and the August workshop to 8/22/2013.

Mayor Cater passed out draft forms for the evaluation of the City Manager. He asked the comments be returned as soon as possible. He stated he will do the actual evaluation, but wants Council's input.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read 'Jamie Cater, Jr.', written over a horizontal line.

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

A handwritten signature in black ink, appearing to read 'Rona Martin', written over a horizontal line.

Rona Martin, City Clerk