

**CITY OF TIFTON**  
**Regular City Council Workshop/Called Meeting Minutes**  
**August 22, 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

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

Council Member Julie Smith was absent.

Mayor Jamie Cater called the meeting to order.

**DISCUSSION ITEMS**

**DISCUSSION OF AMENDED CONTRACT WITH ESG OPERATIONS, INC.**

City Manager Larry Riner reminded Council of the recent presentation made by Dan Groselle and Scott Murphy of the current status of operations at the wastewater treatment plant and the positive changes taking place. He stated this is a request to extend that contract with ESG to include operation and maintenance of the water and wastewater collection and distribution system. He stated the upfront savings is estimated at \$60,000 with the significant savings to be on system upgrades, etc. He stated this will be on the called meeting agenda for action. Council Member Keesee asked if because of the cost of the amended contract, it would be necessary to put out a new Request for Qualifications. Attorney Wilmot stated he would have to look at the requirements of such and would have that answer this week. Mr. Riner asked that the agreement be approved contingent on the need for a new RFQ.

**DISCUSSION OF RENEWAL OF RECYCLING COLLECTION SITE CONTRACT WITH ANNIE TABOR FOR FY2014**

Mr. Riner stated the current contract with Annie Tabor for the collection sites has expired. He stated this is an annual renewal for \$53,000 and provides a 30 day termination clause by either party so that in the event that Solid Waste may or may not be outsourced we will be able to terminate the contract. He stated Ms. Tabor is aware of this as well.

**REPORT AND STAFF RECOMMENDATIONS RELATING TO SIGNAGE IN THE HISTORIC DISTRICT**

Bert Crowe, Director of Environmental Management, read the staff report and recommendations relating to signage in the historic district which included temporary signage, and direct vs. indirect lighted signage, as well as the processes for obtaining such signage. Mr. Crowe explained the process for changing the land development code. Council Member Keesee read a document from Council Member Smith and asked that it be entered into the minutes of this meeting. Mr. Crowe stated these changes would

have to go before the Planning and Zoning Commission before coming to Council for consideration. He stated it would be completed in October at the earliest.

**DISCUSSION OF AMENDMENTS TO ORDINANCE FOR LAND DEVELOPMENT CODE WITH REGARDS TO VEHICLE SALES ESTABLISHMENTS**

Mr. Crowe stated this application relates to the allowing of auto sales establishments to be adjacent to residential zones, and striking the 100 feet distance requirement. Mr. Crowe stated the current code was developed in order to prevent noise and light pollution from auto sales lots into residential areas. He stated these problems are now regulated in other areas of the land development code for all businesses. He stated the requirement of an auto sales lot to be a certain distance from residential zoning is no longer needed due to these changes. He also stated the change would generate a wider use of certain commercial properties. He stated this is being brought forward without a recommendation from the Planning and Zoning Commission as after a lengthy discussion, they were not able to come to a consensus on the matter. Several attempts were made bring the request to vote, which died for lack of a second. He stated their concerns are listed in the staff report. He stated staff recommends approval of this request.

**DISCUSSION OF ORDINANCE PROVIDING FOR ZONING CHANGE FROM RESIDENTIAL-10 TO MOBILE HOME PARK FOR PROPERTY LOCATED ON SOUTH COLLEGE CIRCLE AND OWNED BY TRAVIS HURST, TO BE INCLUDED WITH SOUTH COLLEGE CIRCLE MOBILE HOME PARK**

Mr. Crowe stated this is a request for rezoning from Travis Hurst, owner, of property located on South College Circle, to rezone said property from Residential-10 to City of Tifton Mobile Home Park. He stated the purpose of the rezoning is to bring the properties in line with the current use of the property and include it with what is currently known as South College Circle Mobile Home Park. He stated staff and the Tifton Planning & Zoning Commission recommends approval of the request.

**DISCUSSION OF AMENDMENTS TO ALCOHOL ORDINANCE**

Rona Martin, City Clerk stated staff has completed a comprehensive review of the alcohol ordinance and a meeting was held on August 19, 2013 to discuss the changes with the alcohol license holders. She stated staff is recommend approval of the amendments in an effort to make it easier for area restaurants to do business and also allows our Police Department to provide better enforcement of the ordinance. Mr. Wilmot stated section 6-135 which relates to obstruction of view of premises, will also be removed as it is unenforceable.

**RESOLUTION PROVIDING FOR ALCOHOLIC BEVERAGE LICENSE FOR QUALITY INN LOCATED AT 1104 KING ROAD**

Ms. Martin stated this request is for malt & wine consumption retail. She stated the background check on Kulwant Bal, owner revealed no violations. She stated this request for approval is contingent on Mr. Bal actually setting up the lounge area, as at this time, he wants to make sure it will be approved before expending funds for the changes. She stated the license will be issued after an inspection of the proposed lounge location.

**RESOLUTION PROVIDING FOR ALCOHOLIC BEVERAGE LICENSE FOR THE NEW WINGMASTER SPORTS BAR & GRILL LOCATED AT 309 S. TIFT AVENUE**

Ms. Martin stated this request is for malt, beer, and distilled spirits consumption retail. She stated the background check on Donna Furguson revealed no violations which would prohibit her from obtaining an alcohol license. She stated staff recommends approval of the request.

**RESOLUTION PROVIDING FOR ENTERPRISE ZONE APPLICATION FROM TIFTON MAGNOLIA PROPERTIES, INC.**

Ms. Martin stated an enterprise zone application has been submitted for property located at 121 Central Avenue for certain incentives as provided for in our code of ordinances. She stated the developer plans to renovate the property and provide for 16 upscale apartments. She stated staff recommends approval of the request.

**RESOLUTION PROVIDING FOR DEPARTMENT OF TRANSPORTATION LMIG FUNDING**

Mr. Riner stated this year's LMIG funding is \$167,506 for the City of Tifton. He stated the recommended projects are for Central Avenue resurfacing, Beech Street paving and 44<sup>th</sup> Street culvert replacement and resurfacing at a total estimated cost of project construction at \$239,000. He stated the mandatory match is 30%, or about \$50,000. He stated staff is recommending approval and submittal of this application to GDOT.

**CITY MANAGER UPDATE**

Mr. Riner provided a handout and gave an update on several projects. Those projects included LeAnne Drive Sewer Main Replacement, refinancing of CityNet Debt at 3.25% for a five year period equating to a savings of about \$3,000,000, lead and copper testing, RFP for Solid Waste Management, Bids for Surplus Property, Government Channel, and a Public Works Project List.

**Council Member Keesee read an announcement that she would not be seeking re-election of the District #1 Council seat.**

**PRESENTATION OF FY2012 CITY OF TIFTON ANNUAL AUDIT-MEREDITH LIPSON OF MAULDIN & JENKINS**

Lois Love, Finance Director, provided a handout of the FY2012 City of Tifton Audit. She introduced Meredith Lipson of Mauldin & Jenkins, the City's audit firm, who gave a brief overview of the annual financial audit report and the annual audit agenda. She discussed the general fund and cash flow of the enterprise funds, stating they all had positive cash flow. She talked about the financial statements, compliance reports, the audit scope and procedures, as well as accounting recommendations and related matters. She stated the fund balance as of June, 2012, is ample for our city. She discussed recommendations for improvement and items cited in the City's financial statements as material weaknesses. She stated she is available for questions whenever needed.

**CALLED MEETING**

**RESOLUTION PROVIDING FOR AMENDMENT TO CONTRACT WITH ESG OPERATIONS, INC. FOR OPERATION AND MAINTENANCE OF THE WATER AND WASTEWATER COLLECTION AND DISTRIBUTION SYSTEM**

Council Member Parrott moved, seconded by Council Member Terrell and unanimously carried to approve the resolution providing for the amended contract with ESG Operations, Inc. subject to the attorney's findings on the need for a new RFQ.

Council Member Parrott had to leave the meeting early.

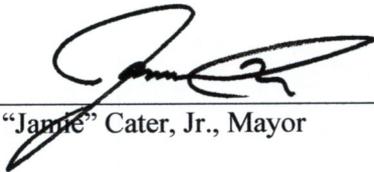
**EXECUTIVE SESSION TO DISCUSS LEGAL MATTERS**

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

**RESOLUTION PROVIDING FOR EXECUTIVE SESSION**

Council Member Keesee moved, seconded by Mayor Cater and unanimously carried to adopt a resolution providing for executive session.

There being no further business, the meeting was adjourned.



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



Rona Martin, City Clerk

**AT A MEETING O THE  
CITY COUNCIL OF THE CITY OF TIFTON  
HELD ON 8/22, 2013  
A MOTION TO ENTER INTO EXECUTIVE SESSION**

Council member Keesee 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:**

Cater, Terrell, Parrott, Keesee

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>	_____	J. G. "Jamie" Cater, Jr.
<u>✓</u>	_____	Marianna G. Keesee
<u>✓</u>	_____	Christopher Parrott ( <i>left early</i> )
<u>✓</u>	_____	Johnny Terrell
_____	<u>✓</u>	Julie Smith

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

- I am a member of the Tifton City Council and I was present at a meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.
- 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.
- The subject matter of the closed meeting or closed portion of the meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, which was closed for the purpose(s) of :

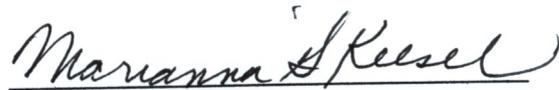
- Legal Matters
- Personnel Matters
- Real Estate Matters

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

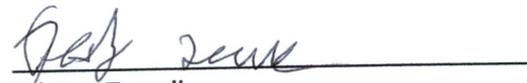
4. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. Section 50-14-4(b) that such an affidavit be executed.
5. This affidavit is likewise executed by the following members of the City Council present at such executive session in support of open and honest government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

This 22<sup>nd</sup> day of August, 2013.

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

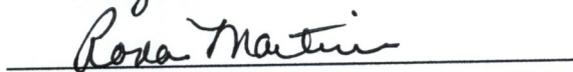
  
 Marianna G. Keesee  
 Councilwoman, District 1

  
 Christopher Parrott  
 Councilman, District 2

  
 Johnny Terrell  
 Councilman, District 3

Absent  
 Julie Smith  
 Councilwoman, District 4

Sworn to and subscribed before me  
 By all City Council members  
 on this 22<sup>nd</sup> day of  
August, 2013.

  
 Notary Public



I will not seek re-election to District 1 of the Tifton City Council in the November 5 election. It is my hope that committed and interested citizens of District 1 will consider this an opportunity for public service and will qualify to run in the city clerk's office at City Hall on North Ridge Avenue during the qualifying week beginning August 26, 2013 at 8:30 am and ending August 30, 2013 at 4:30 pm.

I have taken great pride in serving the citizens of our city for eight years and gained a great appreciation for the loyal employees of the city. My husband and I will spend our time between Tifton and our grandchildren in Virginia, and I will always reflect on these eight years as times in which I have diligently offered my help and commitment to our community.

Marianna G. Keesee

With the recent discussions about signage in Tifton's Historic District, it has become obvious that our independent and small businesses are looking at all avenues with regard to growing their business, or sometimes just keeping the door open another day.

Signage is just one piece of the puzzle with regard to managing a successful business venture, whether it is an accounting firm, a dress shop, a salon or any and all between. Most of the businesses in Tifton's Historic District are independent, meaning they are not linked to a national chain or franchise. These independent businesses are the backbone of our community, and giving them every opportunity to succeed is our responsibility as a local government and as a community.

As we come to terms on the signage for these businesses, I'd like to let them know that we as a Council are also looking for other ways to help with their success. I've spoken with Lequrica Gaskins, the Economic Development Director for the City of Tifton. Economic Development is more than just recruitment; it is also retention and expansion. Lequrica and I are going to be working on developing workshops for our local businesses that will offer a variety of topics that we hope will be beneficial. Tift County has significant local resources in the Tift County School system, ABAC, Moultrie Tech, UGA Tifton and our Chamber of Commerce. On a state and regional level, we have access to experts in the Department of Community Affairs, Main Street Program, GA Power, the EMCs and more. Bringing these experts to our businesses to help them is our goal. In the coming weeks, local businesses will be polled to determine what time is best to attend class, what topics they'd like to see (from using Facebook marketing, to branding, to creating attractive storefronts, using effective advertising and the list goes on); to what challenges they are facing on a day to day basis.

Our goal is to offer these workshops at a convenient time at little or no cost. While each class might not be ideal for each business, our hope is to provide numerous options for businesses to choose from so that they receive maximum benefit and measurable results.

If you have an idea for a class or a speaker, please contact me at 229.339.1776 or email [JulieSmith@Tifton.net](mailto:JulieSmith@Tifton.net).