

CITY OF TIFTON
Regular City Council Workshop Meeting Minutes
October 17, 2013
Tifton Municipal Courtroom, 130 E. 5th 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.

DISCUSSION ITEMS

ANNUAL UPDATE FROM ALLEN, MOONEY & BARNES REGARDING CITY OF TIFTON PENSION PLAN ASSETS – ALLEN MOONEY

Richard Mooney gave an annual update on the City's retirement accounts. He provided a summary of the investment policy. He reviewed the City's portfolio and performance from June 2012 to June 2013. He stated the overall return for the year was 10.2%. He stated year to date, the account is up 7.6%. He stated dividends and interest provided an income of \$467,000 to the account. He discussed the structure of the portfolio and management of such. He reiterated this represents a 10% return for the year.

DISCUSSION OF CITY OF TIFTON RETIREMENT PLANS – CHUCK CARR – SOUTHERN ACTUARIAL SERVICES

Mr. Riner stated Mr. Carr is here to update everyone on alternatives and estimates for the retirement plan. Mr. Carr provided a handout of alternative approaches to the retirement plans. He stated they provide for an employee contribution of 5% for all or part of the employees depending on the chosen alternative. He stated the alternatives have been analyzed based on 6.75% return and a 4.75% return. He discussed the 6.75% alternatives. Mr. Riner stated alternative #1 was adopted in the budget, which is the 5% mandatory contribution for anyone hired after 2008 which included a lump sum contribution of \$721,000 to the account. Mr. Carr stated long term employees will not benefit very much from alternatives 1 & 2. He gave an overview of all four alternatives and the financial impact of each one. He stated this should go into effect July 2014. He stated alternative I is in the current year's budget. He stated future contributions will be around \$2.5 million depending on the alternatives chosen. He discussed the possibility of employees contributing 5%, resulting in the City having to come up with \$300,000 less. Considerable discussion was held regarding those contributions. Mr. Carr stated he will

send out an additional projection on Alternative II in a few days based on future pay increases at 3%. He stated he will also refine the numbers to reflect the 2013 returns.

UPDATE ON AFFORDABLE HOUSING AND GICH INITIATIVES – DAVE HETZEL

Dave Hetzel, representative of the Georgia Initiative for Community Housing, gave an update on GICH accomplishments, and future projects such as sheltering in the community. He explained the need for affordable housing in Tifton. He stated GICH is a Georgia Department of Community Affairs sponsored program. He gave an overview of the program. He discussed the green house project on N. Park Avenue. He discussed the homeless coalition consisting of local non-profit organizations, local government, etc. He stated surveys for the homeless will be taken at the end of November and asked that those be made available at City Hall Customer Service. He stated there are no shelters in Tifton for women who are not battered. Council Member Keesee thanked him for his service.

DISCUSSION OF OPERATING BINGO GAMES ON THE SABBATH

Mayor Cater stated there is a request for holding bingo on Sundays by the VFW and Bill Woods. He stated there is no alcohol involved with the bingo. Rona Martin stated she called the State and bingo is managed by the Georgia Bureau of Investigation. She stated it is allowed by the State of Georgia under the GBI license. Mr. Woods stated they have the current licensing required by the State of Georgia. An ordinance is to be provided for consideration at the November 4, 2013 meeting.

RESOLUTION PROVIDING FOR AMENDMENT TO PURCHASING POLICY

Larry Riner, City Manager, stated this is being revisited at the request of the Mayor and is in regards to spending limits for the City Manager. Lois Love, Finance Director, reviewed the proposed changes to the current purchasing policy stating directors will now be able to approve purchases from \$2,500 to \$25,000 based on three quotes and approval of the Finance Director and City Manager. She stated the next change is for the City Manager to be able to approve purchases between \$25,000 and \$100,000, requiring a formal bid process and pre-bid conference with approval of the Finance Director and City Manager. She stated purchases over \$100,000 requires a formal bid process with review and approval of the Finance Director and City Manager and forwarded to the City Council for final approval.

RESOLUTION PROVIDING FOR ENTERPRISE ZONE APPLICATION FOR HAL & THEA BAXLEY FOR PROPERTY LOCATED AT 225 E. 2ND STREET

Rona Martin stated Hal & Thea Baxley are applying for an Enterprise Zone designation for property located at 225 E. 2nd Street. She stated this property will include residential and commercial rentals. She stated the expected assessment will be about \$450,000 upon completion.

ORDINANCE PROVIDING FOR SIGN MORATORIUM

Attorney Wilmot stated this is to request that a moratorium be placed on signs that were in place prior to the adoption of the land development code and that are probably not in compliance. He stated staff would prefer the moratorium rather than enforce the old ordinance until changes to the LDC signage have been made. He stated this does not affect any new signs going forward. He stated it is for six months. Council Member Smith asked if stick signs are being enforced at this time. Mr. Crowe stated they pull them regularly and make contact with the owner if possible. Discussion was held regarding electronic signs.

RESOLUTION PROVIDING FOR RULES OF PROCEDURE AT COUNCIL MEETINGS

Rona Martin gave an overview of the proposed resolution providing for rules of procedure at Council meetings. She stated this provides consistency in conducting meetings and affords every citizen the opportunity to be heard. She stated this will be on the agenda for consideration on November 4th. General discussion was held regarding the proposed resolution.

BOARD REPORT

Rona Martin reviewed the board report for the balance of the calendar year. A general discussion was held regarding board processes for appointment.

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

Rona Martin stated staff recommends approval of the above alcoholic beverage license as a background check on owner and manager revealed no violations.

RESOLUTION PROVIDING FOR ALCOHOLIC BEVERAGE LICENSE FOR TIF TOKYO JAPANESE STEAK & SUSHI, LLC

Rona Martin stated Tif Tokyo is under new ownership. She stated the background checks revealed a violation of DUI on Woo Jea. She stated Mr. Jea paid a fine, completed 60 hours of community service, attended a risk reduction program and served probation. She stated this was four years ago and staff recommends approval of the request.

DISCUSSION OF RESOLUTION PROVIDING FOR SUBMITTAL OF GRANT APPLICATION TO GEORGIA TRANSPORTATION INFRASTRUCTURE BANK

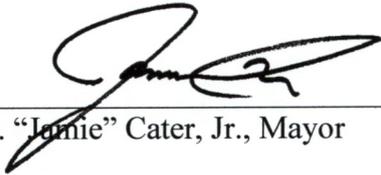
Mr. Riner stated the proposed application is for 20th Street. He stated Roger Dill and ESG will assist in this application. He stated the estimate is \$1,200,000 for crosswalks, sidewalk repairs, milling, resurfacing improvements. He stated the City will use LMIG and possibly SPLOST funding to contribute to the project cost. He stated this requires a 20% to 30% match. He stated this does not include any infrastructure improvements. Discussion was held regarding

infrastructure. He asked if Council was interested in submitting an application. Council Member Keesee asked about it being phased in. He stated yes, but it would be more costly. He stated they will get a cost per foot. General discussion was held regarding the project. Everyone agreed the application should be submitted for consideration.

CITY MANAGER UPDATE

Mr. Riner informed Council of the changes made to the customer service policy for disconnects. He stated that the SGRC annual appreciation dinner will be held on October 22nd; Employee appreciation grill out will be October 23rd and sponsored by Stafford and Associates; Celebrating Rural Georgia will be October 30th; and the GMA District 11 Fall Meeting will be November 20th.

There being no further business, the meeting was adjourned.



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



Rona Martin, City Clerk