

**CITY OF TIFTON
WORKSHOP/CALLED MEETING**

October 15, 2015

5:00 p.m.

**Tifton City Hall
130 E. 1st Street**

ATTENDEES

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

Johnny Terrell, Vice Mayor (arrived 5:15 pm/left 6:30pm)

Wes Ehlers, Council Member

Christopher Parrott, Council Member

Julie Smith, Council Member

Larry Riner, City Manager

Rob Wilmot, City Attorney

Jessica Jones, Deputy Clerk

PRESENTATION BY TIFTON/TIFT COUNTY FIRE DEPARTMENT

City Manager Larry Riner recalled the last meeting where a proposal was received by Tift County for a joint fire department. He stated a presentation is being done by the Fire Department to give the professional firefighters point of view on what the proposal means. Chief Michael Coleman stated they are here to speak directly to them about the proposal. Captain Bobby Bennett asked for input from Council as to what they wanted to hear from him. Council Member Ehlers asked how the firemen felt about what is going on. Captain Bennett stated it was very stressful not knowing what is going to happen. He stated they want to know the direction the city is going to go in. He stated the unknown is tough. Council Member Parrott stated he felt the county wants a leadership change and a change in direction as a whole. He asked about the current leadership under the City Manager, Fire Chief, etc. and their support of the department. Captain Bennett stated they get what they need. He stated it has been tough during economic times, but they stayed with the city. He stated there is nothing they had to have that they have not received. Council Member Smith stated she had no questions at this time. She thanked everyone for what they do for the community and with hanging in there through this time. Mayor Cater stated he is concerned about the department, as they have been here through thick and thin. Captain Bennett stated Mr. Setters and others are his friends and they are doing what they think they need to do. He stated his problem is with the plan, as they have not seen the plan. He stated they got something about stations and whatnot, but not a plan. He stated if they were to show a good plan it would be easier as a firefighter to make a decision based on what they have, but they have not seen one. He asked if we are moving forward or backward, if the county runs it, what will happen, what direction will they go in, etc. He stated they are happy where they are. He asked about mutual aid, volunteering etc. if they split. He discussed shift work at 48/96 vs. 24/48, and they like 48/96. He stated going to 24/48, which is what the county plans, will hurt them, wherein they will not be able to work a second job. Captain Bennett spoke regarding ISO and its importance to the fire service in determining where stations and apparatus should be placed in order to respond accordingly. He stated it is a great guideline in placing stations and people where they need to be. He stated there is a lot to think about in the next few months, and are looking to Council for guidance. Captain Tim Cooper stated he has been with the department over 20 years and the department has been in existence since 1892. He stated there has been a lot experienced, and asked that the department be taken care of. He stated the county is asking for a standalone fire department and we already have a fire department. He discussed the 48/96 shift in comparison to the 24/48 shift. He stated the trend in the country is to move to the 48/96. He talked about a study on this matter as it relates to sleep patterns and overall betterment of the firemen. He stated they are concerned about retirement. He discussed a study regarding custom trucks vs. commercial chassis that the county is planning to use. Council Member Terrell thanked them for their hard work and expressed his support for the department. Council Member Parrott stated he felt everyone wants to take care of the department. He stated there is a lot of tradition and leadership. Captain Cooper expressed that they have good leadership and are doing everything possible to make the department better and grow. Council

Member Ehlers asked about the shifts present and asked who would be in favor of a 24/48 shift. No one raised their hand. Captain Cooper stated that shift has been voted down on two occasions. Mayor Cater stated sometimes change is good, but if it isn't broken, you don't change it. Discussion was held regarding the report and notification to the County. He stated we need to cover all of the bases and will move quickly. Mr. Riner stated the report will be shared with Council when it comes in. Chief Coleman spoke regarding the county's plan and the need for much more detail. He provided a power point presentation regarding ISO and Public Safety. He explained what ISO is: Insurance Services Office providing information/data regarding a community's risks analysis to insurance carriers. He discussed the risk analysis criteria in three categories of communications, water and fire department operations. He discussed the scoring and relationship to insurance rates. He stated Tifton/Tift County is presently a 4/9 and explained what that means. He stated it is fundamentally an assessment of the acquisition, maintenance, and allocation of a community's resources dedicated to the fire suppression, reduced fire loss, and reduction of risks. ISO and the FSRS is the basis for strategic planning to reduce risks, thereby enhancing public safety. He stated reduced risks translates into lower property insurance premiums for our citizens, but more importantly, results in enhanced public safety, through ISO driven strategic planning. He stated this is exactly why we are where we are today. He stated the lower insurance rates are a secondary benefit to the strategic planning. Council Member Ehlers asked that if a split takes place, would it trigger an ISO audit for the city and county. Chief Coleman responded yes. Council Member Ehlers asked when the next audit is due. Chief Coleman stated in the near future, as they try to get to all fire departments every five years. Council Member Parrott asked Chief Coleman about the county's plan regarding response time and atmosphere and culture of the department and the leadership shift. Chief Coleman stated there are no response guidelines which is one of the most important things to know working in a fire department. He discussed suggested relocation of equipment and concern over those changes and the effect of those changes on the firefighters. Council Member Terrell stated the ISO rating is very good and if the county wants their own department then let them have it; and he is proud of our fire department. Council Member Smith asked about the equipment purchased by the county, and asked if there are any parts of the county plan that can be incorporated into our plan if there is a compromise. Chief Coleman stated that ISO does not look at how old or new equipment is. He stated we have in place long range plans to purchase additional equipment. He stated the money could have been spent better elsewhere. Mayor Cater asked about the status of the study. Chief Coleman stated he will attempt to contact the consultant this evening. Mayor Cater asked if anyone else wanted to speak. Firemen Warren Elder, Lindsay Tucker, Dustin Sanders (spoke to the leadership and feels it is the best that can be provided and the quality of the department overall), Elliott Whitley, and Paul Boyd expressed their concern over their retirement and vestiture, the offer currently on the table and how it affects the firemen, if we split what will happen to the tax base, change in the retirement age from 55 to 65, protection of the people within the city, etc.

Mr. Hal Baxley, Eagle Drive, stated he came tonight to find out more information. He felt it isn't broke and does not need fixing or messing up. He discussed the ISO rating and its importance to insurance and property values. He stated a good fire department is an absolute, and we have a good department. He asked why the county needs an answer so quickly. He discussed this matter being on a referendum and an opportunity for the citizens to have input. He asked that there be more disclosure by the county on why it should be split. He stated he would attend the next county commission meeting requesting an explanation.

DISCUSSION OF ORDINANCE REQUESTING APPROVAL OF APPLICATION Z15-000-004 FOR REZONING CLASSIFICATION RESIDENTIAL-14 (R-14) TO GENERAL BUSINESS (G-B), LOCATED AT 1619 TYSON AVENUE

Houston Shultz introduced Chris Howke of Meadows Noley, representing the Tift County Hospital Authority. Mr. Howke stated they are working on a development across 18th Street of 70,000 sq. ft. He stated two parcels totaling 1.1 acres zoned R-14 Residential which we are requesting to be rezoned. He stated the building units will be demolished. He discussed the conceptual site plan which included the building and the rezoned property being used for parking. He discussed the buffer around the residential area and the detention pond

area. He stated the main entrance will be moving to John Orr Drive. Mr. Shultz stated the Planning and Zoning Commission as well as staff voted unanimously to recommend this project.

DISCUSSION OF ORDINANCE REQUESTING APPROVAL OF APPLICATION Z15-000-005 FOR REZONING CLASSIFICATION RESIDENTIAL-14 (R-14) TO GENERAL BUSINESS (G-B), LOCATED AT 1607 TYSON AVENUE

See above.

DISCUSSION OF ORDINANCE REQUESTING APPROVAL OF APPLICATION Z15-000-008 FOR A RECLASSIFICATION OF ZONING FROM RESIDENTIAL (R10) TO NEIGHBORHOOD COMMERCIAL (NC), LOCATED AT 1208 LOVE AVENUE

Kim Colwell, representing B&D Properties, requesting that the property be rezoned to Neighborhood Commercial. She discussed the surrounding properties and their zoning of NC. She discussed the parking and fenced in area. She stated the potential buyer wants to use this as office space. She stated Astro is looking at buying the property for their internal office. Mr. Shultz stated landscaping is being addressed. Mr. Shultz stated the Planning and Zoning Commission and staff recommend approval of the project.

DISCUSSION OF ORDINANCE REQUESTING APPROVAL OF APPLICATION X15-000-007 FOR ANNEXATION OF 2805 CIRCLE DRIVE AND PARCEL 034, SUBMITTED BY WALTER ANTHONY THOMPSON

Mr. Shultz stated the applicant is requesting this property be annexed and rezoned as part of a Planned Development Overlay (Z15-000-006) at 2805 Circle Drive. He stated the rezoning will be from County R12 to City R12.

DISCUSSION OF ORDINANCE REQUESTING APPROVAL OF APPLICATION Z15-000-006 FOR CLASSIFICATION FROM RESIDENTIAL (R10/R12) TO PLANNED DEVELOPMENT OVERLAY (PDO) FOR 20.9 ACRES LOCATED AT THE CORNER OF CARPENTER AND DAVIS ROAD BETWEEN CARPENTER ROAD AND CIRCLE DRIVE, SUBMITTED BY CRAIG DEAN ENTERPRISES AND WALTER A. THOMPSON

Mr. Shultz introduced Greg Moore, agent, to discuss the conceptual plan for a multi residential gated apartment community along with pedestrian access to ABAC. Mr. Moore stated this is a 200 unit complex for ABAC students. He reviewed the site plan. He stated the majority will be two bedrooms, with some one and three bedrooms. He discussed the target market and the growth of ABAC. He stated this will be a total one price utilities and rent facility. Council Member Parrott stated this will be a great development for the area and the property values. Council Member Smith expressed concern over the water runoff. Matt Phillips, engineer, stated they will meet the requirements for drainage. He stated this will not be touched and left as is. He stated a detention pond will be onsite where there will be zero increase in peak flow. Discussion was held regarding a buffer zone. Mr. Phillips stated the tree areas will be left untouched. Discussion was held on the feasibility study of the area. Mr. Riner stated a full review will take place on the completed design drawings. Mr. Moore stated there will be quiet hours that will be enforced, onsite security, gated entrances, a lighted bike path and a gated keypad entry way. Mr. Shultz stated the Planning and Zoning Commission voted unanimously to recommend approval of the project.

DISCUSSION OF RESOLUTION AUTHORIZING THE SETTLEMENT BETWEEN THE CITY OF TIFTON AND LITTLE RIVER CONTRACTORS, INC.

Attorney Wilmot recalled discussions on this at the last meeting stating this is regarding the westside gas line. He state this is for a settlement of \$26,500.

DISCUSSION OF RESOLUTION AUTHORIZING THE SETTLEMENT BETWEEN THE CITY OF TIFTON AND THE TIFT COUNTY SCHOOL DISTRICT

Mr. Wilmot stated we have previously adopted a resolution to settle this case, however, because the release needed some changes to the indemnification language, it has been brought back to council. He stated this is part of the called meeting at the conclusion of the workshop.

DISCUSSION OF RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT FUNDS FROM THE HAZARD WASTE TRUST FUND AS REIMBURSEMENT FROM EPD FOR ELIGIBLE COSTS OF MAINTAINING THE SITE AT THE TIFTON-TIFT COUNTY LANDFILL

Ricky Hobby stated this is EPD funds for assisting in the continuation of monitoring the site. He stated there is \$111,000 for Tifton with \$75,000 paid at this time and the remainder to be paid next fiscal year. He stated this will be part of the called meeting.

DISCUSSION OF WATER AND SEWER RATE STUDY AND REQUEST FOR AWARD OF CONTRACT TO PUBLIC RESOURCES MANAGEMENT GROUP, INC.

Scott Murphy reviewed the request for qualifications regarding the water and sewer rate study. He stated this is required by state law for us to establish a conversation oriented rate. He stated this was budgeted with the county in 2015; however, they wanted to do their own rate study. He discussed the RFQ and requested information. He stated they asked for a review of the gas, water and wastewater rates. He stated they asked that the firm present the results to the city and county elected officials. He stated the report will be performed by a licensed CPA and a licensed engineer. He stated this resulted in one qualified firm submittal. He discussed the firm and qualifications of Public Resources Management, Inc. from Florida. He asked that Council approve this firm to begin the rate study.

DISCUSS SURPLUS OF TWO ALLEYS: ALLEY LOCATED ON SYCAMORE BEHIND CURTIS FOODS, HWY 41; AND ALLEY LOCATED BETWEEN RIDGE AND WILSON AVENUES FROM 18TH TO 20TH STREET

Mr. Riner stated that Earl Branch has requested that we surplus the alley running behind Curtis Foods. He stated the staff recommends approval of surplus the property while retaining an easement for the sewer line. He presented a request for the sale and closing of an alley located between Ridge and Wilson Avenues from 18th to 20th Street.

BOARD REPORT

Rona Martin gave the monthly board report consisting of a vacancy on the Zoning Board of Appeals and three vacancies on the Keep Tift Beautiful Board.

CALLED MEETING

CALL TO ORDER

Mayor Jamie Cater called the meeting to order.

RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT FUNDS FROM THE HAZARD WASTE TRUST FUND AS REIMBURSEMENT FROM EPD FOR ELIGIBLE COSTS OF MAINTAINING THE SITE AT THE TIFTON-TIFT COUNTY LANDFILL

Council Member Parrott moved seconded by Council Member Smith and unanimously carried to approve a Resolution authorizing the City Manager to accept funds from the Hazard Waste Trust Fund as reimbursement from EPD for eligible costs of maintaining the site at the Tifton-Tift County Landfill.

RESOLUTION AUTHORIZING THE SETTLEMENT BETWEEN THE CITY OF TIFTON AND LITTLE RIVER CONTRACTORS, INC.

Council Member Ehlers moved, seconded by Council Member Parrott and unanimously carried to adopt a Resolution authorizing the settlement between the City of Tifton and Little River Contractors, Inc.

RESOLUTION AUTHORIZING THE SETTLEMENT BETWEEN THE CITY OF TIFTON AND THE TIFT COUNTY SCHOOL DISTRICT

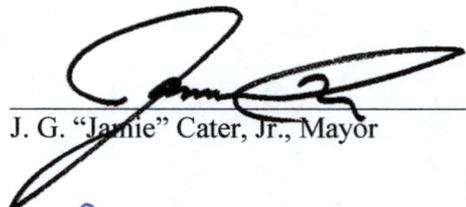
Council Member Smith moved, seconded by Council Member Ehlers and unanimously carried to adopt a Resolution authorizing the settlement between the City of Tifton and the Tift County School District.

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

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

RESOLUTION PROVIDING FOR EXECUTIVE SESSION

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



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



Rona Martin, City Clerk