

**TIFTON CITY COUNCIL
WORKSHOP/CALLED MEETING MINUTES
SEPTEMBER 15, 2016
5:30 PM
TIFTON CITY HALL**

Attendees

Mayor Julie Smith

Vice Mayor Wes Ehlers

Council Member Jack Folk

Council Member Johnny Terrell

Council Member Frank Sayles

Hunter Walker, Interim City Manager

Jessica Jones, City Clerk

Rob Wilmot, City Attorney

Public Hearing for Modification Request by Edgemont Properties To PUO 2006-06 and PUO 2015-18 For Property Located On West 20th Street

Attorney Emily Vowell opened the Public Hearing to gather public comment on the PUO modification request from Edgemont Properties for installation of a rooftop solar farm upon the current VA Clinic. Ms. Vowell certified the Council Members present had no conflicts of interest with the proposed property or applicant. Council Member Terrell was not present for the public hearing. Mr. Houston Shultz reviewed with Council the proposed request and stated the request was approved by the Planning and Zoning Board with a 3 to 2 vote. He further mentioned that staff is recommending approval of the request. Ms. Vowell opened up the public hearing for comments.

Mr. Jonathon Jones of Edgemont Properties spoke in favor of the application. Mr. Jones mentioned he was the developer for the project and they have an opportunity to install solar panels on the rooftop of the building. Mr. Jones mentioned the solar panels are not visible from the ground level or neighboring properties. Mr. Jones mentioned if Council had any questions he would be glad to answer them. Mayor Smith complimented Mr. Jones on the beautiful building and stated it was a very nice asset to Tifton.

No one spoke in opposition to the application. Since there were no further comments the public meeting was closed.

Council Member Terrell arrived to the meeting.

Proclamation Proclaiming Roger Dill Day

Mayor Smith presented Mr. Roger Dill with a proclamation recognizing him for all of his work and leadership in the community. Mr. Dill has been a great asset to Tifton and his devoted work within the community is greatly appreciated. Mayor Smith proclaimed Saturday, September 17, 2016, as Roger Dill Day in Tifton in celebration of Mr. Dill's 80th Birthday.

Mr. Dill stated he was honored and greatly appreciated the recognition. Mr. Dill also presented to council updates on economic development and transportation improvements he has been working on for Tifton. He stated he is scheduling a meeting with the Georgia Department of Transportation Commissioner to request funding to extend Boo Drive and install a bridge over Cowhouse Creek. Mr. Deal mentioned if the funding is awarded the City, County, Tift County Development Authority, and Stafford will need to provide matching funds to support the project. Mr. Deal also

mentioned that GDOT funding is still available from the bypass earmark. A Request has been made to use the remaining money for improvements to EB Hamilton Road and Moore Highway. Mr. Dill mentioned both of these roads are in the city, and assistance and funding from the city will be needed in order to complete the project.

WORKSHOP/DISCUSSION ITEMS

Resolution Providing for Alcohol License for Friendly Express, Inc. located at 208 E. 20th Street: Ms. Jessica Jones presented the application for an alcohol license from Friendly Express. Ms. Jones mentioned backgrounds on both the owner and manager revealed no findings and staff is recommending approval of the application. Ms. Jones further mentioned the resolution has been placed on the Special Called Meeting for adoption tonight.

Resolution Providing for Alcohol License for Friendly Express, Inc. located at 1310 US Hwy 82 West: Ms. Jessica Jones presented the application for an alcohol license from Friendly Express. Ms. Jones mentioned backgrounds on both the owner and manager revealed no findings and staff is recommending approval of the application. Ms. Jones further mentioned the resolution has been placed on the Special Called Meeting for adoption tonight.

Application for Honorary Designation of Commerce Way in Honor of Chief Jim Smith Chief Buddy Dowdy presented an application for honorary designation of Commerce Way on behalf of Chief Smith's Daughter. Chief Dowdy stated Chief Smith was the Tifton Police Department Chief for 24 years and passed away about a year and a half ago. Chief Smith's family would like to name the street in his honor. Chief Dowdy mentioned the application requires a petition with the property owners' approval for the street designation and currently he has 5 of the 10 signatures.

Ordinance Amending Section 78-58 to Update the List of Roadways and Speed Zones as Revised by the Georgia Department of Transportation: Chief Dowdy presented the ordinance which is a housekeeping issue to update the current ordinance with the updated speed limits. Chief Dowdy mentioned the only change being presented is the speed limit on Tift Avenue. Chief Dowdy mentioned the speed zones being presented are set by the Georgia Department of Transportation.

Discussion of Proposed Amendments to Alcohol Beverage Ordinance: Mr. Wilmot reviewed the proposed ordinance with council and discussed the changes to the ordinance which included changes for catering and alcohol event permits. Mr. Wilmot mentioned staff is recommending not charging nonprofits/charitable organizations for alcohol event permits and letting the state handle the permits for these events as provided for in state law. These charitable organizations will still need to apply for a local event permit with the city, but no fees will be charged. Mr. Wilmot reviewed proposed changes in reference to alcohol beverage caterers which will remove the per event fee of \$100 and replace it with an annual catering license of \$500. He also mentioned alcohol beverage caterers outside the City of Tifton will be charged a \$50 event permit for catering events inside the city. Mr. Wilmot mentioned these event permits can be issued for up to three days. Mr. Wilmot lastly reviewed the current requirements for the event permit application and recommended

changes. Council agreed with proposed changes to the event permit application and briefly discussed the changes as proposed.

Resolution Adopting Administrative and Licensing Fees for Alcoholic Beverages

Mr. Wilmot stated the presented resolution will set the application fees and licensing fees for alcohol. Mr. Wilmot mentioned these fees were not generally set by resolution, but by doing so they can easily be tracked and on file in the clerk's office. Mr. Wilmot mentioned the annual catering fee of \$500 has been added to the fees schedule, but all other fees included remain the same.

Discussion of Proposed Amendments to Prohibited Businesses as Described in City Code of Ordinances Sec. 74-60:

Mr. Wilmot mentioned currently in the taxation ordinance the following businesses are prohibited: Merchandise from temporary structures, tents or stands upon streets or alleys; Lunchstands; Fireworks or pyrotechnics; fortune tellers, palmists or astrologers known by any name including, but not limited to, spiritual advisors; and Pornography shops. Mr. Wilmot mentioned state law now provides for fireworks to be sold so that business should be deleted. He also mentioned currently the city has a spiritual advisor so that could also be deleted. Brief discussion was held on the prohibited businesses and council decided to move this item to the October Workshop for more discussion.

Discussion of Ordinance Amending LDC for Administrative Variances, Director's Authority and Limitations:

Mr. Wilmot mentioned he understood the council was interested in giving the Environmental Management Department more discretion to grant administrative variances on proposed developments. The proposed ordinance would increase the variance limitations for the department. Mr. Houston Shultz mentioned currently the department could grant variances on items such as setbacks, parking requirements, and landscaping, but the current limits are minimal. Mr. Shultz gave examples of how the additional variance limit would assist their department with approving applications when the LDC requirements are not reasonably possible. Mr. Shultz mentioned the variance given on a property would have to be properly documented and would require sufficient reasoning for approval. Vice Mayor Ehlers questioned if the City Manager would be included in the variance approval. Mr. Walker mentioned the City Manager approval is not formally required but based off his contacts with Mr. Shultz he would respectfully consult with the City Manager. Mr. Wilmot mentioned he has discussed with staff how to carefully document any variance to ensure consistency. Discussion was held on the proposed change, and council stressed the importance of documenting the process and including the City Manager in the approval process.

Request for Modification of PUO 2006-06 and PUO 2015-18 for Property Located on West 20th Street from Edgemont Properties, LLC:

Mr. Houston Shultz reviewed with Council the proposed request to add a solar farm to the rooftop of the current building. Mr. Shultz stated the request was approved by the Planning and Zoning Board with a 3 to 2 vote. He further mentioned that staff is recommending approval of the request.

Discussion of Proposals for 2016 LMIG Street Resurfacing:

Mr. Pete Pyrzenski mentioned during December 2015 City Council approved an LMIG funding application to resurface Alder Street, Emory Drive, Lee Avenue, 6th Street and College Avenue. Proposals have been received from Astra Construction under the state contract pricing for the LMIG resurfacing project and Commerce Way parking lot. The LMIG proposals total \$261,279 and the Commerce Way parking

lot is estimated at \$35,000. Mr. Pyrzenski mentioned the projects are budgeted items for FY2017 and include LMIG funding from GDOT in the amount of \$165,606. Staff is requesting approval of the proposals submitted and authorization for the City Manager to execute the contract.

Discussion of Participation in the Georgia Pipeline Emergency Responders Initiative (GPRI): Mr. Pyrzenski mentioned the initiative is a three-year commitment agreement and would cover additional training for Tift County Emergency Responders. The advanced training will help our local responders safely handle natural gas emergencies. The additional training will be an annual expense of \$1,200 and staff is requesting council's support and approval of the natural gas safety training.

Council Member Sayles left the meeting.

Resolution Adopting the Tift County Multi-Jurisdictional Hazard Mitigation Plan: Mr. Hunter Walker mentioned the presented resolution is a requirement by the state to maintain the hazard mitigation plan and make periodic updates. Mr. Walker mentioned Mr. Jason Jones will be present at the October Council Meeting to discuss the updates made to the Hazard Mitigation Plan, and a summary of the plan was included in the council packet for review.

Enterprise Zone Application from Baxley Properties & Investments, LLC for Property Located at 304 S. Main Street: Mr. Hunter Walker presented the Enterprise Zone Application and staff recommendation of incentives. The applicant is planning to rehab the building to add five (5) residential apartments, and the estimated rehab project totals \$500,000. Council Member Jack Folk requested information on estimated cost of incentives for utilities and landfill tipping fees. City Attorney Rob Wilmot explained to council how the state law read in reference to the abatement of property taxes and mentioned the presented fees are the maximum incentives available. Council discussed the incentives and guidelines for granting incentives within the enterprise zone. Mr. Walker mentioned the incentives granted will be repaid from the General Fund. Vice Mayor Ehlers asked for information to be presented to council on previous enterprise zone applications.

Enterprise Zone Application from Baxley Properties & Investments, LLC for Property Located at 337 Commerce Way: Mr. Hunter Walker presented the Enterprise Zone Application and staff recommendation of incentives. The applicant is planning to open two (2) restaurants at the location and employ 60 people. The estimated cost of the project totals \$750,000

Discussion of Requirements for Tattoo Parlors: Mayor Smith mentioned Council has previously discussed the agenda item, but nothing was ever done. Mayor Smith mentioned she received a request to reduce the distance for tattoo parlors from a residential area. Council discussed possible changes to the ordinance. Mr. Walker mentioned the recommendation would need to go before planning and zoning prior to adoption. Council asked for the agenda item to go before planning and zoning to consider removing the 1000 feet requirement from the ordinance and allowing tattoo parlors in GB, NC, and CD zones.

Discussion of South Tifton & Newfront Redevelopment: Mayor Smith mentioned the city received a letter earlier this year from the Tift County Board of Education requesting the city take necessary action to remove the dilated and abandon housing near Matt Wilson, JT Reddick, and Charles Spencer. Mayor Smith mentioned instead of moving forward with the removal of the

structures she would like to see redevelopment efforts toward preserving the neighborhood. She stated there is a lot of work to do, and the city budgeted to consult with Mr. Bruce Green to prepare a redevelopment plan for the area. Mayor Smith stated conversations have been held with community leaders and organizations for support of the project and she would like to move the project forward. Mr. Walker mentioned the agreement with Mr. Bruce Green will be placed on the October Council Meeting for council consideration.

ESG Project Update: Trey Crisp with ESG Operations gave a presentation on project updates currently ongoing in the city. Mr. Crisp stated the city was recently awarded a \$500,000 Community Development Block Grant (CDBG) to pipe a large failing drainage ditch off of Magnolia Drive. Mr. Crisp mentioned the Bass Plant Renovations were completed on August 30, 2016, and the water plant is working great. Streetscape III bid opening was scheduled for September 9, 2016, but no bids were received on the project. He reviewed the Streetscape III project scope with council and stated the city will rebid the project and increase the completion timeline to encourage bidders. Mr. Crisp also presented current progress on the Brumby Way, Commerce Way, and 20th Street projects currently under construction.

City Manager Update: Mr. Hunter Walker presented council with an update on the City Manager recruitment, and stated twenty-eight (28) applications have been received to date. A spreadsheet of the applicants will be presented to council at the October Council Meeting.

SPECIAL CALLED MEETING

Resolution Providing for Alcohol License for Friendly Express, Inc. located at 208 E. 20th Street: Council Member Folk made the first motion for approval, seconded by Vice Mayor Ehlers and unanimously approved by all members present. Council Member Sayles was not present during the vote.

Resolution Providing for Alcohol License for Friendly Express, Inc. located at 1310 US Hwy 82 W.: Council Member Folk made the first motion for approval, seconded by Vice Mayor Ehlers and unanimously approved by all members present. Council Member Sayles was not present during the vote.

Ordinance Amending Land Development Code, Section 9.03.00 Relating to Administrative Variances, Director's Authority, and Limitations: Vice Mayor Ehlers made the first motion for approval of the ordinance, seconded by Council Member Folk, and unanimously approved by all members present. Council Member Sayles was not present during the vote.

There being no further business to discuss, meeting adjourned.

Julie Smith, Mayor

Jessica Jones, Clerk