

**Tifton City Council  
Workshop and Called Meeting  
January 11, 2022  
5:30 PM  
Tifton City Hall**

**Attendees**

Mayor Julie Smith

Council Member Josh Reynolds

Council Member Jack Folk

Council Member Lester Cromer, Jr.

Council Member M.Jay Hall

Pete Pyrzenski, City Manager

Rob Wilmot, City Attorney

Jessica White, City Clerk

**Call To Order**

Mayor Julie Smith called the meeting to order at 5:30 PM.

**Mayor's Annual Message 2022**

Mayor Smith provided opening remarks as the city commences on a new year. Mayor Smith mentioned it is a great privilege to serve as Mayor and spoke on the perseverance, progress, and goals over the past year. She rounded out her message with plans for continuing to provide exceptional service, improvements, seeking collaboration, remaining financially sound, and looking forward to another successful year!

**Approval of the Agenda**

Council Member Hall made the first motion for approval of the agenda, seconded by Folk, and unanimously approved.

**Approval of the Minutes**

Council Member Folk made the first motion for approval of the minutes from December 2021, motion seconded by Cromer, and unanimously approved.

**Election of Vice Mayor**

Council Member Reynolds made the first motion to appoint Council Member Jack Folk as Vice Mayor. Motion seconded by Hall and unanimously approved. Council Member Folk was sworn in as Vice Mayor by City Attorney Rob Wilmot.

New Business

**Consider Request to Upgrade the SCADA System at the Waste Water Treatment Plant through a Sole Source Vendor**

Mr. Adam Cobb, ESG Assistant Project Manager, presented a proposal from Data Flow Systems for upgrading the Supervisory Control and Data Acquisition (SCADA) System at the treatment plant in the amount of \$108,476.00. Mr. Cobb mentioned the system is a very technical system and staff is recommending purchasing the upgrade through the current vendor. Council reviewed the proposal and briefly discussed.

## **Review of Proposed 2022 Meeting Calendar**

Council reviewed the proposed calendar.

## **Discussion of Proposed Changes and Renewal of the Enterprise Zone Incentives**

Ms. Crystal Gaillard, Community Improvement Director, mentioned the City's previous Enterprise Zone incentives expired December 31, 2021. She mentioned the incentive program was in place for the past 20 years and effectively promoted reinvestment in the area. She presented a proposed map for redeclaring the enterprise zone and the map included much of the previous area and defined areas for deleting and adding to the zone. Ms. Gaillard reviewed the incentives available for properties within the enterprise zone and briefly discussed with Council.

## **Review of Zoning Application PP21-0052, Received from Nelson Kunes Representing Wright Click, LLC, Requesting to Rezone Approximately 39.66 Acres Located on King Road from Residential (R20) to General Business (GB), Map and Parcel 0046 046**

Ms. Crystal Gaillard mentioned the public hearing on the application was held last night and briefly reviewed the map of the area in consideration. Ms. Gaillard mentioned the property has split zoning which is not a favorable practice for zoning. She furthered that the rezoning request is consistent with zoning laws and the city's comprehensive plan. Council Member Folk spoke on the comments made by the surrounding neighborhood during the public hearing but felt the proposed development would be a positive development for the City. Mayor Smith opened the meeting for additional public comment.

Nelson Kunes, Listing Agent & Applicant, presented example developments brought forth by DeNean Stafford and Stafford Development. Mr. Kunes mentioned he is confident Mr. Stafford will implement a development that is consistent and would not negatively impact the neighborhood. He lastly provided other historical development growth in the area.

Sarah Hand, 1702 Slack Drive - spoke in opposition to the rezone and offered comments in response to the comments made by Council Member Folk and Mr. Kunes. Additionally, she mentioned an online petition had been signed by many residents in opposition to the rezoning.

Mickey Carter, Bowen Marchant Road - Spoke on property survey discrepancies in the area.

Karen Shultz, 2003 Melba Drive - spoke in opposition to the rezoning and commented that the neighborhood requests a buffer between the development and neighborhood.

Following public comment, Council briefly discussed, and Mayor Smith recommended Council visit the area to get a visual of the property to be rezoned.

## **Review of Zoning Application PP21-0053, Received from John Thomas Representing First Assembly of God of Tifton, LLC Requesting to Rezone Approximately 3.21 Acres**

**Located at 1800 N. Central Ave from Residential (R14) to General Business (GB), Map and Parcel T040 071**

Ms. Crystal Gaillard mentioned the public hearing was held last night on the rezoning request. She provided pictures of the current signage on the property and the proposed signage. She mentioned the change in zoning would allow the church to install the proposed digital signage. Council briefly reviewed and discussed.

**Review of Proposed Amendments to the Alcohol Ordinance and Resolution Setting the Procedures for Granting Package Store Licenses**

Mr. Rob Wilmot, City Attorney, reviewed the progress made in developing the package store ordinance, the quota application process, and reviewed recommended changes to the ordinance. Proposed ordinance changes included allowing additional time for new construction, ninety-day business opening requirement, provisions for transferring licenses, and clarifying the county resident requirements to be met by a majority of the applicants. Mr. Wilmot mentioned staff also recommended the minimum square footage for locations be set at 3,500 sqft, proof of \$250,000 financial investment be provided, and license fees set at \$5,000. Lastly, Mr. Wilmot presented a recommended map for granting licenses within four zones. He mentioned designating zones for the quota drawing will ensure package locations are not concentrated in one area and hopefully alleviate issues with meeting the distance requirements. Council reviewed the information and briefly discussed.

Other Actions

**Consider Action Following Alcohol License Hearing for Speego #1, Jay Shree Maharaj Sales Corporation, 1939 Whiddon Mill Road, Tifton**

Mr. Rob Wilmot explained what action could be taken on the license renewal. Council briefly reviewed and discussed, but no action was taken.

**Consider Action following Alcohol License Hearing for Pepi's Food Mart, KD Food Inc., 921 W. 20th Street, Tifton**

Council briefly reviewed and discussed, but no action was taken.

Other Business

**Board Report**

Council reviewed the board report, but no appointments were made.

**City Manager Report**

Mr. Pyrzewski briefly gave an update on the current LMIG resurfacing project.

**Mayor and Council Comments**

Council Member Jack Folk commented he appreciated being appointed as Vice Mayor and welcomed Council Member Reynolds and Council Member Cromer.

Council Member Lester Cromer Jr. mentioned his campaign platform was for One Tifton and his decisions will support and take into account the One Tifton concept.

Council Member Josh Reynolds thanked the staff for their work and mentioned he is looking forward to working with everyone.

Council Member M.Jay Hall mentioned he is looking forward to another great year.

There being no further business to discuss, the meeting adjourned at 7:30 PM.

Respectively Submitted,

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Julie Smith, Mayor

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Jessica White, City Clerk