

**Tifton City Council  
Planning Retreat  
March 3, 2021  
12:00 PM  
Smith's Lodge, 56 Purdue Road, Tifton, GA**

**Attendees**

Mayor Julie Smith

Vice Mayor Wes Ehlers

Council Member Jack Folk

Council Member Johnny Terrell

Council Member M. Jay Hall

Pete Pyrzenski, City Manager

Rob Wilmot, City Attorney

Jessica White, City Clerk

**Call to Order**

Mayor Smith called the meeting or order at 12:30 PM and thanked all the Council Members for attending to develop the annual goals.

**Establishing Council's Goals & Objectives for 2021**

Mr. Pyrzenski provided Council with an update on the 2019 and 2020 goals accomplished. He also provided a listing of goals submitted by each Council Member. Everyone reviewed the list of goals and throughout the meeting prioritized the list to establish the goals for 2021. Below is a listing of the goals established for 2021.

Master Plan for Infrastructure

Council reviewed a chart comparing water and sewer rates with surrounding communities. Mr. Pyrzenski mentioned the system does not have a lot of debt, but rates will need to be evaluated soon to account for operating losses and dated infrastructure. Following discussion, it was determined to develop a master plan for improving the utility systems.

Mr. Pyrzenski recommended developing a strong revenue stream to fund necessary stormwater improvements. He suggested initially decreasing the retirement fund contribution and using the portion to begin planning for stormwater infrastructure funding.

Land Bank

Council discussed initiating efforts for establishing a Land Bank to strengthen Tifton's redevelopment efforts.

Tourism

Council recommended the Tourism Board provide a plan for expanding tourism in Tifton and succession planning for Tyron Spearman.

Package Sales

Discussed the current House Bill 273, and if passed would allow the City to place a referendum on the ballot for electors to consider allowing package sales.

#### Roadway & Pedestrian Safety

Develop a maintenance plan and inventory of current intersections and sidewalks that require improvements to prevent accidents and increase safety.

#### Citizen Mobile App

Consider purchasing a mobile app product to increase citizen engagement. Example products include See Click Fix, CivicPlus, Onelink, and CivicGov.

#### Economic Development Guide & Downtown Development Authority

Attract businesses to downtown that create traffic and increase options for younger generations. Request DDA review the current downtown parking ordinance, make recommendations, and possibly identify space for loading/unloading. It was also suggested to maintain a vacant commercial property listing on our website.

Develop economic development guide with information on business incentives available and information on starting a business to promote Tifton.

#### Annexation

Review city limit boundaries and determine potential properties for annexation.

#### Solid Waste Management & Transfer Station

Council discussed the landfill and requested staff prepare an RFQ for seeking qualified organizations to construct and operate a transfer station.

#### Energy Audit

Mr. Pyrzenski mentioned the Georgia Power Franchise Fees again decreased for 2020. He recommended contracting with a company to complete an energy audit to determine if the City could find savings to reduce electricity costs.

#### Community Development & Code Enforcement Initiatives

Mr. Pyrzenski discussed the need in Community Development for more dedicated legal assistance. He suggested the City contract with an additional attorney so zoning matters and code enforcement efforts were more efficient. Council discussed with Mr. Wilmot and it was suggested to develop a process/workflow for stages of code enforcement cases and determine what necessitates the need for legal assistance.

Council also requested code enforcement develop a listing of properties to be demoed.

#### Alcohol Licenses

Vice Mayor Ehlers suggested determining if the issuance of alcohol license had to go before Council. If Council approval is not necessary that process could be done administratively and only applications that are denied by staff or being appealed would go before Council.

Personnel

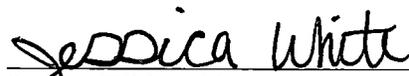
Mr. Pyrzenski mentioned proper succession planning should be done for the Finance Director and URA Director positions. He also mentioned he would be reviewing other positions and possibly restructuring duties.

Lastly Mayor Smith commented on developing a decorum for meetings and going forward she would be conducting meetings more formally.

There being no further business to discuss, the meeting adjourned at 5:30 PM.

Respectively Submitted,

  
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Julie Smith, Mayor

  
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Jessica White, City Clerk