

**City of Tifton
Council Workshop
September 7, 2021
5:30 PM
Tifton City Hall**

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

Approval of the Agenda

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

Project Review of Long-Term Plan for Infrastructure Improvements

Mr. Pyrzenski presented a priority project plan for improvements to the City's water, sewer, and stormwater infrastructure. The plan presented included detail project information and maps of the project locations. The plan included water system projects totaling \$3,545,000; wastewater projects totaling \$3,050,000, stormwater projects totaling \$925,000, and GIS Mapping totaling \$500,000. He mentioned the plan was developed to prioritize improvements and use a tool to apply for any grants which may become available. Council appreciated the update and looked forward to moving forward with the improvements.

Review of Bids Received for Construction of Youth Development Center (FY2020 CDBG)

Mr. Pyrzenski presented the bids received for construction of the project and mentioned all bids came in over budget. The bids received were as follows:

Barber Contracting Co.	\$1,458,000
Harper & Company Builders, Inc.	\$1,354,700
Walker's Construction, LLC	\$1,644,000

Mr. Pyrzenski recommended negotiating with lowest bidder to get the construction cost closer to the budgeted cost. Council briefly reviewed and discussed.

Review of Intergovernmental Agreement with the City of Nashville for Natural Gas Supply

Mr. Jeff West mentioned the current ten (10) agreement with Nashville ends in September 2021. Mr. West mentioned the agreement has been updated to reflect necessary changes and the major change was adding the MCF distribution charge to the agreement. He mentioned the original contract did not include the distribution charge and it a necessary cost that should be charge for

distribution of the service. Mr. Pyrzenski mentioned he would be meeting with the City of Nashville to discuss the updated agreement.

Discussion of Proposed Amendments to Alcohol Ordinance and Requirements for Package Stores

Mr. Wilmot presented and Council discussed suggestive regulations for allowing package stores if the referendum is passed in November. Suggestive regulations included: location requirements, building requirements, number of licenses to be issued, and application requirements. Example ordinances from other governments were reviewed, and following discussion, it was requested for the City Attorney to draft an ordinance for review.

Resolution Designating “Rhythm & Ribs BBQ Festival” as a Festival Pursuant to the Festival Ordinance

Ms. Jessica White presented the request from Tifton Tourism Association requesting to activate the festival requirements and allow alcohol sales at the upcoming Rhythm & Ribs Festival. Mr. White mentioned the request is the same as in previous year and staff is recommending approval.

Resolution Abandoning Alley Located at 1629 N. Tift Ave and Declaring Property Surplus

Mr. Wilmot mentioned the City has a small strip of land between the Dollar General and Northside Café on Tift Avenue. Mr. Wilmot mentioned ESG has reviewed the area and determined there were no utilities present. Mr. Wilmot mentioned since the property is not being utilized for public purpose, it is recommended it declared surplus and sold.

Resolution Abandoning Property Located on Parcel No. T018 001 and Declaring Property Surplus

Mr. Wilmot reviewed the survey of the property in question and mentioned the property owner, Dallas Hunt, has requested the city surplus the alley within the property in exchange for a permanent easement. Mr. Wilmot mentioned the alley does have infrastructure within the alley and the easement would allow access for maintenance. Council reviewed the information provided.

Resolution Updating the Schedule of Fees

Mr. Pyrzenski mentioned the schedule of fees were updated to reflect recommended changes. Mr. Pyrzenski mentioned this year’s budget included a rate increase for both water and sewer rates and recommended moving forward with the increase. He mentioned the water rates have not been updated since 2010 and sewer was last updated in 2018. Mr. Folk mentioned he has reviewed other governments’ rates in Georgia and Tifton is one of the lowest rates across the state. Council reviewed and discussed the proposed schedule of fees.

City Manager Report

Mr. Pyrzenski mentioned Mr. Fran Kinchen w/ the Senior Center was back at work following her accident. He also provided Council with the invitation details for the Nine Oaks Development Groundbreaking and final copy of the City’s annual report. He acknowledged Kirsten for her excellent work in preparing the annual report.

Mr. Pyrzenski requested approval for moving forward with the 3% employee raise which was included in this year's annual budget. Mr. Pyrzenski mentioned he is bringing this request forward at this time to assist with employee retention efforts. Council Member Ehlers suggested moving forward. Council Member Folk questioned if the city has effectively evaluated the reasons employees are choosing the leave employment. Mr. Pyrzenski confirmed exit interviews are being completed and moving forward with the suggested increase would also provide employees relief from recent inflation in the cost of living. Council briefly discussed, but no action was taken.

Ms. Crystal Gaillard introduced Mr. Isaac Felton, Community Development Coordinator, and mentioned Mr. Felton would be working closely with the URA.

Mayor and Council Reports

Council Member Jack Folk mentioned Ryland seems to be doing a better job, but suggested the Council continue education efforts for curbside pickup.

Mayor Julie Smith mentioned Senator John Ossoff recently visited Tifton and approximately 25 community leaders participated in the tour, roundtable discussion, and helped voice opportunities and challenges within the community.

Executive Session

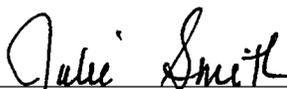
Council Member Hall made the first motion to go into executive session to discuss personnel matters. Motion seconded by Folk, and unanimously approved. Meeting closed to executive session.

Council Member Folk made the first motion to go out of executive session. Motion seconded by Hall and unanimously approved. Meeting reopened.

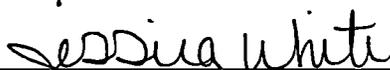
Resolution Providing for Executive Session

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

There being no further business to discuss, the meeting adjourned.



Julie Smith, Mayor



Jessica White, City Clerk

AT A MEETING OF THE
CITY COUNCIL OF THE CITY OF TIFTON
HELD ON Sept 7th, 2021
A MOTION TO ENTER INTO EXECUTIVE SESSION

Council member Hall makes the following motion:

1. That City Council now enters into executive session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing the following:

(check all that apply)

- Legal Matters.
- Personnel Matters.
- Real Estate Matters.

That each member of this body, in open session, at the conclusion of such executive session, and consistent with the provisions of City of Tifton Resolution No. 99-66, either:

1. Execute the Affidavit, the form of which having been previously approved; or
2. Vote upon the Resolution, the form of which having been previously approved, to be followed by the execution of the above-referenced Affidavit by so many members of this Council that so desire,

all of which is in compliance with O.C.G.A. Section 50-14-4; thereby this body, by appropriate form of either Affidavit or Resolution/Affidavit, ratifying the actions of the Council taken in executive session and confirming that the subject matters of the closed session were within exceptions permitted by the Open Meetings law.

Council member Folk seconds the motion.

Motion Approved

Those voting in favor of the motion for closure:

Council Members: All

Those voting against the motion for closure:

Council Members: None

AFFIDAVIT

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia:

<u>Present</u>	<u>Absent</u>	
<u>✓</u>	_____	Julie B. Smith
<u>✓</u>	_____	Wes Ehlers
<u>✓</u>	_____	Jack Folk
<u>✓</u>	_____	Johnny Terrell
<u>✓</u>	_____	M. Jay Hall

Who, after being duly sworn, deposes and on oath states the following:

1. I am a member of the Tifton City Council and I was present at a meeting of the City Council held on the 7th day of September, 2021.

2. That it was my understanding that O.C.G.A. Section 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) Of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

3. The subject matter of the closed meeting or closed portion of the meeting held on the 7th day of Sept., 2021, which was closed for the purpose(s) of :

- Legal Matters
- Personnel Matters
- Real Estate Matters

As allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.

4. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. Section 50-14-4(b) that such an affidavit be executed.
5. This affidavit is likewise executed by the following members of the City Council present at such executive session in support of open and honest government and in compliance with City of Tifton Resolution 99-66.

This 7th day of September, 2021.

Julie Smith
 Julie Smith
 Mayor, City of Tifton

Wes Ehlers
 Wes Ehlers
 Councilman, District 1

Jack Folk
 Jack Folk
 Councilman, District 2

Johnny Terrell
 Johnny Terrell
 Councilman, District 3

M. Jay Hall
 M. Jay Hall
 Councilman, District 4

Sworn to and subscribed before me
 By all City Council members
 on this 7th day of September, 2021.

Jessica White
 Notary Public

