

**WORKSHOP SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, OCTOBER 9, 2007  
6:30 P.M.**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, October 9, 2007, at 6:30 p.m. in the Commissioners' Meeting Room of the Administrative Building. Members of the commission present including Chairman Thompson were Vice Chairman Donnie Hester, and Commissioners Frankie Mathis, Sherry Miley, Buck Rigdon and Robert Setters. Commissioner Mike Jones was absent.

**Public Comments:**

Robert Garey, 148 Red Bird Road addressed the Board concerning Red Bird Road stating he lives on this road and it is almost impossible to travel. It is an extremely soft and sandy road. The County Manager advised that he and the Road Department Staff have been looking at this road and are working on some solution. In the meantime, we are still continuing to grade the road. The plans are to get with Darrell Wiggins, in Community Development to see about the possibly of applying for a CDBG Grant through DCA to get funding for the road.

Daniel Lee, who also lives on Red Bird Road, addressed the Board with complaints on this road.

Charles Callahan, resident on Red Bird Road addressed the Board claiming there is only one person holding up the completion of obtaining the needed right-of-way on this road in order to get it paved. A petition was turned in several years ago. He also stated the road is in terrible shape and they need something done out there.

**Appointments:**

1. Dr. Hal Henderson, spokesperson for the Library Board addressed the Board and gave a brief update on the status of the Library renovations. A hand out was presented to the Board outlining the two options that have been proposed to the Library Board. He stated the Library has the money to do the first proposed option of renovation. It has been a long process however they have worked through it to get the funds in place. The funds that they have amount to approximately 3 million dollars which are arrived from SPLOST and State Funding, which will cover Option # 1. Their second option calls for tearing down the present addition to the original structure and replacing it with a two story structure at an additional cost of approximately 1.7 million dollars. He stated they have the money do complete Option #1; they do not have the money to do Option # 2. A member of the architect firm, Studio 3 Design Group, was present and gave a power point presentation on both options on the table. Dr. Henderson introduced other members of the Library Board that were present and advised that one Library Board member is addressing the Board of Education Meeting tonight with this same presentation and that next week they will be addressing the City of Tifton Council. He also advised that they have made plans to have two public forums on these two concepts just to let the citizens of Tift County know what options are out there for a Library. Those meetings will be held on October 25, 2007 in the small auditorium at the UGA Center and will be publicly advertised. The Commissioners asked that once it has been presented to the City that the County Manager, Mayor and School Superintendent get together to discuss and bring a recommendation back to each of their respective bodies.

2. Melissa Chevers, spokesperson for Southside Concerned Citizens addressed the Board concerning dilapidated house in South Tifton. She handed out some pictures for the Board to review and stated that South Tifton is truly a mess. She reminded the Board that she had been here with the same complaints previously and nothing has happened yet. She stated it is a disgrace to the citizens of South Tifton. She cited three places in particular, being 605 Whiddon Street, 1006 Washington Street and a piece of property on South Hwy 41 at the fork before you get to Southern Avenue. The Board advised that some work is being done however it is a slow process. She said that the owner of 605 Whiddon Street has been given sufficient time and then someone goes out and drives a nail in a board and say you have started the process of cleaning it up. She stated she wants South Tifton to look as good as any other places in Tifton. There are some of us that have to look at this every day. Vice Chairman Hester stated he agrees with Ms. Chevers and feels that staff and Commissioners have gotten slack in this process and we need to

tighten up and stick to our guns and what we have adopted. The Chairman stated that we have made progress down there, it is coming along. The Chairman advised Ms. Chevers to contact him and he would be glad to ride with her and look at the sites.

**Public Hearing scheduled for October 15, 2007:**

**A. TC-SE-07-11: Special Exception request from Billy Ray Washington to allow a manufactured home at 109 Roswell Drive in R-8 (Residential Zoning District):** Carl Fortson explained the nature of the request and advised that he will be placing the mobile home on the property for rental purposes if approved. Staff approves the Special Exception provided the neighbors are in agreement with the request. He stated that the R-8 Zoning is designed for stick built house however mobile homes can be placed in an R-8 Zoning District by a Special Exception. He stated that the neighbors were present at the Planning and Zoning meeting and they have some concerns about the request as far as it being rental property. This comes to the Board as a denial from Planning and Zoning,

**B. TC-ZA-07-13: Providence Baptist Church Rezoning request from AU (Agricultural Use) to GB (General Business):** Carl Fortson explained the nature of the request stating it is a 4.75 acre parcel located on the west side of I-75 and the south side of Academy Drive. Mr. H. C. Branch has also come on with this application for rezoning for the property located on the north side of Academy Drive. The Church has dissolved and they want to sell the property to Hubert Smith, Cargo Trailer which stipulates in this offer of purchase that the sell is contingent upon the county approval of the zoning change. There are 13.51 total acres to be rezoned. This comes to the Board with an approval from Staff and Planning and Zoning.

**C. Imposing a 9-1-1 charge on VOIP (Voice over Internet Protocol) \$1.50 per month per wireless connection:** Scott Bowers gave an explanation to the Board on this Resolution that needs to be adopted in order to implement this charge. He stated that Georgia House Bill 394 passed which allows local governments to charge VoIP providers the same \$1.50 subscriber fee as they do traditional land lines and cell phone users.

**Items discussed by the Commission for action on October 15, 2007:**

**D. Final Plat for Sleepy Hollow Subdivision located on Brandi Lane for Glenn Green:** Carl Fortson advised the Board that Sleepy Hollow Subdivision complies with the requirements of the Tift County Zoning Ordinance and Subdivision Regulations and staff recommends approval.

**E. ACCG-IRMA Property & Liability Insurance Renewal:** The County Clerk advised the Board of the amount of the renewal and of the Safety Discount and Dividend Credit that has been credited to the renewal premium.

**F. Update and Legal Review of Tift County Code of Ordinances:** The County Manager advised that this is the recommendation of him along with the County Clerk and County Attorney. The Ordinances needs to be reviewed and updated to reflect changes. This will be funded through the Law Library Fund.

**G. Agreement for Professional Planning Services:** The County Manager advised the Board that this presentation was given at the previous SDCC Meeting and comes as a recommendation from that body. He briefly went over the nature and purpose of this. This plan is to review current City/County Land Use Codes and Ordinances. The project will include rewriting of all Tifton/Tift County Land Use Ordinances as well as unifying all pertinent or related codes and ordinances into one concise document. This will be a joint project with the city and the cost will be split and paid over two fiscal years. The project will take 12 months to complete at a cost of \$150,000. Gail Easley was present and discussed the scope of work with the Board.

**H. Beer & Wine License for Viqvar Ali for Convenient Store located at 3726 Hwy 82 West:** The County Clerk advised that the application is in order and has been approved by the Sheriff.

**I. Tifton-Tift County Fixed Based Water Meter System Proposal:** After the proposal for this work was approved, during the final arrangements of its implementation the vendor withdrew the performance bond component and proposed an alternate less suitable warranty arrangement. Because of this staff recommends rejecting the current contract and over the next several months a study will be done as to the future direction the utilities Department should take pertaining to the water meters. Commissioner Rigdon advised that the city has elected not to proceed and that the County needs to be in line with what the city is doing on this joint service.

**J. Amendment to Code of Ordinances relative to Water/Waste Water Extensions:** The County Manager explained that this is an amendment to the Joint Ordinance of that the City and the County adopted in 2006. This amendment allows for a refund of citizen monies used to extend County/City main water/sewer lines as long as the extension and the subsequent use by another entity fall within the allotted time period.

**K. Section 5311 Capital Contract for 2 new vans for Tift Lift Transit Program:** Darrell Wiggins advised the Board that the Section 5311 Program will be getting 2 new vans. The County's obligation is \$3,975 with the remainder of the cost being funded by Federal and State funds.

**L. Award bid for paving of Bowen Road:** Jason Jordan advised the Board that the paving of this road had been advertised and bids were opened on October 4, 2007. It is the staff recommendation to accept the low bid amount of \$116,644.42 from The Scruggs Company.

**M. Approve DOT contract for re-striping of 35.53 miles of roads in Tift County:** Jason Jordan advised the Board that this is fully funded by the DOT and allows counties this opportunity for striping and re-signing roads through their Safety Action Project.

**N. Approval of CEMP:** This is the final component of Tifton/Tift County's application to become a Signature Community. The EMAG was formed from local citizenry and they have reviewed and unanimously voted to accept the Comprehensive Environmental Management Plan and to send it to both governing authorities with the recommendation for approval. Sherry Davidson with the South Georgia RDC was present to give a brief explanation to the Board and to answer any questions. The RDC was hired to facilitate this process and wrote the grant for Tifton and Tift County for the Signature Community status.

**O. Authorize Chairman to endorse the Grant for the Purchase of Services for the Juvenile Offenders Program:** Leigh Jordan advised the Board that this Grant is simply a run through and does not require and local matching funds.

The Commissioners agreed to put items E, F, H, I, K, L, M, N, and O on the Consent Agenda.

#### **County Managers Items:**

- Handed out a power point presentation that he and Craig Sowell will be giving at the Regular Meeting on Monday night to update the Board on recreational concerns
- Gave out a handout on the Strategy for LUCA which is a local update of Census Addresses. He noted that the RDC will serve as liaison and reviewer for LUCA purposes for the county. He will continue to keep the Board updated.

**Finance Report:** Leigh Jordan, Finance Director gave a hand out to the Board and gave a brief explanation to the Board on the status of the budget. Departmental Budgets should be running around 25% at this point in the fiscal year and explained that all departments are in line with their spending.

#### **Commissioner Comments:**

Commissioner Miley directed a question to the Road Department and the County Manager concerning Lullwater Road. She stated that folks are cutting thru a ditch on a curve on the road. The Road Department is working on the issue.

Commissioner Mathis inquired about the Larry Spears property on Sugar Street that concerns a ditch. The Road Department has been out there looking at the ditch system from a maintenance standpoint. He reported a Stop sign down on the south side of 3<sup>rd</sup> and Short Streets. He reminded everyone of the Antique Show being sponsored by the Library Foundation on October 20 and 21. He stated that lately discussions have centered around the rate that Tift County is losing industry and jobs. He suggest that it is time that we stop talking about building a Skateboard Park, building restrooms at softball fields, etc. and get down to what we need to do to help folks have jobs in Tift County. Citizens are concerned deeply and it is beginning to wear on them. This should be our main focus.

Vice Chairman Hester discussed a ditch on South Central with staff and noted that ACCG/GMA are having joint classes in Perry in November and that Commissioner should consider attending to interact with city officials.

Commissioner Setters thanked staff, road department and all involved on several issues lately that have helped to make things run smoothly.

**Executive Session:** Motion was made by Commissioner Rigdon to go into Executive Session under OCGA 50-14-3(6), Personnel and 50-14-2(1), Legal, seconded by Commissioner Setters. Motion carried unanimously.

Motion to close Executive Session and Adjourn was made by Commissioner Setters, seconded by Commissioner Miley. Motion carried unanimously.

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Chairman Grady Thompson, Dist 7

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Vice Chairman Donnie Hester, Dist 1

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Commissioner Frankie Mathis, Dist 2

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Commissioner Robert Setters, Dist 3

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Commissioner Sherry Miley, Dist 4

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Commissioner Fred W. Buck Rigdon, Dist 5

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Commissioner C. Michael Jones, Dist 6

ATTTEST: \_\_\_\_\_  
County Clerk

REGULAR SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
MONDAY, OCTOBER 15, 2007  
6:30 P.M.

The scheduled Regular Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Monday, October 15, 2007, at 6:30 p.m. in the Commissioner's Meeting Room of the Administrative Building. Members of the commission present including Chairman Thompson were Vice Chairman Donnie Hester, Commissioners Sherry Miley, Frankie Mathis, Buck Rigdon, C. Michael Jones and Robert Setters.

Chairman Thompson called to order the Regular Business Meeting of the Tift County Board of Commissioners at 6:30 PM.

Chairman Thompson asked Commissioner Frankie Mathis to give the invocation followed by the pledge to the flag.

All actions taken in this meeting are results of commissioners' votes with the Chairman not voting except in the case of a tie which will be stipulated as such.

**Public Comments:**

Ronald Nixon, 2700 South Park Avenue, addressed the Board with many issues stemming from the recently printed articles in the Tifton Gazette. While he said he would not discuss TAD's since it was a dead issue, he did elect to talk about the water issues, meaning the water meters and still the equalization of water rates. He then addressed the most recent issue in print; the control of meetings. He said he takes it personally stating he has only missed a few meetings but that he had not seen anyone rowdy or out of control. He stated "The problem is lack of control from the Chairman." He also addressed the recent Library issue stating the architect wants to tear down a perfectly good building. He said the library plan is "a pipe dream" and said the architect is trying to sell them a bill of goods. Again addressing the water equalization issue, he said he had not gotten an answer from the County Manager as of yet but he'll be waiting.

Glenn Green addressed the Board on the recent ruling of Judge Bill Reinhardt on the 3-2 vote on his re-zoning requested. He said, "I suppose this puts me back to where I started." The County Attorney responded to Mr. Green stating that the property remains zoned AU (Agricultural Use) until the required six months time period before he can reapply for a zoning change on the same property. Mr. Green then said, "Then under AU I can have cows and mobile homes. The County Attorney advised that he when he leaves here tonight; he is free to do whatever is allowed in the Agricultural Use Zoning District.

Donald Adcock, 1451 Tifton-Eldorado Road, addressed the Board on the issue of the deputy being at the Commission Meetings stating he felt it was aimed at him. He stated that we have never been under any threat or harm and feels the deputies need to be patrolling the streets of Tift County, not sitting in a Commission meeting.

**Minutes:** Motion was made by Vice Chairman Hester approving the minutes of the September 4, 2007 Workshop Session, and the September 10, 2007 Regular Session, seconded by Commissioner Mathis. Motion carried unanimously.

**Addition to Agenda:**

**Amendment to the July 9, 2007 Regular Session Minutes (P)**

Motion to add this item to the Agenda under the letter P was made by Commissioner Mathis, seconded by Commissioner Rigdon. Motion carried unanimously.

**Public Hearings:**

**A. TC-SE-07-11: Special Exception request from Billy Ray Washington to allow a manufactured home at 109 Roswell Drive in R-8 (Residential Zoning District):**

Carl Fortson advised the Board of the request relating to the Planning and Zoning report and the staff report. It comes to the Board as a denial from Planning and Zoning and approval from staff.

Mr. Carter opened the public hearing.

Richard Coney, 1708 Pickard Avenue, spoke against the request stating that if Mr. Washington was going to be living there it would be a different situation but he does not want it to be rental property.

Gloria Coney, 1708 Pickard Avenue, spoke against the request stating there were trailers already in the area that were “filthy and dirty” and the folks park on her property.

Inez Wilson, 1711 South Central Avenue, spoke against the request stating this lot is behind her property and she does not want it to be rental property.

Willie Allen Young, who lives directly in front of this lot stated his opposition to this being rental property.

Tameka Coney, was the last person to speak against the request for it's purpose of rental property.

Linda Washington, 14 Duck Drive, addressed the Board in favor of the request. She is the wife of Mr. Washington and sated “we keep up our properties.” She offered a photo album of their rental properties to the Board for their review and she stated that if anything goes wrong, they are there to keep it up.

Billy Ray Washington, 14 Duck Drive, then addressed the Board in favor of his request. First he addressed comments from a Commissioner about how the Board should follow the Planning and Zoning Board's recommendations. He stated, “I assure you that when I rent to a tenant, I tell them if the neighbors have a problem with you, you're gone. I refuse to be a slumlord. Mr. Washington gave some photos. He singled out Commissioners as well as individuals in the audience and was warned by the Chair that he was running out of time. He then brought a gentlemen in the room from outside and sat him in a chair and began a conversation concerning Vice Chairman Hester. At this point County Attorney, Tony Rowell intervened and told Mr. Washington he needed to address the Chair, not members of the audience. He continued with his comments about a conversation he had outside the commission office with Mr. Hester. After a lengthy story, the Chair again gave him a time warning. A warning was given by Mr. Rowell that his actions in the public hearing were not proper. Mr. Washington closed his comments and said he was not even going to stay for the vote, he was ready to go.

Mr. Carter closed the public hearing.

Motion was made by Vice Chairman Hester to deny TC-SE-07-11 Special Exception request from Billy Ray Washington, seconded by Commissioner Setters. Motion carried to deny the request. Commissioner Mathis abstained.

**B. TC-ZA-07-13: Providence Baptist Church rezoning request from AU (Agricultural Use to GB (General Business):** The County Manager opened the public hearings. Carl Fortson gave a brief review of the request and the staff recommendation.

Bert Crowe, 2504 Camilla Drive, Agent for Providence Baptist Church spoke in favor of the request. He stated that 4.75 acres belongs to the Church and the remainder of the property belongs to H.C. Branch. Hubert Smith, Cargo Trailer Business is proposing to purchase the property contingent upon the rezoning request from AU to GB (General Business). He stated that since it was a church, there was no tax base and rezoning the property to have a business located there would create tax base for Tift County.

There was no opposition. Mr. Carter closed the public hearing.

Motion was made by Commissioner Miley to approve TC-ZA-07-13, rezoning request of Providence Baptist Church, seconded by Commissioner Mathis. Motion carried unanimously.

**C. Imposing a 9-1-1 charge on VoIP (Voice over Internet Protocol) \$1.50 per month per wireless connection:** The County Manager opened the public hearing and Scott Bowers explained the Resolution to the Board stating that House Bill 394 was passed which allows local governments to charge VoIP providers the same \$1.50 subscriber fee as they do traditional land lines and cell phone users.

There were no public comments and the County Manager closed the public hearing.

Motion was made by Vice Chairman Hester to adopt the Voice over Internet Protocol (VoIP) Resolution, seconded by Commissioner Setters. Motion carried unanimously.

**Consent Agenda:**

- E. Motion approving the ACCG-IRMA Insurance Renewal for October 1, 2007-October 1, 2008 in the amount of \$277,194**
- F. Motion authorizing the Chairman endorse agreement with Municipal Code Corporation for an Update and Legal Review of Tift County Code of Ordinances to be funded through the Law library Fund**
- H. Motion approving beer and wine license for Viqar Ali for a convenient store located at 3726 Hwy 82 West**
- I. Motion declining the acceptance of contract from the vendor for water meters approved under a plan to transition from manual reading meters to a Fixed Based Water Meter System**
- K. Motion approving the purchase of 2 new vans for Tift Lift under the DOT Section 5311 Capital Contract funded through Federal and State funds and the County's portion being \$3,975**
- L. Motion awarding the paving of Bowen Road to The Scruggs Company in the low bid amount of \$116,644.42**
- M. Motion authorizing the Chairman to execute a contract with the DOT for the striping and re-signing of 35.53 miles of roads in Tift County to be funded by the Georgia DOT**
- N. Motion to approve the Comprehensive Environmental Management Plan (CEMP) as presented**
- O. Motion authorizing the Chairman to endorse the grant acceptance document to activate the grant for the Purchase of Services for Juvenile Offenders Program**

Motion was made by Vice Chairman Hester to approve the Consent Agenda consisting of items E, F, H, I, K, L, M, N, and O seconded by Commissioner Mathis. Motion carried unanimously.

**Regular Agenda:**

**D. Final Plat for Sleepy Hollow Subdivision located on Brandi Lane for Glenn Green:**

Motion was made by Commissioner Mathis approving the Final Plat for Sleepy Hollow Subdivision located on Brandi Lane, seconded by Commissioner Jones. Motion carried unanimously.

**G. Agreement for Professional Planning Services:** The County Manager went over this request again with the Board explaining the nature and the purpose of this and when completed it will be a very much needed and easily used document for the staff as well as citizens. Several Commissioners had questions as to whether the Agreement was capped at the proposed \$150,000. The cost will be spread out over two fiscal years and the City will split the cost with the County. Mr. Carter advised that the scope of work is outlined in the Agreement. Motion was made by Commissioner Mathis authorizing the County Manager, County Attorney and the Chairman to enter into this contract with the Gail Easley Company for the unifying of the Code of Ordinances and Land Use Codes, seconded by Vice Chairman Hester. Motion carried by a 5 to 1 vote. Commissioner Miley voted against the motion.

**J. Amendment to Code of Ordinances Relative to Water/Waste Water Extensions:** As requested from the Workshop Session discussion, the County Attorney made some slight changes in the wording of the proposed Ordinance of which he read to the Board. After hearing the changes the some members of the Board had a few questions that were clarified by Mr. Rowell. Motion was made Commissioner Setters to approve the Amendment to the current Water/Waste Water Extension Ordinance, seconded by Commissioner Rigdon. Motion carried unanimously.

**P. Amendment to the July 9, 2007 Regular Session Minutes:** County Attorney Tony Rowell gave an explanation to the Board on the matter of the suit filed against the County concerning the Glen Green rezoning. It went before Judge Reinhardt and the following needs to be acted on by the Board to comply with the Court ruling. The vote was determined by the Court, not legal because of the 3 to 2 vote was not a sufficient to carry the issue before the Board. At the request of the Attorney the following motion was made:

Motion was made by Commissioner Mathis to amend the minutes of the July 9, 2007 meeting as it related to Glen Green's rezoning application identified as TC-ZA-07-05 to reflect that the 3-2

vote in favor of the Green rezoning request failed to pass and that the property remains zoned A-U (Agricultural) until further lawful action by the Board and the motion also further directs the Clerk to cross reference this vote in the July 9, 2007 minutes and include a copy of the Court Order with the minutes of this meeting as well as the minutes of July 9, 2007, seconded by Commissioner Miley. Motion carried unanimously.

**County Manager Comments:**

- The Recreation Director and the County Manager gave a power point presentation on E. B. Hamilton Park discussing the poles and the lighting at the park with the Board. The presentation included the history of the park, the deteriorating poles, the lighting, the scoreboard and backstops. The Plan of Action to be presented at the November Meeting for the Board's consideration will include the lighting of 8 fields at the Hamilton Complex to include new football/soccer fields, prepare and build 3 football/soccer fields at Friendly City Park with the majority to be built through community/corporate sponsorships utilizing county staff for labor and prioritize all SPLOST funded recreation projects.

**Commissioners Comments:**

Commissioner Rigdon stated the reason the Water Committee recommended not to move forward with the installation of the new water meters was because the vendor could not provide the performance bond, that there was nothing wrong with the water meters.

Vice Chairman Hester directed some questions to Craig Sowell on the Recreation presentation and asked him if he had enough help to maintain the fields. He stated he has five maintenance people on staff. He also mentioned a patch in the pavement on 27<sup>th</sup> Street and was advised that the city had cut the street to repair a water line.

Commissioner Jones invited the Commissioners to join him in Ty Ty on Saturday morning for the dedication ceremony.

Commissioner Setters asked if we have an evaluation of Red Bird Road yet. County Staff is still working to put a report together to update the Board.

Motion to adjourn was made by Vice Chairman Hester, seconded by Commissioner Rigdon. Motion carried unanimously.

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Chairman Grady Thompson, Dist 7

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Vice Chairman Donnie Hester, Dist 1

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Commissioner Frankie Mathis, Dist 2

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Commissioner Robert Setters, Dist 3

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Commissioner Sherry Miley, Dist 4

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Commissioner Fred W. (Buck) Rigdon, Dist 5

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Commissioner C. Michael Jones, Dist 6

ATTEST:

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County Clerk