

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, SEPTEMBER 4, 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, September 4, 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, Mike Jones, Sherry Miley, Buck Rigdon and Robert Setters.

Appointments:

Brian Tankersly, County Extension Agent addressed the Board to give a 4-H Report. He shared the dates of the upcoming 4-H events including the Awards Banquet and invited the Board on Sept 24th at the UGA conference Center. The Annual 4-H Pancake Fundraiser Supper is scheduled and hope all will attend. Advised of the upcoming Livestock Show. He recognized the 4-H State winners in different competition. Several 4-H members were present and introduced themselves and the competition in which they participated in and how they placed in either State or nation level. These you adults are from both High School and College. The Chairman alone with the entire Board applauded these upcoming young leaders.

Public Comments:

Gilbert Boyette addressed the Board concerning Tax Allocation districts (TAD). He wanted to know the Board's definition of "Blighted areas". Commissioner Rigdon responded by say no one area has been distinguished at this point, that will be further looked at once this has been put to the voters and passed. He referred to an article that stated it was "subject to change". He is not clear on how he is going to vote on something that cannot be defined and subject to change. He made the statement that Tifton and Tift County is steadily losing industry and we need to concentrate on gaining industry to create jobs.

Donald Adcock gave the Board a list of questions he would like to have answered. He has been put off and he wants some answers. The questions referred to consolidation, TAD, out of town meetings, special called meetings, loss of jobs, how much money is being spent on consultants. Vice chairman Hester stated that the Board is here to listen to public comments, not to answer questions. That would require someone getting an appointment on the Agenda. Commissioner Jones notified the audience that the Chamber is sponsoring a public meeting on TAD's on September 11th at both 12 Noon and 5:30 PM and encourage everyone to attend.

Greg Brosius addressed the Board with some updates on E. B. Hamilton Park and what they would like to see done so that we can move competitively for upcoming softball tournaments. The money was approved in the SPLOST referendum and a group on the recreation and tourism would like to see the Board move this to the forefront of their agenda.

Ronald Nixon addressed the Board concerning the TADS's and water rate issues. He stated he had been advised that Mr. Carter was supposed to give a report on the water rates; he has not read or seen any such report. Mr. Carter addressed Mr. Nixon's comments by saying he has been talking with the new city Manager and he has asked for a little time to get up to speed on this. Hopefully next month he will be able to address his issues.

John Tibbets also addressed the Board asking when was the public going to be informed of the situation of the TAD's. This is essential for the public to be advised in more detail before they are asked to go to the poles and vote on something. He feels it is this Board's responsibility as the citizens elected officials to take the helm and educated the public on this issue.

Public Hearing scheduled for September 10, 2007:

A. TC-TA-07-05: Zoning Ordinance Text Amendment to Section 9-3: Carl Fortson advised the Board of the proposed Zoning Ordinance Text Amendment to get it in line and compliance with the applicable State Building Codes. Staff recommends that the first two sentences in Section 9-6.3 be deleted from the Zoning Ordinance which is: (1) No building containing single

family attached units shall contain more than ten units and (2) There shall be a fire wall with a four hour rating between every unit.

The applicable building code (2006 International Residential Code) does not limit the number of single family units in a building provided a require fire separation wall is installed and it does not require a four hour rated fire wall between single family units. The maximum fire separation wall required is two hours.

This comes with an approval from Staff and Planning and Zoning.

Items discussed by the Commission for action on September 10, 2007:

B. Project Framework Agreement for the re-alignment of Omega Road: Jason Jones explained the nature of this agreement to the Board and advised that the work will be State and Federal funded.

C. Chairman needs to be authorized to execute the Right of Way Agreement for Ty-Ty/Sparks Road: Jason Jordan advised that once the Right of Way Certification is executed the DOT will proceed with the further paperwork for the paving of this road.

D. Chairman needs to be authorized to execute the Transit Operating Agreement with DOT for Tift Lift: Darrell Wiggins advised the Board that this is the yearly renewal for Tift Lift through the DOT 5311 Program.

E. Department of Community Affairs, Local Assistance Grant in the amount of \$12,000 for Communication and Technology improvements for the Sheriff's Department: Jason Jones advised the Board that this is a no match funding grant that will be used for communication and technology improvements in the Sheriff's Department.

F. Elect Voting Delegate for Fall Policy Conference: The Board will need to appoint a Commissioner that will be attending the Conference to serve as the voting delegate for Tift County.

G. Appointment to the Library Board to replace Edward Hintermeier: Three names have been submitted from the Library Board with applications for the Board consideration.

H. Approve a 3 year vehicle lease for F150 for Building and Grounds: Leigh Jordan advised it is a budgeted item and is being purchased on State Contract.

I. Award Engineering Contract to Watkins & Associates for CDBG Project in South Tifton: Darrell Wiggins explained the nature of this Resolution to award the contract for the CDBG

J. Award Omega-Eldorado Road Bridge Bid: Jason Jordan advised that bids were solicited and opened for this project. Low Bid was from Southern Concrete and staff recommends awarding the bid to them.

K. Approve purchase of Transport Van for Coroner's Office in the amount of \$24,315: Mike Beaumont, Coroner, advised this has been approved in the budget and asked for approval to purchase the transport van.

L. Change October meeting date: The Board will be in Atlanta at Fall Policy is the reason the October meeting date needs to be changed.

The Commissioners agreed to put items B, C, D, E, H, I, J, K, and L, on the Consent Agenda.

County Managers Items: None

Commissioner Comments:

Commissioner Setters discussed the proposed Skateboard Park stating he had attended meetings with the families and leaders pursuing the possibility of such a park. He would like to know if the County is going to support the park because this group needs to know before the continue soliciting private donations. He had asked the County Attorney to look at the liability issues and asked Mr. Rowell to give an update. Mr. Rowell stated he has looked at it from this issue and concluded the liability considerations are no more than any other recreation activity. It is not of the opinion of staff that the liability insurance rates will increase. Craig Sowell stated that the proposed location is parallel to Second Street, the D.L. Lastinger Recreation Area. There is a restroom at this site and parking will be off Victory Drive. The concept drawings of the park were reviewed however not confirmed at this time. Chairman Thompson inquired as to whether the skateboard park could be built a little at the time and Mr. Sowell responded that is a possibility. The County Manager advised that the baseball fields are a priority stating that the county had spent \$1,200 on clay to upgrade the fields. Commission Setters stated that the skate park initiative parents have a pledge for the concrete and he cannot tell them to accept it if Tift County is not going to support it and if the county is going to allocate the land. Chairman

Thompson stated he didn't see any problem about the land but was not sure about the money. Mr. Carter indicated that we need to prioritize the recreation needs in order for the Commission Board to have a clearer picture. Chairman Thompson said that the donation of the concrete, they could accept and get poured however, Commissioner Mathis disagreed because he thought would be giving them false hope. Commissioner Jones said that the Board needs to decide somewhere down the line.

Commissioner Jones commented on the Tax Allocation District (TAD). He is disappointed that there has not been more public education on this and if this is the tool we want to use for Economic Development then we need to support it. The County Attorney will look at the limitations the Commission has on supporting this issue and will report back on Monday.

Vice Chairman Hester stated that he did not intend his comments made during the Public Comments section of the Agenda to be rude to anyone. He thanked the public for appearing before the Board and showing interest in the issues at hand however, he still believes that the Board does not necessarily have to respond under public comments. He is also still concerned because he is not being notified about the water meetings and it makes him feel like something is being kept from him. As far as the TAD's, he stated the Board voted to allow this to be put before the citizens to vote and make the determination if Tift County would support this tool for economic growth in Tifton and Tift County. He also stated that he appreciates the staff efforts of contacting the correct folks to get the repairs of the railroad tracks on South Central Avenue.

Commissioner Mathis stated that he had listened, with interest all the comments made tonight under public comments. He stated that the Library foundation is gearing up to host an Antique Show to raise money for books for the new library. He is promoting education and we are sitting here debating a skate park. We need to get back to "building blocks" in Tift County.

Commissioner Miley responded to a question proposed by Mr. Adcock concerning TADs. She said she is not sure how this all got started either, she is going to continue to attend meetings to listen. She stated she is not an advocate for or against it.

Chairman Thompson discussed the liter situation. He talked about the amount of liter on Ray Connell Road and on his property. He stated that the city and the county is still pulling together resources to work together to get Tifton and Tift County cleaned up. We need to get serious about this and he appreciates everyone's efforts to do their part in the clean up.

Motion to adjourn was made by Commissioner Mathis, seconded by Commissioner Miley. Motion carried unanimously.

Chairman Grady Thompson, Dist 7

Vice Chairman Donnie Hester, Dist 1

Commissioner Frankie Mathis, Dist 2

Commissioner Robert Setters, Dist 3

Commissioner Sherry Miley, Dist 4

Commissioner Fred W. Buck Rigdon, Dist 5

Commissioner C. Michael Jones, Dist 6

ATTTEST: _____
County Clerk

REGULAR SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
MONDAY, SEPTEMBER 10, 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, September 10, 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 Rev. Kevin Harris from Oak Grove Baptist Church 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.

Proclamation: The Chairman read and presented a Proclamation to Bonnie Sayles with United Way declaring the month of September 2007 as "United Way Month" in Tift County.

Public Comments:

Prior to receiving public comments, Chairman Thompson addressed the audience concerning the Public comment Section on the Agenda. He asked that each person come to the front and state their name and address. Please address the entire Board not singling out any one particular commissioner. State your comments, holding them to five minutes. The Board reserves the right to respond to your comments. When your time has expired, please kindly return to your seat. At no time will the Board tolerate any disruptions to the meeting. Should a disruption happen, you will be given a warning from the Chair and following that should it happen again, you will be asked to leave the meeting. We do not need to let the meetings get out of hand, we are here to do a job, conduct an orderly meeting and stick to the set Agenda.

Ronald Nixon, 2700 South Park Avenue, addressed the Board on water issues and Tax Allocation District (TAD). He stated he wanted to clear the air, commissioner Hester is his representative and he has been getting some flax from some of the comments he (Mr. Nixon) has made. Commissioner Hester supports equalization of the water rates for all of Tift County, not just south Tifton. He (Nixon) previously asked the question, "Why were the citizens that were served, previously served by the City of Tifton?" This is his issue. He is still fuzzy about how the TAD came about. Neither the County nor the City can seem to remember having an official vote on the TAD. The letter was signed by Mayor Johnson and Chairman Thompson asking the legislation to introduce the Tad, so if there has not been a vote, he questions whether the TAD Referendum put out for vote on September 18th will be legal. This is a question that has to be answered and if it cannot be, then he feels the voting on Tuesday will be illegal and maybe the Attorney General's office should be consulted.

The Chairman asked Commissioner Mathis to read a statement concerning TAD's. The statement defined what Tad is and that it will be up to the voters of Tifton and Tift County to decide whether or not this tool can and will be used in Tift County to promote economic growth and potentially create jobs. The public will be involved in every step of the process as public hearings are required by law. He advised that tomorrow, Tuesday, the Chamber will be holding tow public forums on TAD's and the explanation of them and to answer questions. He encouraged everyone to attend at least one of them. They will be held at 12 Noon and 5:30 PM.

Bobby Simpson, 307 West 10th Street, addressed the Board on the advancement of SPLOST for upgrades at E. B. Hamilton Softball Complex. Because of the shape of the fields and other things out there, we are no longer able to attract tournament play to come to Tifton as we have done so in the past to generate funds. Of the total money allocated in SPLOST for recreation, \$650,000 was set aside for E. B. Hamilton Park. Tourism is an industry and this can bring revenue into Tift County. We need to focus on the now and if you spend that \$650,000 now, you

can generate that revenue by getting the complex in shape to attract some softball tournaments in Tifton. He asked the Board to spend what they can now that will have the most impact immediately. Some things can be done now to get tournaments here. Improving the field, the appearance, get tarps to cover the field when it rains and build a very nice ladies restroom are some immediate needs. He recommends the Board find a way to make it happen now.

Minutes: Motion was made by Vice Chairman Hester approving the minutes of the August 7, 2007 Workshop Session, and the August 13, 2007 Regular Session, seconded by Commissioner Setters. Motion carried unanimously.

Public Hearings:

A. TC-TA-07-05: Zoning Ordinance Text Amendment to Section 9-3.6:

Carl Fortson advised the Board of the proposed amendment and stated it was approved by Planning and Zoning to have a portion of 9-3.6 under Section 9-3 Residential Group Development Projects to be deleted: No building containing single family attached units shall contain more than ten units. There shall be a fire wall with a four hour rating between every unit. The applicable building code does not limit the number of single family units in a building provided a required fire separation wall is installed. The code does not require a four hour rated fire wall between single family units. The maximum fire separation wall required is two hours. Staff also recommends approval in order to bring our Ordinance in line with building code requirements.

Mr. Carter opened the public hearing. There was no public comment for or against the amendment. Mr. Carter closed the public hearing.

Motion was made by Commissioner Setters, seconded by Commissioner Jones to approve TC-TA-07-05, Zoning Ordinance Text Amendment to Section 9-3. Motion carried unanimously.

Consent Agenda:

- B.** Motion authorizing the Chairman to endorse DOT Project Framework Agreement for the re-alignment of Omega Road
- C.** Motion authorizing the Chairman to execute Right of Way Agreement for Ty-Ty/Sparks Road
- D.** Motion authorizing the Chairman to execute the DOT Transit Operating Agreement with DOT
- E.** Motion authorizing the Chairman to endorse the Local Assistance Grant in the amount of \$12,000 for communication and technology improvements at the Sheriff's Department
- F.** Motion approving the purchase of a F-150 on a 3 year vehicle lease for Building & Grounds
- G.** Motion to award the engineering contract to Watkins & Associates for the CDBG Project in South Tifton
- H.** Motion awarding the Omega-Eldorado Road Bridge bid to Southern concrete construction Company in the low bid amount of \$163,367.30
- I.** Motion approving the purchase of a 2007 Ford E-150 Coroner Transport Van from Brannen Motors in the amount of \$24,315
- J.** Motion to change the meeting date in October to October 9th and October 15th

Motion was made by Commissioner Mathis to approve the Consent Agenda consisting of items B, C, D, E, F, G, H, and I, seconded by Vice Chairman Hester. Motion carried unanimously.

Regular Agenda:

F. Elect Voting Delegate for Fall Policy Conference: Commissioner Setters nominated Vice Chairman Hester. Motion was made by Commissioner Mathis to accept and close the nominations, seconded by Commissioner Rigdon. Motion carried unanimously.

G. Appointment to the Library Board to replace Edward Hintermeier: the County Clerk prepared and handed out ballots with the three names that had been submitted for consideration which were Linda Norman, Vikki Vance and Dotty Royal. After voting the ballots were reviewed by the County Clerk, County Manager and County Attorney. The Board elected Dotty Royal to fill the unexpired term of Mr. Hintermeier.

Motion was made by Commissioner Mathis for the County Clerk to destroy the ballots, seconded by Vice Chairman Hester. Motion carried unanimously.

County Manager Comments:

- Advised the Board of a picture presented by Buck Hartley that will be hung in the Board Room. The picture is of Buck Hartley's father, Shell Hartley, long time Mayor of Tifton and W. C. McCormic, Chairman of the Tift County Board of Commissioners taken in 1956
- Reminded the Board of Southern Linc Appreciation Luncheon on October 5th
- Reminded the Board of the Luncheon with the Governor, this Friday
- Reminded of the TAD Public Hearing

Commissioners Comments:

Commissioner Miley spoke to Jason Jordan about a request to cut down some trees on a road. He responded that it had been taken care of.

Commissioner Rigdon stated the Tifton Community is extremely fortunate to have a hospital that is well managed and fiscally sound. Other communities have to pay to help operate their hospitals. Tift Regional is well run and doing a good job.

Commissioner Mathis reported that a street light needs to be at Southern Avenue and Golden Road. He reminded everyone of the upcoming Antique Show and Sale that is being sponsored by the Library Foundation to raise money for the newly renovated Library. He has tickets for sale at \$12 each. Their goal is to raise \$5,000.

Vice Chairman Hester advised that he is putting together a Ping Pong Tournament to raise money for Greenwood Cemetery. He thanked Craig Sowell for helping him put this together. Entry fee is \$25 and the tournament is set for September 29th at the Tift Recreation Gym. Donations will also be accepted.

Commissioner Setters thanked the Road for taking care of several requests in a timely manner.

Chairman Thompson stated that he and Commissioner Setters rode in the Pepper Festival Parade in Omega. He stated there's a lot of enthusiasm down there for this yearly event.

Executive Session:

Motion was made by Commissioner Setters to go into Executive Session for Legal, Personnel and Land Acquisition, seconded by Commissioner Jones. Motion carried unanimously.

Motion was made by Vice Chairman Hester to close Executive Session, seconded by Commissioner Mathis. Motion carried unanimously.

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

Chairman Grady Thompson, Dist 7

Vice Chairman Donnie Hester, Dist 1

Commissioner Frankie Mathis, Dist 2

Commissioner Robert Setters, Dist 3

Commissioner Sherry Miley, Dist 4

Commissioner Fred W. (Buck) Rigdon, Dist 5

Commissioner C. Michael Jones, Dist 6

ATTEST:

County Clerk