

**CITY OF TIFTON
COUNCIL WORKSHOP MINUTES
FEBRUARY 3, 2025
5:30 PM
TIFTON CITY HALL**

Attendees

Mayor Julie Smith
Vice Mayor Josh Reynolds
Council Member Michael Franks
Council Member Lester Cromer, Jr.
Council Member M. Jay Hall

Larry Lawrence, Acting City Manager
Rob Wilmot, City Attorney
Jessica White, City Clerk

PUBLIC HEARINGS

Public Hearing on Zoning Application PP24-0046, Requesting to Rezone 5.96 Acres Located on Carpenter Place from WLI (Wholesale Light Industrial) to RP (Residential Professional) for a 72 Unit Apartment Development, Submitted by Stafford Kunes Investment, LLC (Map & Parcel 0046 057)
City Attorney Rob Wilmot introduced the application, reviewed the zoning procedures, and asked the Council Members the conflict questions for zoning matters to determine their eligibility for participating in the hearing. No Council Members had any conflicts and were deemed eligible to participate. Ms. Loretta Hylton, Planning & Zoning Administrator, reviewed the zoning application. The applicant proposes to develop (2) two-story units, consisting of 36-units each, with 161 parking spaces, swimming pool, and pool house. She mentioned the proposed development will be similar to the neighboring apex apartment complex. Ms. Hylton mentioned the application is consistent with the City's Comprehensive Plan and character area map and approved by the Planning and Zoning Commission. The proposed single entrance to the complex was questioned and Ms. Hylton commented that the single entrance/exit is considered sufficient for the development. The public hearing opened for public comment, but no one spoke.

Public Hearing on Zoning Application PP24-0047, Requesting to Rezone 0.23 Acres Located at 212 W. 13th Street from R-8 (Residential) to NC (Neighborhood Commercial) for Construction of a Daycare Submitted by Lucille Coleman (Map & Parcel T032 042)

City Attorney Rob Wilmot introduced the application, reviewed the zoning procedures, and asked the Council Members the conflict questions for zoning matters to determine their eligibility for participating in the hearing. No Council Members had any conflicts and were deemed eligible to participate. Ms. Loretta Hylton, Planning & Zoning Administrator, reviewed the application for rezone. She mentioned the applicant is seeking rezoning to construct a 5,000 to 6,000 +/- sqft building on the empty lot to serve as a daycare for potentially 48-60 children. Ms. Hylton mentioned the facility will be constructed to meet the state regulations for daycares. The current development plan includes seven classrooms, an outdoor fenced play area, bus parking, and rear loading/unloading from the alley. Based on the staff review the proposed development is consistent with the City's Comprehensive Plan and was approved by the Planning & Zoning Commission, with one member abstaining from the vote.

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Call to Order

Mayor Julie Smith called the meeting to order.

Approval of the Agenda

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

FY2024 Audit Presentation

Mr. Justin Elliot w/ Mauldin & Jenkins CPA, presented the final audit report for FY2024 and reviewed with Council. Mr. Elliot mentioned the City was issued an Unmodified (clean) Opinion, which he mentioned was a positive report. He noted that the City's revenue increased for the year, which was mainly attributed to the ARPA Funding. He also spoke positively about the growth of the City's Fund Balance and the Pension Fund was at 95% funded. She additionally mentioned a single audit was required due to federal grant funding amounts and no findings were issued on the single audit.

NEW BUSINESS

Resolution Supporting the City's Participation in the South Georgia Energy Authority

Rob Wilmot, City Attorney, reviewed the request presented in December by Matt Seal with Douglas-Coffee County Development Authority. The proposed Gas Authority aims to address gas supply issues on the main gas line stretching from Albany to Douglas. The Authority being created would be a nine-member board with appointees from each jurisdiction entering the new authority. He mentioned at the current time Douglas/Coffee County is in need of gas supply improvements to support current and future development. Joining the Authority provides Tifton with a voice in regional energy decisions and potential industrial development benefits. Mayor Smith spoke on her discussions with Brian Marlowe w/ Tift County Development Authority and he spoke positively of the City participating in the Authority for Rural Georgia. Mayor Smith also suggested Adam Cobb, ESG Project Manager, and Brian Marlowe be appointed to serve on the board once formally created.

Resolution Authorizing the Transfer of 6.4 Acres on Old Omega Road to the Urban Redevelopment Agency

Larry Lawrence presented the resolution for transferring the property to the URA to allow for flexibility in developing the property. He mentioned the request is to allow the URA to lead the redevelopment efforts of the property for affordable housing. Council Member Hall, who is also a URA Board Member, stated this property transfer will allow the board to steer redevelopment and allow members to have the authority to steer negotiations with developers.

FY2025 Budget Amendment Request for Main Street

Hillery Culpepper, Main Street Director, requested additional funding to host downtown events and continue momentum in downtown. Ms. Culpepper requested \$39,350 in additional funding to support a range of activities.

FY2025 Budget Amendment Request for Mosquito Control

Larry Lawrence mentioned requests have been made to implement mosquito control and he presented a \$3,300 per month proposal from Astro Exterminating for spraying the entire city once monthly.

Ordinance Amending the City's Retirement Plan for a Retroactive Technical Correction

Jocelyn Paulk, HR Director, mentioned the recent plan documents approved included a technical error and the retirement ordinance recently passed requires a correction of the retirement rule for Public Safety from 80 to 75, which will revert back to the City's previous calculation of the sum of 75 for those members seeking retirement benefits.

Review of Zoning Application PP24-0046 - Requesting to Rezone 5.96 Acres Located on Carpenter Place from WLI (Wholesale Light Industrial) to RP (Residential Professional) for Development of a 72 Unit Apartment Complex

The item was presented during the public hearing for the zoning matter, but no additional comments or questions were made.

Review of Zoning Application PP24-0047 - Requesting to Rezone 0.23 Acres Located at 212 W. 13th Street from R-8 (Residential) to NC (Neighborhood Commercial) for Construction of a Daycare

The items was presented during the public hearing for the zoning matter. Council Member Cromer mentioned the property was in his district and he visited the site and thought it would be a positive development for the area. Cromer additionally commented that he was in favor of the rezoning request.

Review and Discussion of HB581

Council discussed the option of opting-in and opting-out of HB581. The bill created a statewide floating homestead exemption and limited annual assessment increases to the rate of inflation. The bill also allows eligible cities/counties the option of creating an optional sales tax for property tax relief. Mr. Larry Lawrence presented figures on the possible revenues, if the sales tax was created and further explained how it would off-set property taxes. Mr. Lawrence mentioned the 1% sales tax (FLOST) would generate enough funding to rollback the City's entire millage rate. The Council briefly discussed the options and asked the City Manager to follow up with the County on its decision since the most favorable outcome required the cities and county to mutually agree.

City Manager Report

Mr. Lawrence thanked Chief Hyman and the Police Department for their efforts during the peaceful protest on Saturday. He additionally gave an update on projects, discussed upcoming events at the Tift Theatre. Lastly, he mentioned the need for repairs at the current TCCCY building on Ridge Ave and recommended relocating TCCCY to the Youth Center so repairs could be completed.

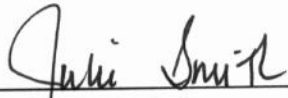
Mayor & Council Comments

Mayor Smith congratulated Councilman M. Jay Hall for being included in the mural at Georgia's Own Credit Union in Atlanta for all his positive community involvement and support.

ACTION ITEMS**Resolution Supporting the City's Participation in the South Georgia Energy Authority**

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

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



Julie Smith, Mayor



Jessica White, City Clerk