

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
MONDAY , NOVEMBER 6, 2006
6:30 P.M.**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Monday, November 6, 2006, 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 Charlotte Bedell, Commissioners Donnie Hester, John Huggins, Frankie Mathis, and Buck Rigdon. Commissioner Hugh Webb was absent.

Appointments:

1. Ander Tucker, 40 Tucker Loop Road and his son addressed the Board on a violation of the Zoning Ordinance that has not been resolved for about two years. They stated they have tried repeatedly to get this matter resolved and they feel they have been patient in this matter and it is now time to correct the code violations. The Board stated they would hand this over to the County Attorney to research and report back to the Board.
2. Al Potts with the Georgia Forestry Commission came to present the Annual Report. In his presentation he highlighted such things as fire causes, permits issued, reforestation, management cases, other information and education.
3. Kano Goff addressed the Board to discuss his application for a proposed subdivision on West Golden Road. After pointing out some pertinent facts, he asked the Board's feeling on the proposal. Mr. Goff was advised that the public hearing is scheduled for November 13, 2006, at the Regular Meeting and it will be necessary for him to come state his facts at that time.

Chairman Thompson introduced the new County Attorney, Tony Rowell.

Public Hearings scheduled for November 13, 2006:

- A. **TC-ZA 06-26: Kano Goff requests to rezone 17.35 acres from Agricultural Use [AU] to Residential Single Family [R-8-M] located on West Golden Road east of Highway 319 South:** Carl Fortson reported that this comes to the Board with an approval from staff but a denial from Planning and Zoning.

Items discussed by the Commission for action on November 13, 2006:

- B. **TC-ZA 06-23: Green Industries request to rezone from Agricultural Use [AU] to Residential [R-12], 28.80 acres for development of Phase I of the Willows Subdivision located at the intersection of Old Ocilla Road and New River church Road:** This was tabled from the October meeting due to the lack of a quorum. County Attorney Rowell advised the Board and the audience that typically voting does not take place at the Workshop Session, therefore he advised that this item be moved to the November 13th Regular Session for proper action.
- C. **TC-ZA 06-24: Helen Ball request to rezone 13 lots from mobile Home Park [MHP] to R-8-M, located on Jordan Way north of Old Brookfield Road and New River Church:** This was tabled from the October meeting due to the lack of a quorum to carry a motion.
- D. **Tax Relief request from Patrick Tractor Company:** The County Attorney requested the Board take this item to Executive Session for a report of attorney opinion.
- E. **Surplus Property Bids on Brookfield Fire Station and property on South 41:** This surplus property was properly advertised and sealed bids were opened on November 3, 2006. The high bids received were from Chris Goodman on the Brookfield property in the amount of \$30,000 and Ross Construction on the South 41 property in the amount of \$8,000.
- F. **Discussion of additional paving to be added to previously approved list:** Roger Dill discussed some additional paving that he, the Road Superintendent and the Project Manager are requesting approval from the Board. They have looked at Hill Avenue, Vernon Drive and an overlay on Tifton Eldorado Road and suggest it is necessary to get these roads resurfaced as soon as possible. They have discussed with

the Scruggs Company, who was awarded the previous bid, for consideration of re-evaluating their bid including these roads and they agreed to add these roads to the original contract at a savings of \$38,778.14 to the County under this contract as opposed to bidding separately. The total dollar amount to be approved for the resurfacing of these roads is \$119,539.40, making the total of these as well as Lake Larry, Duckworth and Belflower Road, \$166,498.40 to be funded with SPLOST dollars.

- G. Truck Bids for Road Department:** The Road Superintendent advertised for bids on a ½ ton and a ¾ ton truck and bids were opened November 2, 2006. Brannon Motor Company was low bid in the amount of \$18,890 for the ½ ton and \$21,564 for the ¾ ton. Recommendation from staff and Mr. Burr is to accept low bid.
- H. Request from King Association for use of Recreational Facilities:** Previously Mr. King had requested funding for a Teen Program that he oversees and it was denied by the Board. He is now asking for the use of Tift County Recreation Facilities at no cost. The Board suggested that Mr. King come address the Board concerning his request for further explanation of his intentions.
- I. Beer and Wine License for Ankit Chokhawala for the Dixie Station located on Highway 41 South:** The application has been received, processed through the system and approved by the Sheriff.
- J. Contract with Tift Regional Medical Center for Southside Health Clinic:** The County Manager explained this is a project that was included in the SPLOST IV. Tift Regional Medical Center currently operates the clinic and will manage the construction process under the proposed contract. The County will own the facility but will be managed by Tift Regional Medical Center. The contract needs to be approved for execution.
- K. Request for Eldorado Walking Track adjacent to Fire Station:** This item is being presented to the Board at the request of Donald Adcock. The Public Works staff has estimated the track construction to cost approximately \$6,000. This expenditure can be paid within the current budget and staff recommends consideration of approval.
- L. Declare vehicles not being used as surplus:** Staff presented a list of twenty vehicles that are no longer being used by County forces that need to be declared surplus or salvaged and disposed of and removed from insurance. Staff asked the Board's approval of the list.
- M. Library Budget Consideration:** Meetings have been held between staff and the Library Board and the agreement between all involved is that \$9100 be added to their budget. This is a staff recommendation which will make up for the rental money they did not include in their budget requests.

The Board agreed to place items E, F, G, I, J, K, L, & M on the Consent Agenda.

County Managers Items:

Presented the Monthly Road Staff Report

Reminded the Board of the John Berry Concert to be held November 16, 2006

Advised that the TAG Meeting date has been set for November 28th to be hosted by the City of Ty Ty

County Attorney introduced Jennifer Dorminey who is a staff assistant in their firm and she has just recently passed the bar.

Commissioner Comments:

Commissioner Huggins suggested that the Board could look into appointing an oversight committee on the projects that are being funded through SPLOST dollars to monitor the spending of the tax payer's dollars. He also discussed Plantation Drive which is owned by Jimmy Allen. He said it is in very poor condition and we need to look at this road and see what the possibilities on this road are. He asked that the County Manager and County Attorney look into this and report back to the Road Committee with a recommendation.

Vice Chairman Bedell reminded everyone that we need to support the Tift County Blue Devils football team and before you go to the game, go by the Ag Center for their Annual Pancake Supper. Tickets are \$5 each.

Commissioner Mathis asked the members of the Road Committee if anything was on the LARP List for the resurfacing of Lower Brookfield Road. He was advised it was listed on the list.

Public Comments:

Roger Dill advised the Board that we have submitted a letter to the Department of Transportation Board asking them to consider Tift County as the site to hold their Annual Transportation Board Meeting in 2007. He also advised that Mr. Billy Langdale will be leaving the Transportation Board and we need to consider doing something for him showing our appreciation for all he has done for Tift County while serving on this Board.

Donald Adcock 1415 Tifton Eldorado Road suggested that the Board reconsider there time limit put on citizens that come to address the Board, he feels five minutes is not enough time for a citizen to present their case they wish to bring before the Board. He stated he would like to submit his name to serve on the Oversight Committee that Commissioner Huggins suggested if it comes to be.

Executive Session: Motion was made by Commissioner Huggins to go into Executive Session under OCGA 50-14-2[1], Legal, seconded by Commissioner Mathis. Motion carried unanimously.

Motion was made by Commissioner Hester to close Executive Session, seconded by Commissioner Rigdon. Motion carried unanimously.

Chairman Thompson adjourned the meeting.

Chairman Grady Thompson, Dist 7

Vice Chairman Charlotte W. Bedell, Dist 6

Commissioner Donnie Hester, Dist 1

Commissioner Frankie Mathis, Dist 2

Commissioner Hugh Webb, Dist 3

Commissioner John M. Huggins, Dist 4

Commissioner Fred W. Buck Rigdon, Dist 5

ATTEST:

County Clerk

REGULAR SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
MONDAY, NOVEMBER 13, 2006
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, November 13, 2006, 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 Bedell, Commissioners Donnie Hester, John Huggins, Frankie Mathis, and Buck Rigdon and Hugh Webb.

Chairman Thompson asked Reverend Kim Denson of Southern Avenue Church of God 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.

Minutes: Motion was made by Commissioner Mathis approving the minutes of the October 3, 2006 Called Meeting; October 3, 2006 Workshop Session, October 9, 2006 Regular Session and October 16, 2006 Called Session, seconded by Commissioner Hester. Motion carried unanimously.

Public Hearings:

- A. TC-ZA 06-26: Kano Goff request to rezone 17.35 acres from Agricultural Use [AU] to Residential Single family [R-8-M] located on West Golden Road east of Highway 319 South:** Chairman Thompson declared the public hearing open. The County Manager advised of the postings of the County Public Hearing Procedures, the exercise of zoning powers and the conflict of interest law. Carl Fortson gave the staff report and stated that this comes to the Board with an approval from staff and a denial from Planning and Zoning.

Kano Goff, 1704 Foxhill Subdivision, spoke in favor of his request and gave the Commissioners plans of the proposed subdivision. He stated that he a lot of his neighbors were present and felt that some of them are mistakenly thinking he is putting in mobile homes on this property, which he is not. He addressed the issue of the chemicals in the area and stated there were five houses presently within 500 feet of Hendrix and Dial, the chemical company located in the area.

Donnie Jones, 2575 North Arbor Trail, Marietta, Georgia spoke in favor of the request. He stated that he is Mr. Goff's brother-in-law. He stated there are 95 houses on West Golden Road and the most of them are smaller than the houses Mr. Goff is proposing to build in the subdivision and five of those houses are within 500 feet of the chemical plant located there.

John Tibbets, 70 Massey Road spoke in opposition to the request. He lives 500 yards from the proposed subdivision and his house has 4,000 square feet. He is opposed to the rezoning and stated that if the property were to be rezoned R-12 it would clear up the thoughts of mobile homes; Mr. Goff's request to change to R-8-M, does allow for mobile homes.

Wade Clark, 3907 Coventry Way, spoke in opposition to the request stating his concern was 60 houses of any nature on 17 acres of land. He stated the East Golden Road was unpaved and West Golden Road had been resurfaced, consequently, it's a thoroughfare for the traffic flow to Wal-Mart.

Charles Taylor, 314 Lakewood Drive, spoke in opposition to the request. Mr. Taylor is the operations manager of Hendrix and Dial and he questioned if the sewer line could handle the new proposed subdivision. He stated that there are chemical pesticides at the plant and is very concerned of the numerous children that could come into the area. He said the chemical company had a buffer zone now and it needed to be maintained while he realizes that Tift County needs homes of this price range, just not at this location.

Earl Branch, 4025 Highway 319 South, spoke in opposition to the request. He stated that if this property is rezone R-8-M, it would allow for mobile homes, that it would be heavily populated

and many opportunities for law enforcement and EMT's to be called to the area and it would hurt their property value.

No further comments and the Chairman closed the public hearing.

Commissioner Hester thanked everyone for coming to the public hearing and stated his greatest concern was about the chemicals in the area. He also was disappointed that the County Staff recommended approval while the Planning and Zoning Board recommended denial. Motion was made by Commissioner Hester to deny TC-ZA-06-26, request of Kano Goff, seconded by Vice Chairman Bedell. The motion carried with a 4 to 2 vote, Commissioners Mathis and Huggins voted against the motion.

CONSENT AGENDA:

- E. Motion to accept high bid on the Brookfield fire Station Property from Chris Goodman in the amount of \$30,000 and high bid on the south Highway 41 Property from Ross Construction in the amount of \$8,000.**

Motion was made by Commissioner Mathis to move this item from the Consent Agenda to the Regular Agenda, seconded by Commissioner Rigdon. Motion carried unanimously.

- F. Motion approving additional resurfacing of Hill Avenue, Vernon Drive and Overlay on Tifton Eldorado Road in the amount of \$119,539.40**
- G. Motion to accept low bid from Brannon Ford for one ½ ton pick up in the amount of \$18,890 and one ¾ ton pick up in the amount of \$21,564 for the Tift County Road Department**
- I. Motion approving Beer and Wine License for Ankit Chokhawala for the Dixie Station located on Highway 41 South**
- J. Motion approving the execution of the contract with Tift Regional Medical Center for the Southside Health Clinic.**
- K. Motion to approve the construction of a Walking Tract adjacent to the Volunteer Fire Station in Eldorado**
- L. Motion to declare surplus the list of vehicles presented by the County Manager to be properly advertised for disposal.**
- M. Motion approving an additional \$9100 for the Library Budget**

Motion was made by Vice Chairman Bedell to approve the Consent Agenda, seconded by Commissioner Mathis. Motion carried unanimously.

Regular Agenda:

- B. TC-ZA 0-23: Green Industries request to rezone from Agricultural use [AU] to Residential [R-12], 28.80 acres for development of Phase I of the Willows Subdivision located at the intersection of Old Ocilla Road and New River Church Road:** The public hearing on this rezoning request was held at the October Business Meeting but action was tabled due to the lack of a quorum. A host of citizens were present in opposition to the rezoning request and although the public hearing had already been held at the previous meeting, some Commissioners urged Mr. Green and the citizens to get together to try to reach an agreement. Mr. Green then asked if he should be concerned but was reminded that the public hearing had been held and the Board could not accept further comments. Motion to table was made by Commissioner Huggins, seconded by Vice Chairman Bedell. Motion carried with Commissioners Bedell, Hester, Huggins and Mathis voting for the motion. Commissioner Rigdon declared a conflict of interest at the previous meeting and Commissioner Webb abstained. When the item was tabled to the next meeting, Mr. Green stood and stated, "I'll tell you my right and looking toward Sheriff Vowell stated, I have the right to put a mobile home on that land every 210 feet" and then left the room.
- C. TC-ZA 06-24: Helen Ball request to rezone 13 lots from Mobile Home Park [MHP] to Residential [R-8-M] located on Jordan Way north of Old Brookfield Road and New River Church Road:** Motion was made by Commissioner Huggins to approve TC-ZA 06-24 request of Helen Ball, seconded by Commissioner Hester. Motion carried with Commissioner Webb voting against the motion.
- E. Motion to accept high bid on the Brookfield Fire Station Property from Chris Goodman in the amount of \$30,000 and high bid on the South Highway 41 Property from Ross Construction in the amount of \$8,000:** Motion was made by Commissioner Mathis to carry the sale of the Old Brookfield Fire Station to Executive Session, and to

accept the bid on the South Highway 41 Property from Ross Construction in the high bid amount of \$8,000, seconded by Commissioner Huggins. Motion carried unanimously.

H. Request from King Association for use of Recreation Facilities: Mr. King was present to ask the Board's consideration of his request to support a teenage program he has been trying to develop to keep them off the streets and cut down on crime. He previously asked for funding of approximately \$1400 a month which was denied by the Board. Commissioner Huggins reminded the Board that they had offered the use of the Old Recreation Building for a fee to house the Library during the renovations of their building and feels that we should not let this request be approved because it would not be fair. Commissioner Hester stated he admired Mr. King for his efforts however, he questioned the liability issue should something happen. Mr. King stated he does not have any liability insurance at this time. He also asked Mr. King to solicit funds for his program from other resources. Although the Board feels this is a worthy cause, they do not see at this time that the request should be approved. Motion was made by Commissioner Hester to table this request until we can look into some areas where we might be able to help, not give it to him at no cost, but help him with his program, seconded by Commissioner Huggins. Motion carried unanimously.

Craig Sowell, Recreation Director advised the Board that he had not been aware of this request and because of a recent contract signed for indoor sports; the 2nd Street facility is no longer available. He stated that Mr. King has rented Mott Gym in the past with no security, as required, and law enforcement had to be called to the facility. He stated that if Mr. King uses the facilities, he will have to follow the rules everybody else has to follow. Mr. Sowell reminded the Board that his budget would not allow him to pay for entertainment or security at Mr. King's functions.

County Managers Items: None

Commissioner Comments:

Commissioner Mathis reported he had received numerous phone calls during the week about big trucks continuing to travel on Golden Road. He would like for the County Manager to check into this and get it stopped. The Sheriff was present and he stated he would contact the Department of Transportation.

Vice Chairman Bedell stated there are numerous trucks on Carpenter Road and asked the Sheriff if he would also discuss this with the Department of Transportation. She urged everyone to support the Tifton Blue Devils while they are in the play off games for the State Championship Title.

Commissioner Hester stated he would like for the County Attorney and Manager to look into our Ordinance on loitering, folks hanging around on street corners and around stores. This situation needs to be controlled.

Commissioner Huggins asked for a show of hands of the people present that are in opposition to the rezoning request on Old Ocilla Road. About half of the room showed hands in opposition and he stated their voice has been heard. He asked Vice Chairman Bedell to call a Road Committee Meeting. He reminded the Board that previously he mentioned appointing an oversight committee to monitor spending of taxpayer's dollars and would like for this to be considered. Commissioner Huggins asked the County Manager and Finance to do an evaluation on the Old Recreation Building to see if the income is being utilized properly and if it has a negative cash flow, the Board needs to consider declaring the property as surplus and advertise for sale.

Public Comments:

Gary Vowell, 2224 Old Ocilla Road, addressed the Board stating he comes before them as a citizen, not an elected official. He stated that he had never seen a man act so immaturely and I'm ashamed he acted that way. He felt that Mr. Green made a direct threat, about putting mobile homes out there, to him and his neighbors because he did not get his way. He stated I'm a bigger man than that and I can still work with him but some of these people here may not be able to. They have taken time to come here to give their opinion.

Todd Judy 21 Back Forty Road echoed the Sheriff's comments and said he saw a red flag last month at the public hearing when Mr. Green was speaking. I think he made a direct attempt to

mislead folks about this subdivision when he talked about the size of the homes including the garage and that the land was not conducive to septic tanks.

Jeremy Hobbs 21 Upper Ty Ty Road, stated the land borders his property and he is a developer. They recently made a significant investment in their property and built nice homes and they want to make sure the integrity of the property is maintained.

Kenny Brownlee 395 Belflower Road stated sometimes more house is not better and suggested that the Board give this request a lot of thought

Wend Pflug stated her husband is a police officer and he has worked hard to provide his family with a nice home in this area.

Donald Seamen 2779 Old Ocilla Road, stated his concern would be the increase in traffic.

Donald Benson asked the Commission if Mr. Green could put mobile homes out there with this proposed rezoning.

Nancy Seaman and Beth Vowell residents on Old Ocilla Road also echoed the remarks made about this rezoning and proposed subdivision.

Richard and Ander Tucker both addressed the Board concerning their problems with a previous Variance that was granted by the Board. They realize that the County Attorney has to have time to review the issue but they feel they are being put off again and they would like for some closure to the matter.

Donald Adcock commended Vice Chairman Bedell for recognizing the volunteer fire fighters at the meeting last Monday night. He stated that Mr. Green has a sub division on the Eldorado Omega Road and urged the Commissioners to ride by and look at this sub division and give some thought as to whether Mr. Green is a good developer and a responsible Tift Countian.

Jack Thompson, 2602 Lulwater Road addressed the Board as he has in the past about a drainage problem and he asked the Commission members to come out to his house and look at the situation to see if we can alleviate a flooding problem that he anticipates.

Executive Session: Motion was made by Commissioner Hester to go into Executive Session under OCGA 50-14-2(1) with the right to return to Regular Session, seconded by Commissioner Mathis. Motion carried unanimously.

Motion was made by Commissioner Webb to close Executive Session and return to Regular Session, seconded by Commissioner Huggins. Motion carried unanimously.

Motion was made by Commissioner Huggins to table the bids on the Old Brookfield Fire Station until the December meeting, seconded by Commissioner Webb. Motion carried unanimously.

Motion to adjourn was made by Vice Chairman Bedell, seconded by Commissioner Huggins. Motion carried.

Chairman Grady Thompson, Dist 7

Vice Chairman Charlotte W. Bedell, Dist 6

Commissioner Donnie Hester, Dist 1

Commissioner Frankie Mathis, Dist 2

Commissioner Hugh Webb, Dist 3

Commissioner John M. Huggins, Dist 4

Commissioner Fred W. Buck Rigdon, Dist 5

ATTEST:

County Clerk