

**REGULAR SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
MONDAY, JUNE 11, 2012 (6:00 P.M.)**

The scheduled Regular Session of the Tift County Board of Commissioners was called to order by Chairman on Monday, June 11, 2012, at 6:00 P.M. in the Commissioner's Meeting Room of the Administrative Building. Member of the commission present including Chairman Thompson were Vice Chairman Robert Setters and Commissioners Buck Rigdon, Donnie Hester, and Melissa Chevers. Commissioner Sherry Miley was ill and was not present and Commissioner Mike Jones was unable to attend the meeting.

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

**These minutes reflect the Chairman's vote due to two (2) Commissioners being absent.**

**Minutes:** Motion approving the minutes of May 8, 2012 Workshop Session; May 14, 2012 Regular Session was made by Commissioner Hester, seconded by Commissioner Chevers. Motion carried unanimously.

**Public Comments:** None

**PUBLIC HEARING:**

**A. TC-ZA-12-02: Petition by Tiftarea YMCA, c/o Mitchell Davenport for a zoning changes from R-12 (single Family Residential) Zoning to MR (Multiple Residential) Zoning for development of multi-family apartments for senior age 55 and over on .825 acre portion of Parcel T45-20A and 1.165 acre portion of Parcel T45-20 located at 2825 Rainwater Road:** Todd Miller was present to give the staff report and advised the Board that it was approved by the Planning and Zoning Board. The proposed plan of the construct calls for an addition 56 housing units to be built.

The County Attorney opened the Public Hearing and called attention to the Zoning posting on the wall as well as the Conflict of Interest. No one declared a conflict.

Mitchell Davenport, 608 Baywood Drive, Mobile, Alabama, was present to speak on behalf of the request. He is with the firm that is making application to DCA for the Low Income housing financing. He told the Board that there is a big demand for rental housing for seniors. The current 96 units at this same location are filled to capacity. Commissioner Rigdon asked if there was a density issue give that there are already 96 units built there but was advised that there was not an issue.

There was no opposition and the County Attorney closed the Public Hearing.

Motion to approve TC-ZA-12-02 rezoning request from Tiftarea YMCA, c/o Mitchell Davenport was made by Vice Chairman Setters, seconded by Commissioner Hester. Motion carried with a 4 to 1 vote. Commissioner Chevers voted against the motion.

**B. TC-ZA-12-03: Petition by Luther Black for a change in zoning from RR-1 (rural Residential 1) Zoning to CC (Community Commercial) Zoning for development of a 2,304 square foot convenient store on .70 acres comprised of Parcel T49-48 located at 4391 U S Hwy 319 South at the northeast corner of U S Hwy 319 and Kell Road:** Todd Miller was present to give the staff report and advised that this was approved by the Planning and Zoning Commission. The approval comes with one condition of approval which is to install a 6 foot high fence and landscape buffer along the south and eastern property lines to improve safety and protect the adjoining properties.

The County Attorney opened the Public Hearing and called attention to the postings on the wall of Exercise of Zoning Powers and Conflict of Interest. No one declared a conflict.

Johnny Lindsey was present and spoke on behalf of the rezoning request. He stated that he lives in this area and there is a need for a general store in this area. He is a local contract and his

company will be constructing the facility. Some Commissioners had some questions about the sale of alcohol at the convenient store and was advised that this will be a separate issue and process, this request is to simply rezone the property in order to construct the convenient store at this location.

There was no opposition and the County Attorney closed the Public Hearing.

Motion was made by Commissioner Chevers to approve TC-ZA-12-03 petition from Luther Black to rezone stated property for the purpose of construction of a convenient store, seconded by Vice Chairman Setters. Motion was approved unanimously.

**C. Public Hearing for the 2012-2013 Proposed Operating Budget 7:30 PM: See details of the Budget Public Hearing at the end of these minutes.**

**The County Manager asked for consideration at the completion of the Regular Agenda to add an item to the Agenda under the letter N which is to review and approve the Preliminary Plans for the new Public Works Facility.**

**Motion to amend the Agenda and add the review and approve Preliminary Plans for the new Public Works Facility under the letter “N” was made by Commissioner Chevers, seconded by Commissioner Hester. Motion carried unanimously.**

### **REGULAR AGENDA:**

**D. Resolution and Support Letter for the Groves Place, Phase II, Low Income Housing:** Under Public Hearings, at this meeting, the Board approved the rezoning request to allow for the construction of Low Income Housing on Rainwater Road. The group applying to the Department of Community Affairs has requested a Resolution and Letter of Support from the Board that will be submitted along with the application for funding. Motion was made by Vice Chairman Setters to approve the Resolution and Letter of Support for the Groves Place, Phase II, Low Income Housing located on Rainwater Road, seconded by Commissioner Hester. Motion carried unanimously.

**E. Beer and Wine Application for the Wing Master located on Hwy 41 South:** Motion to deny the Beer and Wine license for Donna E. Moore for the Wing Master as recommended by Sheriff Vowell was made by Commissioner Chevers, seconded by Commissioner Rigdon. Motion carried unanimously.

**F. Beer and Wine Application for Chula General Store located on Hwy 41 North:** Motion to approve the Beer and Wine Application for Mark E. Youngblood for Chula General Store was made by Vice Chairman Setters, seconded by Commissioner Hester. Motion carried unanimously.

**G. Beer and Wine Application for Action Billiards on Hwy 82 West:** The County Clerk advised that this application has not come back from the Sheriff’s Department at this time and would recommend a motion to table for 30 days. Motion to table for 30 days was made by Commissioner Hester, seconded by Commissioner Chevers. Motion carried unanimously.

The Sheriff was present at this meeting and discussed with the County Attorney that he has review the application but had not signed the necessary paperwork, however he does approve the application for Beer License. At the end of the Regular Agenda, the County Attorney discussed this conversation with the Board and asked that they consider putting this item back on the Agenda for action. The Board agreed to place this item back on the Agenda under the same letter “G”. Motion to approve the Beer License for Action Billiards was made by Commissioner Chevers, seconded by Commissioner Hester. Motion carried unanimously.

**H. Library Board Re-appointments and Appointment:** The County Clerk advised there are five (5) seats to be considered and each seat will need to be acted on separately.

The appointment currently held by Eunice Mixon expires June 30, 2012 and the Library Board recommends reappointment as Ms. Mixon has expressed a desire to continue serving. Persons for consideration are Eunice Mixon, Connie Bozeman, Betty Jean Prince, Arthur McCarthy, Richard T. Perry and Carolyn West. The Chairman opened the floor for nominations. Commissioner Hester

nominated Eunice Mixon, there were no further nomination and the Chairman closed the nomination process. Motion was made by Commissioner Hester to appoint Eunice Mixon to serve for another three (3) year term, seconded by Commissioner Rigdon. Motion carried unanimously.

The appointment currently held by Dotty Royal expires on June 30, 2012 and the Library Board recommends reappointment as Ms. Royal has expressed a desire to continue serving. Persons for consideration are Dotty Royal, Connie Bozeman, Betty Jean Prince, Arthur McCarthy, Richard T. Perry and Carolyn West. The Chairman opened the floor for nominations. Vice Chairman Setters nominated Dotty Royal, there were no further nominations and the Chairman closed the nomination process. Motion was made by Vice Chairman Setters to appoint Dotty Royal to serve for another three (3) year term, seconded by Commissioner Hester. Motion carried unanimously.

The appointment currently held by Jim Lavery has expired and the Library Board recommends reappointment of Mr. Lavery who has expressed a desire to continue serving. Persons for consideration are Jim Lavery, Connie Bozeman, Betty Jean Prince, Arthur McCarthy, Richard T. Perry and Carolyn West. The Chairman opened the floor for nominations. Commissioner Hester nominated Jim Lavery, there were no further nominations and the Chairman closed the nomination process. Motion was made by Commissioner Hester to appoint Jim Lavery to serve for another three (3) year term, seconded by Vice Chairman Setters. Motion carried unanimously.

The appointment currently held by Dr. Joe Griffeth will need to be replaced with a new person as Dr. Griffeth has completed her fourth (4<sup>th</sup>) consecutive three (3) year term and must come off the Board. Persons for consideration are Connie Bozeman, Betty Jean Prince, Arthur McCarthy, Richard T. Perry and Carolyn West. The Chairman opened the floor for nominations. Vice Chairman Setters nominated Betty Jean Prince; Commissioner Chevers nominated Carolyn West, there were no further nominations and the Chairman closed the nomination process. Motion was made by Vice Chairman Setters to appoint Betty Jean Prince to serve for a three (3) year term, seconded by Commissioner Hester. Motion carried with a 4 to 1 vote. Commissioner Chevers voted against the motion.

The appointment currently held by Carolyn Abell will need to be replaced with a new person as Ms. Abell does not wish to be reappointed at this time. Person for consideration are Connie Bozeman, Arthur McCarthy, Richard T. Perry and Carolyn West. The Chairman opened the floor for nominations. Commissioner Chevers nominated Carolyn West, there were no further nominations and the chairman closed the nomination process. Motion was made by Commissioner Chevers to appoint Carolyn West to serve for a three (3) year term, seconded by Commissioner Hester. Motion carried unanimously.

**I. Award Bids for West Golden Road Drainage Improvements:** Staff recommends accepting low bid from The Scruggs Company in the amount of \$77,924.78. Commissioner Hester stated that this is in his District and staff has been working diligently and for a long time on this and they have done a tremendous job getting this project on the list, acquired grant money and moved it along as rapidly as they have. Hopefully by the end of the year we will have this road paved from one end to the other. Motion was made by Commissioner Hester to award the West Golden Road Drainage Improvements Project to The Scruggs Company in the amount of \$77,294.78, seconded by Commissioner Chevers. Motion carried unanimously.

**J. Pass Joint Resolution with TyTy, Omega and Tifton dissolving the Greater Tift County Planning Commission:** The County Manager advised that jointly the Cities of TyTy and Omega and the County will need to meet together for the consideration of dissolving this Resolution and requested a motion to remove this item from the Agenda at this time. Motion to remove Item J. and K from the June Agenda was made Vice Chairman Setters, seconded by Commissioner Rigdon. Motion carried unanimously.

**K. Pass Joint Resolution with TyTy and Omega creating a new Tift County Planning Commission:** Motion to remove was made along with Item J, (see above).

**L. Approve Tift County Multi-Jurisdictional Hazard Mitigation Plan Update:** This is a routine 5 year update of the Hazard Mitigation Plan that enables the County to receive Federal Funds in the event of a disaster. Motion to approve the Tift County Multi-Jurisdictional Hazard Mitigation Plan Update was made by Commissioner Hester, seconded by Commissioner Chevers. Motion carried unanimously.

**M. Officially appoint County's Records Custodian:** The County Manager advised that the County Clerk already handles the Open Records Request however with recent changes of House Bill

397 the County must official appoint a Records Custodian. Motion was made by Commissioner Hester appointing the County Clerk as Tift County's Records Custodian, seconded by Commissioner Rigdon. Motion carried unanimously.

**N. Review and Approve Preliminary Plans for the new Public Works Facility:** The County Manager showed the site space and the location of the new proposed building. The Architect Firm has completed the Preliminary Plans for the facility that has roll up doors that allows for maintenance in the shop area and a bay that has a pit. It has 7200 square feet of unheated space and 5,400 square feet of heated space and will be funded through SPLOST IV. Motion to approve the Preliminary Plans for the new Public Works Facility was made by Vice Chairman Setters, seconded by Commissioner Chevers. Motion carried unanimously.

**County Manager Items:**

- Reminded the Board of the June 21, 2012 Called Board Meeting to adopt the proposed budget set for 6 PM

**Commissioners Items:**

Commissioner Chevers advised that C. J. Spiller will be a guest speaker to youth on July 14<sup>th</sup> at 11 AM and invited everyone to attend if possible.

Commissioner Hester stated that he had put in 14 years of service as a Commissioner and it is to his knowledge the first time that two (2) Commissioners was missing from a meeting at one time.

**Executive Session:** None

Motion was made to recess this meeting until the scheduled 7:30 Public Hearing by Commissioner Chevers, seconded by Commissioner Rigdon. Motion carried unanimously.

Motion to reconvene the meeting and open the scheduled Public Hearing was made by Commissioner Chevers, seconded by Commissioner Hester. Motion carried unanimously.

**PUBLIC HEARING FOR 2012-2013 PROPOSED OPERATING BUDGET:**

The County Manager stated that the required Public Hearing for the 2012-2013 Operating Budget for Tift County had been properly advertised. The Chairman opened the Public Hearing and turned the floor over to Leigh Jordan, Finance Director to give a Power Point presentation of the Proposed Budget.

The Finance Director began by showing the Budget Expense by Functional Area and each respective percentage in the budget then gave the Revenue by Source with each respective percentages. Budget Comparison by Fund showed a 1.18% change in the General Fund, 2.18% change in E-911 and in the Special Tax District a 5.27% change in Fire. There has been no tax increase for five (5) consecutive years. One of the biggest 2013 impact items in the budget is the cost of Health Insurance Benefits for County employees. Based on our claims history, the County was presented with a 28% increase in Health Insurance Premiums which equates to \$764,932. Decrease to all County Department budgets and a 2% decrease to all outside agencies made it possible for the County to absorb and manager the increasing cost of healthcare. The budget also includes a salary increase for the County Manager, setting his compensation at \$136,347 and per his contract this increase was made effective during his annual review process in March of the current fiscal year. The Overview of General Fund by Revenues and Expenditures showed FY 2012 Budget at \$27,345,986 and the FY 2013 Proposed Budget at \$27,673,679 reflecting the Increase/Decrease by Revenue Source and Expenditure Source at 1.20%

Commissioner Chevers stated that Tift County is in great shape. Staff has done a great job putting this together without a tax increase and she applauds the Tift County Staff.

Vice Chairman Setters stated that we are very blessed.

There were no public comments.

Motion to close the Public Hearing was made by Commissioner Chevers, seconded by Vice

Chairman Setters. Motion carried unanimously.

Motion to adjourn was made by Commissioner Chevers, seconded by Vice Chairman Setters. Motion carried unanimously.

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Chairman Grady Thompson, District 7

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Vice Chairman Robert Setters, District 3

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Commissioner Donnie Hester, District 1

\_\_\_\_\_  
Commissioner Melissa Chevers, District 2

\_\_\_\_\_ absent \_\_\_\_\_  
Commissioner Sherry Miley, Dist. 4

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Commissioner F. W. (Buck) Rigdon, District 5

\_\_\_\_\_ absent \_\_\_\_\_  
Commissioner C. Michael Jones, District 6

Attest: \_\_\_\_\_  
Glynda Hemby, County Clerk  
6/11/2012