

TYRONE TOWN COUNCIL MEETING

MINUTES

August 17, 2023 at 7:00 PM

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Linda Howard, Post 1

Melissa Hill, Post 2

Billy Campbell, Post 3

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

Also present:

Phillip Trocquet, Assistant Manager

Sandy Beach, Finance/HR Manager

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

Mr. Brian Haynie that lives on Rollingbrook Trail inquired about the advertising signage at Dorthea Redwine Park. He asked if the sign would describe the park itself or be placed on the fences such as those at Handley Park. Mr. Perkins stated that it would be a Plexiglas container that would open and shut which would hold informational material.

Dr. Karen Green who lives in River Oaks stated that she had been a resident for 18 years. She stated that you could not tell where Tyrone was on the way to Peachtree City until a sign was erected on Hwy 74 in 2016. She added that she lived in one of the most affluent neighborhoods in Tyrone and that they paid a lot of the taxes. She inquired what their taxes were being applied to. She could not see at that point how her taxes were benefiting her as a Tyrone resident on the north end.

Mr. John Ross who lives on Chadmore Lane shared that his HOA informed them that the roundabout at Arrowood and Spencer Lane would be completed this summer. He asked what the hold-up was. Mr. Perkins explained that the timeline was incorrect information. The roundabout was currently past the design phase and into the property acquisition phase. Mr. Trocquet added that approval of plans along with property acquisition should be on the following agenda for Council. Mr. Ross asked if the cart paths were part of that plan. Mayor Dial stated that yes, the roundabout and paths were in the same plan. Mr. Trocquet stated that he anticipated the commencement of the path this year, however, the roundabout may begin next year. The cart path mentioned would be along the Hwy 74/Senoia Road exit ramp and the roundabout may take another 18-20 months.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda with the change of removing item number 11.

Motion made by Council Member Campbell, Seconded by Council Member Furr.

Voting Yea: Council Member Howard, Council Member Hill.

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Approval of the August 3, 2023 Workshop and Council meeting minutes, and the August 10th Special Called Millage Meeting minutes.
2. Approval of the 2023/2024 Wrecker Service Agreement with Embrey's Towing.
3. Approval of the purchase of two Ford F-150 police vehicles from Akins Ford with equipment being installed by 144th Marketing Group LLC for a combined total of \$115,530.
4. Approval of donations from the PTC/Fayette Pickleball Association for the Dorthea Redwine Park Pickleball location.
5. Approval of a donated sign board from the Jewkes Law Firm for the Dorthea Redwine Park Pickleball location.
6. Approval of a donated bench from Chick-fil-A for Carla Queen to be placed at Dorthea Redwine Park Pickleball location.

A motion was made to approve the consent agenda.

Motion made by Council Member Furr, Seconded by Council Member Campbell.

Voting Yea: Council Member Howard, Council Member Hill.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

7. Consideration to set the 2023 millage rate for the Town of Tyrone.

Ms. Beach informed everyone that every August the millage rate was calculated according to the Town's share of property taxes. The millage rate was used for the General Fund and staff proposed a rate of 2.889 for the 16th year in a row, which would provide approximately 11% of the Town's budget for the 23/24 fiscal year.

Council Member Howard relayed that she also mentioned last year that it was time for Council to look at the possibility of rolling back the millage rate so the Town would not collect the anticipated \$160,000. She added that by looking at the last several years, the increase added to 50%. It was a lot to ask the citizens to pay. Many of the citizens were on a fixed income. If the appraisals had not increased, the Town would have made it without raising the millage rate. She proposed a rollback to 2.626 to give the citizens a break.

Council Member Hill stated that she understood both sides, however, everything was increasing for everyone, including the Town.

Motion made by Council Member Campbell, Seconded by Council Member Furr.
Voting Yea: Council Member Hill.
Voting Nay: Council Member Howard.

X. NEW BUSINESS

8. Consideration to approve a contract with TSW for the Shamrock Park Programming Schematic for an amount not to exceed \$21,815. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet shared that the 2023 SPLOST noted improvements to Shamrock Park consistent with citizen feedback and concepts listed in the Comprehensive Plan and the Envision Tyrone Downtown plan (LCI). Those improvements included landscaping, hardscaping, and parking improvements, as well as the accommodation of a permanent stage/pavilion for the park. He added that the programming schematic contract would move the park from concept, to design, to be ready for construction so the Town could begin improving the park. He recommended approval of the TSW contract. He asked the amount not exceed \$21,815.

Council Member Howard asked for clarification regarding the study, was it similar to the one performed a few years ago? Mr. Trocquet explained that the LCI study included the entire downtown area. It also included a market study, an architectural element, and feedback from the citizens on which direction they wanted the plan to go. The study, however, did not include a design that the plan could actually be built off of, it was only a concept. He added that the contract before them would move them toward the design and construction.

Mr. Trocquet clarified that the Town would have two LCI studies completed at this year's end. Number 9 on the agenda was a continuation of a previous LCI study. A grant was issued and a second follow-up was next. He added that the current agenda item was specifically for Shamrock Park. The next item was for streetscapes.

Mayor Dial stated his concern about the ending date being March 31, 2024. He wished to negotiate for that date to be moved up and for the project to be completed sooner. Mr.

Davenport shared that the request could be in the form of a motion, leaving room for the contractor, if the project could not be completed within that timeframe.

A motion was made to approve the contract with TSW for the Shamrock Park schematic for an amount not to exceed \$21,815 and to add a 30-day window for the negotiation of the acceleration of the project.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, Council Member Furr.

9. Consideration to approve a subgrant agreement contract with the Atlanta Regional Commission for the 2023 Livable Centers Initiative (LCI) program. **Phillip Trocquet, Assistant Town Manager**

Mr. Trocquet shared that the Town was awarded a \$160,000 Grant from the Atlanta Regional Commission (ARC). He added that the study dove deeper into downtown streets, in particular, Senoia Road. The contract with ARC explored the study further, engaging the Grant study. The Town would pay for the study and ARC would compensate the Town 80% of the cost. The agreement detailed the study.

Council Member Campbell clarified that the cost for the project was \$200,000, and the grant would reimburse \$160,000. Council Member Campbell inquired about what funding line the \$40,000 would come from. Mr. Trocquet stated that it would come from the Planning and Zoning Technical Services line.

Mayor Dial asked for a more in-depth explanation of how the two studies differ. Mr. Trocquet explained that the federal government allotted funding for transportation, our portion came from the state through ARC. The project focused on downtown and the town center which was for the improvement of livability and walkability. The first LCI study concentrated on downtown as a whole regarding architectural design and how the ordinance would meet those standards. He added that there were many policy objectives. Agenda item number 9 focused specifically on streets, right-of-way, cross sections, and beautification. He informed Council that the item before them would include a survey of the entirety of Senoia Road and its topography, right-of-way widths, and what type of streetscape was feasible. SPLOST funding would allow staff to move directly into construction (streetscaping). Mayor Dial clarified that the new project would not hinder the streetscape project that was about to commence at the Gunnin/Partner's Pizza property.

Council Member Howard noted that the agreement stated on number 3 of the agreement that one of the goals was to utilize transit. Mr. Trocquet stated that ARC was a regional partner and that a lot of communities had multimodal options. Tyrone's focus would be on walkability and bike-ability along with cart paths. The transit element would not ably to Tyrone.

A motion was made to approve the subgrant agreement with the Atlanta Regional Commission for the 2023 Livable Centers Initiative (LCI) program for the streetscaping plan for Senoia Road.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, Council Member Furr.

10. Consideration to purchase a 2024 Chevrolet 3500HD Service Truck in an amount not to exceed \$65,000.00. **Mitch Bowman, Public Works Supervisor**

Mr. Trocquet presented the item for Mr. Bowman. He stated that the department requested a utility service truck be purchased in the current fiscal year to haul new heavy equipment and to serve as an emergency response vehicle. He added that the public works department needed this type of truck with utility cabinets and additional equipment required for emergencies, and hauling heavy equipment.

Council Member Campbell asked if the contract was a state contract. Mr. Trocquet stated that the cost was less than the state contract. He assured Council that three quotes were obtained. Council Member Campbell clarified that the cost included the body but not the emergency lights. Mr. Trocquet shared that staff would bring the outfit quote back to Council from 144th Marketing Group.

A motion was made to approve the purchase of a 2024 Utility Service Truck in the amount not to exceed \$65,000.

Motion made by Council Member Hill, Seconded by Council Member Howard.
Voting Yea: Council Member Campbell, Council Member Furr

- XI. PUBLIC COMMENTS:** *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

Mr. Perkins informed everyone that there were copies of a press release from the Downtown Development Authority available to them and was also placed on social media regarding the partnership between the DDA and Neighbors restaurant. Chef Collins Woods who was a Fayette County native and who also worked at Camp Southern Ground as was also a personal chef for Zac Brown, and catered to Chris Hemsworth and Emeril Lagasse among others. Chef Woods and his team won the RFQ for the former fire station property. He added that his team would be leasing the property from the DDA and building out the open-space restaurant mostly from private funding.

Mr. Perkins announced that a soft opening would take place on September 1st or 2nd for the Pickleball courts. He would make the announcement next week. He added that there were a few more items on the punch list that needed completing.

XIII. COUNCIL COMMENTS

Council Member Howard shared that the Friends of the Tyrone Museum were hosting a Vintage Crafts and Vegetable Market on August 19th from 10:00 am – 2:00 pm with free watermelon slices.

Council Member Campbell announced that the final DDA's First Friday event would be on September 1st at Shamrock Park, beginning at 8:00 pm.

It was movie night, showing How to Train Your Dragon. He also announced that Founders Day was the first weekend in October and that staff had worked very hard for the upcoming event. The theme would be Carnival and there would be a Ferris Wheel. Mayor Dial added that the Grand Marshalls would be the Gaddys. He added that recently, their barn was struck by lightning and it was a complete loss of all extension cords and more for their annual Christmas light display. He asked that folks pray for a complete replacement.

Council Member Furr shared her concerns regarding a house being built on a downtown lot in addition to a family home. She shared that the lot was a little above 1 acre and that she did not want to set a precedent, was that under the LCI? Her additional concern was that if their septic tank were to fail, there would not be enough space to replace it with another.

Mr. Trocquet informed everyone that an accessory structure/detached garage permit was applied for. Homeowners were allowed to apply for that type of permit. Everyone must meet setbacks, they could not build over septic lines and must have Environmental Health approval. Property owners could finish a space that was not over 700 square feet, however, the space could not be leased for profit. The homeowner shared with him that a portion would be utilized as an office, and the other portion would be for storage. The request did not exceed the size allotted.

Council Member Furr recalled that Fayette County Environmental Health's rule was one septic tank per acre. Mr. Trocquet clarified that the particular lot did not conflict with the septic tank allotment as a detached garage. Council Member Furr stated that someone was living there and it required a septic tank. If the tank failed, it would require additional space for another. Mr. Trocquet reiterated that their application indicated that it was a detached garage and that a portion of the space would be finished for an office. He added that if the space were finished with plumbing, the homeowner would need to seek approval from Environmental Health. The tank would need to be large enough to accommodate the usage.

Council Member Campbell asked if the homeowner said that it was only an office and later on, they moved someone in what then? Mayor Dial stated that if he wanted to build a space of up to 700 square feet for his parents, he would be allowed to do so. Mr. Trocquet also shared that the plans submitted did not indicate a kitchen. Council Member Furr shared that her concern was with the ground and the current septic tank. Mr. Trocquet deferred to Environmental Health regarding any septic concerns or issues. Council Member Furr stated that it was not right and that she would get to the bottom of the issue. She did not want these popping up.

Mr. Perkins echoed Mr. Trocquet and stated that by right, depending on the zoning category, it could occur throughout the Town. Council Member Furr referred to a 10x12 building on Tyrone Road that used to be a playhouse, a lady informed her that she used to live there. Mr. Perkins stated that the building was not new construction and no one

should be living there. He believed that code enforcement took care of that issue. Council Member Furr stated that the family still allowed her to live there.

Mr. Trocquet shared that there had been issues where residents were utilizing their single-family dwellings for multi-family uses and code enforcement had to inform them of the code violations. He added that a number of family members could live within a single-family dwelling as long as they were related. There was not much on the criminal level that the Town could accomplish, it would be left to code enforcement.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Howard.

Voting Yea: Council Member Hill, Council Member Campbell, Council Member Furr.

The meeting adjourned at 7:38 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk