

# TYRONE TOWN COUNCIL MEETING

## MINUTES

August 15, 2024 at 7:00 PM

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Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Jessica Whelan, Post 1  
Dia Hunter, Post 2  
Billy Campbell, Post 3

Brandon Perkins, Town Manager  
Dee Baker, Town Clerk  
Dennis Davenport, Town Attorney

Also present:

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.*

### V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, Seconded by Council Member Hunter.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan,  
Council Member Hunter.

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 minutes from the August 1, 2024 meeting.
2. Consideration to purchase a 2024 Ford Police Interceptor from Wade Ford under State Contract for \$45,904.00, and to have this vehicle fully equipped for patrol use by 144<sup>th</sup> Marketing Group for \$9,995.00. Total cost not to Exceed: \$55,899.00
3. Approval to renew Embrey's Towing agreement with adjusted pricing with no additional cost to the Town.

4. Approval of the Crossroads Christian School Annual Picnic at Shamrock Park on September 27, 2024, from 9:00 a.m. to 1:00 p.m.
5. Approval of the Endless Entertainment LLC agreement for the Founders Day acrobat show on October 5, 2024, not exceeding \$5,801.

A motion was made to approve the consent agenda.

Motion made by Council Member Furr, Seconded by Council Member Whelan.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan,  
Council Member Hunter.

## **VII. PRESENTATIONS**

6. Consideration to accept a financial donation from the Elk's Club of \$2000.00 to be used for the purchase of uniforms and merit recognition pins for the Police Department Chief Randy Mundy, Tyrone Police Department and Steve Henderson, Elk's Club

Chief Mundy shared that the local Elk's Club received funding through a Grant that Exalted Ruler Steve Henderson wished to share with the police department for the purchase of uniforms and merit recognition pins. He thanked Council Member Campbell for initiating it. Chief Mundy added that it was discovered at a fallen officer's funeral, that not all officers had everything required for their Class A uniforms.

Mr. Henderson from Elk's Lodge # 1617 spoke and shared that they were committed to serving charities and supporting veterans, providing scholarships, and supporting first responders and police officers.

A motion was made to approve the financial donation from the Elk's Club of \$2,000 for the purchase of uniforms and merit recognition pins.

Motion made by Council Member Campbell, Seconded by Council Member Furr.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan,  
Council Member Hunter.

7. Fayette County Safety Action Plan presentation. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet explained that last year, Fayette County was awarded federal grant monies as a part of the Safe Streets for All (SS4A) program. This program was developed as a part of the IIJA (Infrastructure Investment & Jobs Act) aimed at increasing road safety in local communities through infrastructure and planning investments.

Fayette County was awarded SS4A grant funding to develop a County-Wide Safety Action Plan (SAP) which is a critical first step in obtaining future infrastructure grant monies for each of the cities and the county.

Each of the Fayette County Municipalities has a representative serving on the Steering Committee for the Safety Action Plan as the scope of the plan covers both the unincorporated and incorporated limits of Fayette County. He stated that POND Co was awarded the RFP to develop the SAP which had been underway for the past few months. The presentation focused on the scope of the SAP and its progress.

Matt Flynn with POND Company spoke next and gave his presentation. He explained that through the Safety Action Plan, Fayette County municipalities could establish policies and procedures and essentially apply for additional grant funds to keep their roads safer. The program included staff from the Atlanta Regional Commission, the Georgia Department of Transportation, and the Federal Highway Administration. He indicated two intersections that could benefit from the program, Carriage Oaks Drive and Dogwood Trail, both along Highway 74.

Council Member Campbell inquired about the program being tailored to Tyrone and asked who would perform the future work and how it would be funded. Mr. Flynn explained that the program would create best practices that each municipality could use for their needs. The funding would come from the Federal Infrastructure Investment and Jobs Act (IIJA) and then go to the County to be filtered through to the cities.

Council Member Hunter asked for examples of the programs. Mr. Flynn gave an example of speed-calming elements such as live speed detection devices and proper signage. He added that there were 20-30 projects.

## **VIII. PUBLIC HEARINGS**

8. Consideration of a Town Council-initiated text amendment to section 113-137 (Town Center Mixed Use Zoning District) of the Town of Tyrone Zoning ordinance as it pertains to purpose, requirements, and development standards. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet explained that the Town Center Mixed-Use ordinance was created because of the Town of Tyrone's Comprehensive Plan and Downtown Plan to serve the Town Center Character Areas with a zoning classification that permitted a mix of both commercial and residential development types.

He stated that after subsequent rezoning applications, Town Council had directed staff to make modifications to the Town Center Mixed Use district in two phases. The first phase presented in this text amendment was a request to remove Townhouses as a permitted use due to concerns with the use type. The second phase would be a comprehensive review of both the Town Center Mixed Use district and the Town Center overlay to increase clarity of the language and to reduce ambiguity to ensure developments meet certain quality and performance metrics consistent with the development patterns desired in the downtown area. Staff had prepared Phase I of these text amendments in accordance with this request.

Mr. Trocquet added that the Planning Commission voted to approve 3-2 with two members in opposition to the removal of townhomes. Council Member Hunter asked why they opposed it. Mr. Trocquet stated that they believed that the implementation of townhome use in the downtown area would accomplish the goals set in the Comprehensive Plan. They would allow for more open/common spaces. The Planning Commission all agreed that after a Comprehensive Plan review, townhomes could be placed back in the ordinance depending on how they pertained to the development patterns.

Council Member Whelan asked where they were currently allowed. Mr. Trocquet stated that they were currently within the Community Mixed-Use (CMU) zoning and the Residential Multi-family (RMF) use which was a legacy district and was not in use. RMF would be essentially downtown, and the CMF would be along the Highway 74 corridor.

Mayor Dial opened the public hearing for anyone who wished to speak in favor of the item. No one spoke.

Mayor Dial opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke.

A motion was made to approve the text amendment to Section 113-137 (Town Center Mixed Use) of the Town Zoning Ordinance as it pertained to purpose, requirements, and development standards.

Motion made by Council Member Campbell, Seconded by Council Member Whelan.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

## **IX. OLD BUSINESS**

## **X. NEW BUSINESS**

9. Consideration to award professional design and contract administration services for the 2024 Adams Lake Dam Improvements project PW-2024-10 to Schnabel Engineering, LLC for a fee not to exceed \$82,000.00. Scott Langford, PE, Public Works Director / Town Engineer

Mr. Langford stated that as part of the approved 2024 SPLOST referendum the Town's projects included contracting with Schnabel Engineering for professional services to perform a detailed evaluation of Adams Lake Dam. As a result, several items were identified as needing improvements. He added that the costs included professional services, design, plans, and specifications along with bidding and construction administration.

Council Member Campbell asked if the contract was only for the design and administration portion of the project. Mr. Langford stated that it was and that they would also assist with the bidding process. Council Member Campbell asked when the work would begin. Mr. Langford stated that it would take approximately ten to twelve months to get to that phase in the project.

Council Member Hunter inquired about the road closure. Mr. Langford shared that they always aimed to keep at least one lane open during the project.

A motion was made to authorize Mayor Dial to execute and Award the professional engineering services for the 2024 Adams Lake Dam Improvements project PW-2024-10 to Schnabel Engineering, LLC not to exceed \$82,000.

Motion made by Council Member Furr, Seconded by Council Member Hunter.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

10. Consideration to award professional design and construction administration services for the 2024 Handley Dam Improvements project PW-2024-12 to Schnabel Engineering, LLC for a fee not to exceed \$113,500.00. Scott Langford, PE, Public Works Director / Town Engineer

Mr. Langford stated that along with the Adams Dam project was the SPLOST-approved Handley Dam evaluation, also through Schnabel Engineering. He added that the project was like the Adams Dam project, however, it would require additional work. He reminded everyone that both projects were funded through SPLOST funds.

A motion was made to authorize Mayor Dial to execute and award the professional engineering services for the 2024 Handley Dam Improvements project PW-2024-12 to Schnabel Engineering, LLC not to exceed \$113,500.

Motion made by Council Member Furr, Seconded by Council Member Whelan.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

11. Consideration to award the purchase of a John Deere 3038E Compact Utility Tractor along with a John Deere 360 Heavy Duty Flail Mower to Ag-Pro for \$35,005.10. Scott Langford, PE, Public Works Director / Town Engineer

Mr. Langford stated that the Public Works staff requested a small utility tractor and flail mower for the maintenance of Town-owned roads and drainage systems. After the bidding process, John Deere holds the State Contract for tractors and mowers. The cost would also include a two-year bumper-to-bumper warranty and a five-year powertrain warrant.

He added that the 1998 tractor would be surplus. Council Member Campbell asked if the price included the lights and safety equipment. Mr. Langford stated that some were, however, it came in thousands of dollars under budget so there would be enough to fully equip the tractor.

A motion was made to award the John Deere Compact Utility Tractor model 3038E along with a John Deer 360 Heavy Duty Flail Mower to Ag-Pro for \$35,005.10.

Motion made by Council Member Campbell, Seconded by Council Member Furr.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

12. Consideration to award the purchase of an HP DesignJet 3600XL Plotter and authorize the mayor to execute an associated 5-year maintenance agreement to Milner Technologies in an amount not to exceed \$18,000. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that the current plotter lease expired and that staff budgeted for the purchase of a new plotter including a 5-year maintenance contract/warranty. Milner was the low quote for the machine which would primarily serve the Community Development, Public Works, and Engineering departments. The plotter cost came in \$7,025 under budget. He added that legal reviewed the maintenance agreement and it was like the agreement for the copiers from the previous Council meeting.

A motion was made to approve the purchase of an HP Design Jet 3600XL Plotter and authorize Mayor Dial to execute an associated 5-year maintenance agreement to Milner Technologies not to exceed \$18,000.

Motion made by Council Member Furr, Seconded by Council Member Campbell.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

13. Consideration to approve a text amendment to Sec. 109-78 of the land development ordinance regarding general requirements of development as it pertains to a Certificate of Appropriateness. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet explained the next three agenda items together and stated that the Town's process for obtaining architectural approval and review for properties within the SR-74 Quality Growth Overlay has been guided by the Certificate of Appropriateness procedures. Based on recent experiences administering this ordinance and public confusion regarding the scope of the provisions, staff had prepared modifications to the ordinance in this regard. He added that it was staff's determination that the name "Certificate of Appropriateness" is needlessly confusing based on the scope of the provisions.

Staff recommended revision of this nomenclature to "Architectural Approval" to provide more literal clarity. He added that the review would be placed with the Town Planning Commission along with the Conceptual Site Plan review process. The architectural scope is now applied to both Town Center and Quality Growth overlays.

A motion was made to approve the text amendment to Section 109-78 of the land development ordinance regarding general requirements of development as it pertained to a Certificate of Appropriateness.

Motion made by Council Member Hunter, Seconded by Council Member Campbell.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

14. Consideration to approve a text amendment to Sec.109-84 of the land development ordinance regarding provisions for a Certificate of Appropriateness. Phillip Trocquet, Assistant Town Manager

A motion was made to approve the text amendment to Section 109-84 of the land development ordinance regarding provisions for a Certificate of Appropriateness.

Motion made by Council Member Campbell, Seconded by Council Member Hunter.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

15. Consideration to approve a text amendment to Sec. 109-148 of the land development ordinance regarding general requirements of site plan development. Phillip Trocquet, Assistant Town Manager

A motion was made to approve the text amendment to Section 109-148 of the land development ordinance regarding general requirements of site plan development.

Motion made by Council Member Whelan, Seconded by Council Member Campbell.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

**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 explained that last December, Council approved a new employee retirement plan. The plan would affect employee's social security status as they would be able to vote on continuing with social security or opting out. He had just received an email that day telling him that they were still working on it. It was supposed to have been completed in June. As soon as staff gets the go-ahead, he and Ms. Beach would ask each employee to vote, then the paperwork would be returned to the state office.

Mr. Trocquet announced that he met with the Tyrone Postmaster and her assistant and that they still had plans of reopening the end of August or in September.

Mr. Trocquet stated that there was a need for a Shamrock Park Pavilion RFP Steering Committee for the design and that one or two members of Council were needed.

A motion was made to nominate Council Members Campbell and Hunter for the Committee.

Motion made by Council Member Furr, Seconded by Council Member Whelan.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

### **XIII. COUNCIL COMMENTS**

Mayor Dial recognized Council Member Hunter's son Evan Hunter in the audience.

Council Member Campbell inquired about the reflective chevrons and lights for the dump truck. Mr. Trocquet stated that after the bidding process, the parts had to be ordered and they were finally in. Mr. Bowman would schedule a time for them to begin the process.

Council Member Campbell inquired about the Pendleton Dam project. Mr. Perkins stated that staff was still waiting to hear back from the state.

Council discussed the right-of-way mowing and how it could be improved, especially in certain areas. Mr. Pekins stated that it was almost time to bid on the project and that he would ask for a bid alternate for a more frequent mowing schedule. Mayor Dial asked that the area alongside the Highway 74 entry ramp from Tyrone Road heading north be cut.

Council Member Furr was concerned that the contractor did not cut up the Peachtree City line near Crabapple and Senoia Road. She also was concerned about the Laurelwood and Ridge Road paving projects and how they ran out of sod and added sand and rock instead. Mr. Langford stated that he would make sure it was corrected as they were still under contract. Council discussed the new landscaping for the newly created streetscape located at Partners/Gunnin and Kakao. Mr. Langford shared that parts could be changed in the future if it was impeding the site for oncoming traffic.

Council Member Whelan thanked the Tyrone Police Department and the citizens for being rated number five on Georgia's Safest Cities list, again.

Council Member Hunter gave Mr. Perkins a shoutout for his diligence on the fallen trees on Highway 74. Mr. Perkins in turn thanked Mr. Mitch Bowman for his assistance with the matter.



**XIV. EXECUTIVE SESSION**

A motion was made to move into Executive Session for the review of Executive Session minutes from August 1, 2024, and for three real estate items.

Motion made by Council Member Campbell, Seconded by Council Member Whelan.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter

A motion was made to reconvene.

Motion made by Council Member Furr, Seconded by Council Member Hunter.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

A motion was made to approve the Executive Session minutes from August 1, 2024

Motion made by Council Member Furr, Seconded by Council Member Campbell.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

**XV. ADJOURNMENT**

A motion was made to adjourn.

Motion made by Council Member Furr.  
Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

The meeting adjourned at 8:40 p.m.

By: \_\_\_\_\_  
Eric Dial, Mayor

Attest: \_\_\_\_\_  
Dee Baker, Town Clerk