

TYRONE TOWN COUNCIL MEETING

MINUTES

February 16, 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:

Sandy Beach, Finance Manager

Bridget Smith, Accounting Specialist

April Spradlin, Court Clerk

Police Chief, Randy Mundy

Corporal, Charles Clark

Police Officers, Jacob Hale, and Eric Holley

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *The first public comment period is reserved for non-agenda items. 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 Howard.

Voting Yea: Council Member Hill, Council Member Furr.

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 February 2, 2023 minutes.
2. Consideration to designate 14 benches (pews) from the former Council Chambers at 881 Senoia Road as surplus and offer them for sale to the public on the Town's public auction site at a reserve of \$150.00 each.

3. Approval of Crossroads Academy's public Steady Steps 5K event which includes vendors and food at Shamrock Park on April 22, 2023, from 7:00 am - 2:00 pm.

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

4. State of The Town Address - **Mayor Eric Dial**

Mayor Dial addressed everyone.

As always, it is an honor to come before you on behalf of Tyrone's council and staff to provide an update on the state of the town. Even better, it is a pleasure to address you.

It is a pleasure because Tyrone is a great place to live and work. I'm not put in a position where I have to sugarcoat anything about our town. Presenting to you the facts about our town is a pleasure in and of itself.

In preparation, I decided I would put myself in the position of someone in any state in America looking for a place to live. What would they be looking for?

What I found was home value, low crime, good schools, high life expectancy, good health care, walkability, access to various forms of transportation and shopping, and most importantly access to a broad range of places to worship freely.

In short, what I found was the Town of Tyrone. We are all blessed to be living and working here and we should never take that for granted.

Tyrone continues to rank in the top 3 of the safest cities in Georgia year after year without fail. That's an accomplishment that is virtually unheard of. Thank you to our police department and our citizens for the role you play in this.

Since I have mentioned our officers, I want to take this exit ramp to discuss something real quick.

We see our men and women doing their jobs and I think we do a good job of thanking them, but are we really aware of what they take home with them each night?

PTSD is not just for veterans. First responders have these same issues, and many of these challenges impact them and their families.

We've seen some of the realities of this throughout this past year. Our men and women have struggled together and supported one another when they deal with the difficulties of the job. So when you pray for the safety of our officers as they protect us, I ask that you also pray for them and their families in how the job impacts them mentally and emotionally. That doesn't mean they want to talk about it, but they do deserve our prayers.

It has always been made clear to us, and we agree, that Tyrone needs to maintain its small-town feel as we inevitably grow in a responsible way. Growth is necessary, but it needs to be deliberate.

Every step we have taken over these years has been with the intent of doing just that. That's why you haven't seen us selling out to any apartment complexes or 500,000 sq. ft. distribution centers. It's not who we are and it's not who we want to be.

So as we do revitalize and grow, our plans and actions have incorporated the look and feel that the citizens have asked for. Every major change has involved citizen committees that offer feedback and direction.

This work has resulted in designs for downtown with the Town Center Mixed Use overlay, the Livable Center Initiative, and plans for the northern corridor of Highway 74.

We designed this building in a way that other builders and investors would want to mimic. I spoke with a potential downtown property buyer recently who said, "whatever we build, we want it to look like Town Hall because we love the look of it."

This is exactly what we were shooting for and we hope that all future property owners will have that same sentiment.

Another way we can make this happen is through the creation of the Downtown Development Authority.

While they are a separate entity, we work closely with them, we help fund them, we share ideas, and we have crossover in dedicated staff and Councilman Campbell.

The DDA has some great ideas for downtown and you will see some of these ideas come to fruition this year. For example, we are confident that the old fire station will be repurposed and possibly completely remodeled in 2023.

It will serve as another impetus for a vibrant downtown. We have already had many conversations with people who are interested in that property and I am confident that you will be pleased with the outcome.

We also have a very active Friends of the Museum committee that is regularly hosting events to raise money and to attract visitors to enjoy the many artifacts that have been assembled.

This is another reason to come into town and another reason we need to commit ourselves to make it easy for people to get here.

Something else that we are doing to partner with investors is our streetscape program. We will begin construction on our downtown streetscape projects this Spring to improve the aesthetics and walkability of our downtown.

We are also committed to bringing people downtown from existing neighborhoods by constructing multi-use paths. If we want a vibrant downtown, we have to bring people here, preferably on foot or golf cart.

This year we will give over a thousand residents golf cart access to downtown that currently don't have it.

First is the Farr Road corridor. I am finally able to announce that we are confident that all right-of-way acquisitions will be complete for the Tyrone Road path by next week.

This means that we will be able to begin construction in the Spring or Summer. Amen to that!

Secondly, we will also begin and probably complete construction this year on the Senoia Road/Spencer Road multi-use path which will provide Southampton residents access to downtown and residents on our east side access to the shopping center.

For Pendleton, Berry Hill, and Swanson Valley, we will invest in traffic calming and share-the-road measures that will allow you to get downtown on foot or on golf carts.

It's not as easy for an existing municipality to build cart paths as it is for a new city, and it takes much longer to do so, but we are doing all we can to make it happen.

If you don't have a literal multi-use path adjacent to you, keep in mind that our golf cart ordinance allows for street use in many cases based on the speed limit.

Another big project we expect to work on in 2023 will be the roundabout at Arrowood/Palmetto/and Spencer Roads. This will take about a year to complete, but it's important to our traffic flow so we'll get it done.

Shifting gears to park investments, we are excited to see the progress of the new pickleball courts at Redwine Park. Another project that will begin construction in the coming weeks, the bid has been awarded and we are currently picking our colors.

Anybody that's built a house knows that when you're picking out colors you know tangible change is right around the corner. We will have 8 new courts available to the pickleball community which is exploding in popularity.

2023 will also bring about improvements to Handley Park. We recently purchased new scoreboards, we're paying for field improvements, and we plan to complete the new bathrooms for the soccer fields this year.

I've mentioned many new projects that are finally coming to fruition in 2023. I want to point out that this is only half of what will actually be accomplished. Much of what we do falls under the category of maintenance and improvements.

Exciting things like culverts, dams, cleaning, pruning, repairs, road resurfacing, etc. These are the things we thank our public works team members for. We have a group of men that work hard all day every day regardless of the weather and we're grateful for them.

The majority of the projects I've mentioned are being funded by the 2017 SPLOST. Without the SPLOST approval, they either wouldn't be done, would be significantly delayed, or would be funded by increased millage rates.

Fayette County voters will be voting in March (election day is March 21st) to renew this SPLOST with a new list of projects. I invite you to visit our website or come by to see what is planned based on the input from a citizen committee for the 2023 SPLOST prior to your vote.

Speaking of our website, I want to tell you about a new tool you can use to stay informed about what we're doing and how far along we are. Brandon has prepared a spreadsheet that will be updated as a project advances.

Visit tyronega.gov/projects for this information. I also encourage everyone to visit our website to sign up for our newsletter so you can receive all of our town news and events. Thank you, Brandon, for these tools and everything else you do.

In this newsletter, you will be introduced to all of the activities of our library and recreation department among others. Both of these departments host events constantly throughout the week that appeal to all age groups.

Patty and Lynda lead outstanding departments and deserve major kudos for their commitment to our town.

If 2023 sounds like a year of hard work and progress, that's because it is. Many of the things we've been planning and preparing for over the last 6-8 years will actually happen this year.

As slow as these things are, they are essential to successful and cost-effective projects. Scott and Phillip, thank you for guiding us through this aspect of our work.

Fortunately, funding is not our major challenge, and we have a strong team led by Sandy that helps us navigate our way through funding issues.

Probably our biggest challenge will be manpower. We are limited in what we can accomplish from a project management standpoint so it may be that we have to address that during budget season.

You deserve to have things done the way we have promised you they would.

Earlier I spoke about all of the advantages of living in Tyrone. We are doing our part in making Tyrone a great investment and we will continue to do so.

Now we need private investors to join us in making it a vibrant community with a small-town feel.

In closing, I want to thank this council and our outstanding staff for the role each of you plays in this town.

You don't have council members who have run for office for glamorous reasons. Your council members love their town and have sacrificed in countless ways to make it better.

You don't have staff members who clock in, draw a paycheck, complain about their jobs, pass time, and clock out. You have staff members who have committed themselves to us and do everything they can to perform well - despite modest pay in a difficult economy.

On behalf of council and our citizens, we appreciated your work ethic, integrity, and attitudes.

Let's all, almost 8,000 of us, work together for the best interest of our town. We won't always agree on everything, but let's respect one another and stand together on the principle that what God has blessed us with, we will do our very best to protect and maintain.

5. Presentation of the Financial Report for FY Ending June 30, 2022.

Ms. Beach introduced Ms. Julie George, CPA, representing Rushton for the Town's annual audit report for the fiscal year ending June 30, 2022.

Ms. George thanked Mayor and Council for allowing Rushton to perform the Town's annual audit, she added that it was nice to be able to hear the Mayor's State of the Town's Address. She then thanked Mr. Perkins, Ms. Beach, Ms. Smith, and the Town's staff that helped the audit run smoothly. She added that the staff was very proactive.

Ms. George informed Council that before them was a letter, the presentation, and the report. She added that the letter was standard and it presented any changes compared to the previous year. The letter reflected the fiscal year ending June 30, 2022. The main significant change was that the Town adopted Governmental Accounting Standards Board (GASB) 87, which was required for all governments. She stated that all information regarding the Town's audit was timely filed in December 2022.

She informed everyone that on pages 1-3 of the report was the Independent Auditors Report. Due to the required changes, the Audit Opinions were now located within the first paragraph. The Town's opinion was an Unmodified Opinion which was good. That meant the financial statements were presented clean with no modifications, and they were presented fairly.

She shared that there was a change in the wording regarding assurance. She read; *Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Audition Standards will always detect a material misstatement when it exists.* She added that the statement was better explained on page 2 of the report. She also read a statement change regarding material; *Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.*

Ms. George stated that the financial responsibility of the Town was that of management, and her company's responsibility was to express their opinion and if it was presented fairly.

Ms. George move on to slide 2; Government-wide Statements. This fund included the general fund, SPLOST, drug forfeitures, and sewer, along with the new Downtown Development Authority (DDA). She clarified that it combined everything. It also included the assets, liabilities, deferred inflows of resources, and net positions of government activities, business activities, and the DDA. She shared that page 6 reflected the statement of activities and sources of revenue such as grants and taxes.

Ms. George moved to slide 3, page 5 of the report. She explained that the net position was broken down into net investments and capital assets. This would include the total of the capital assets such as the new building, vehicles, and infrastructure. General governmental activities would include, the general government, and public safety. The business activities would include the sewer infrastructure. All of which would be considered net of the related debt. She explained that if you took everything you had, less the depreciation accumulated today, less the debt relative to those assets which would lead to the net investment in capital assets. She then mentioned restricted net position. The capital outlay would be a restriction such as SPLOST but the Town also had unrestricted funds in order to be spent as needed. She mentioned that there was an increase due to the Town's investment in more capital outlay projects.

Ms. George progressed to slide 4, pages 55-60 of the report. This section included the general fund. She stated that the general fund decreased by \$249,000 due to several factors such as an increase in property taxes, sales tax, and insurance premiums. There was a decrease in licenses and permits, which was expected, due to non-recurring right-of-way fees last year. Another factor would be the one-time CARES grant, totaling \$392,000. She noted that the ARPA fund was presented separately, not within the general fund.

Ms. George stated that the expenditures (pg. 56) were down by 21%, most of which was due to the new town hall building. The general fund in general government decreased by \$1.7 Million, most of which was from the new building in FY21. She also noted that public works, public safety, culture, and recreation all increased last year. She stated that the unassigned fund balance was not restricted by law. The balance as of June 30, 2022, was \$9.2 Million. This was approximately 21 months of expenditures which were very healthy. She informed everyone that the reserves could be used on capital outlay projects if needed.

Mayor Dial clarified that SPLOST funds were also not included in the fund balance. Ms. George agreed. She directed everyone to page 7 of the report. She shared that the general fund indicated \$9.2 in the unassigned general fund, with \$4.6 Million in the 2017 SPLOST line. SPLOST funds were restricted to capital outlay projects.

Ms. George moved to slide 5 regarding the general fund revenues and expenditures graph. She stated that revenues had continued to increase with the exception of CARES funding and rights-of-way. She added that the Town had maintained a good trend. She stated that expenditures increased due to the capital outlay projects last year, including the new town hall. She added that even though the expenditures were up, they were still below the revenues.

Ms. George moved to slide 6 which indicated the sewer fund activity. She shared that there was a small increase in sewer revenue and expenditure. The main reason for the increase was that the depreciation of \$45,000 was not through cash. She added that it should level out next year.

Ms. George moved to slide 7 regarding internal controls. She shared the information regarding the scope and results of the testing. She stated that Comment 2022-01 had been similar in most of the Town's audits. Due to the lack of staff and the Town's size, there was not an optimum segregation of duties. She added that it was common but Council still needed to be aware of the risk. Each year management implemented all recommendations which lessen the risk.

Ms. George moved on to Comment 2022-02 regarding bank reconciliations. She stated that the comment had not come up in past years. Her team noted that multiple bank reconciliations were not performed on time. This would also fall under not being fully staffed. She added that the reconciliations were performed correctly just not as timely as they had hoped. She suggested that if there were enough projects and growth, Council may consider hiring additional finance staff. Additional staff would also assist with the segregation of duties and strengthen controls. The department was dealing with more grants, CARES, ARPA, and changes to GASB, along with more Town projects. Ms. George shared that if the Council decided to hire more staff consider hiring someone with experience, not on an entry-level.

Ms. George moved to slide 8, GASB 87. She shared that she and her cohorts had been talking about and teaching this standard for at least 5 years. It had been delayed due to COVID and the complexity of the standard. The Town, along with other municipalities implemented the standard on June 30, 2022. She explained that statements require that lease receivables be recorded for a cellular communications tower lease. Ms. Beach and Ms. Smith recorded \$30,000 which had a minimal impact on the net position. No leases were found that created liabilities.

Ms. George moved to slide 9, GASB 96. She stated that GASB 96 would go into effect on June 30, 2023, and was similar to 87. She stated that 96 dealt with subscription-based information technology software arrangements. GASB decided that the subscription was an intangible asset with a liability to pay. She added that Finance needed to evaluate the subscriptions with their assistance. She mentioned that the financial software Incode and Courtware used by court would be the first two to research. This would affect most governments as they would have something to record. She then asked if anyone had questions and shared her contact information.

Mayor Dial thanked Ms. George and also shared appreciation for Ms. Beach, Ms. Smith, Ms. Willis, and any other staff member that dealt with finances and that helped the audit run smoothly. Ms. George thanked everyone for their cooperation, proactiveness, and responsiveness that her team received.

VIII. PUBLIC HEARINGS

6. Consideration of a text amendment to section 113 of Article V of the Zoning Ordinance regarding district regulations to create a Business Technology Park (BTP) zoning classification. **Phillip Trocquet, Community Development**

Mr. Trocquet shared that there had been a workshop and Planning Commission meeting on the item. The purpose was to help facilitate economic development and to guide economic development along the Highway 74 corridor. The zoning district was also appropriate for the Community Gateway Character area. The Business Technology Park (BTP) was specifically located north of Jenkins Road. After forming the zoning district alongside the Fayette County Development Authority, there had been one change. He stated that the Planning Commission shared their concerns regarding height restrictions. Since then, the allowable building height was raised from 35 feet to 50 feet. He added that Planning Commission implored that Council adopts a similar strategy as that of sound stages. He explained that the base height in the Town was 35 feet, and for every additional foot in height, the front setbacks would increase. This would give an apparent smaller size of the building from Highway 74. He referred to page 17 of the packet. He read section 8, *Height limitations. a. The front setback shall be increased two feet for every one foot of building height over 35 feet to a maximum of a 50-foot building height, or a raised landscape berm shall be constructed one foot high for every one foot of building height over 35 feet to a maximum 15-foot berm height, or any combination thereof. b. If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of building height over 35 feet to a maximum of a 50-foot building height.*

Mr. Trocquet informed Council that the Planning Commission wanted to add that language as it would help with some of the impact. He added that staff recommended the change as written. He added that other provisions were also discussed such as aesthetics, and the percentage of allowed warehousing. He then asked if there were any questions.

Council Member Furr stated that she agreed with Planning Commission's recommendations regarding the height. Mayor Dial asked if a building was 100 feet in depth and the building was 25 feet, after the 100 feet it increased, what standards would be used on the requirements. Mr. Trocquet stated that staff would still consider the building height. If there were variables, staff would adhere to the default of the maximum height of the building. According to scale, the developer would be asked to shift the building back with additional footage over 35 feet. Mr. Davenport advised adhering to the maximum height on any part of the building as a standard. If 25% of the building toward the rear was 50 feet, and the building toward the front was less than 50 feet, you would focus on the 50 feet.

Mayor Dial opened the public hearing for anyone in support of the item. No one spoke.

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

A motion was made to approve the text amendment to section 113 of Article V of the Zoning Ordinance to create a Business Technology Park (BTP) as proposed by the Planning Commission and as written.

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

7. Consideration of a text amendment to section 113-191 of Article V of the Zoning Ordinance regarding the Quality Growth Development District Special Requirements.
Phillip Trocquet, Community Development

Mr. Trocquet shared that the purpose of the item was to add more clarity to the Quality Growth Development District, especially after all of the comments that were received on the Comprehensive Plan from Council and the Planning Commission. He then referred to pages 20-21 in the packet regarding landscape standards. He indicated that the previous ordinance stated "landscape" and was very vague. He indicated sections such as landscaping and screening requirements and architectural and dimensional requirements. He stated that HVAC equipment should be screened from the road. Additional changes were made with the location of the district in mind. He added that the previous version stated, any property fronting Highway 74 would need to comply. Some buildings that front highway 74 currently, are 2,000 feet or more beyond the highway. Other standards researched for overlay districts required a standard width which was typically 1,000 feet. He added that given the lay of the land for Tyrone, 800 feet should be sufficient for either direction from the right-of-way of Highway 74. The back buildings should be of good quality but not held to the same strict standards. The changes were needed to approve the aesthetics of the corridor. He added that another standard was located at the bottom of page 22. The Northwest Corridor Special Traffic Management Area was added. He stated that the provision was added from Thompson Road to Kirkley Road. He added that it was an internal collector road, similar to what the County adopted, which allows for better traffic circulation.

Mayor Dial asked as an example if one property owner was in agreeance with the collector road and another was not, would that property become useless? Mr. Trocquet stated that the other property owner would need to comply with the ordinance, if not now, then at a later date during construction. Mayor Dial asked if property B wished to develop, what would happen to the road on property A? Mr. Trocquet stated that property B would develop along with the collector road. When it came time for property A to develop, they would need to comply with the ordinance and connect to the road on property B.

Council Member Furr began a conversation regarding the standards applied to secondary buildings behind the buildings fronting Highway 74 which have higher standards. Mr. Trocquet shared that the secondary buildings would need to comply with the Comprehensive Plan and ordinances already in place such as bay doors could not face a main thoroughfare, and no exterior storage or must be screened. He reminded Council that the BTP conditions would be in place which also encompassed 800 feet from the highway.

Council Member Furr shared her concerns as an example of a developer building a nice building fronting the highway, then creating a concrete building in the rear.

Mr. Trocquet stated that staff would encourage developers to build nicer buildings, however, there was not much in place beyond the 800 feet of visibility. He suggested that if Council wished, the visibility could be expanded to 1,000 feet. However, the buildings would not be visible from Highway 74. Council Member Furr disagreed and added that the rear buildings should be held to similar standards.

Council Member Campbell stated that there were requirements in place. Mr. Trocquet clarified that within the overlay, the fronting buildings were required to have 70% of Class A materials such as glass, brick, and stone. He added that the buildings in the rear could be built with Class B materials but they were also held to landscape and screening requirements. This was also a cost-effective issue for the developer. He stated that some higher architectural elements could be added or staff could add additional footage requirements from the highway.

Council Member Furr stated that she would not want to be a developer looking for property and to drive behind the fronting buildings to find subpar buildings. Real Estate agents would also have a difficult time selling property. Council Member Campbell suggested to upgrading the materials used as aesthetics for those buildings. Mr. Trocquet stated that for the overlay district, the materials were required to be Class A materials such as brick, brick veneer, stone, or glass. Council Member Furr clarified that it was for up to 800 feet. She then reiterated that requirements needed to be put in place beyond the 800 feet.

Mayor Dial suggested extending the required feet from Highway 74. Mr. Trocquet stated that 1,500 to 2,000 feet should encompass all properties. He added that the cost to developers would be higher but it could be changed. Mayor Dial asked, at what distance would be practical? Mr. Trocquet explained that the view shed would normally be how far someone could see from the highway, which included topography. Typically, 1,000 feet would maintain the view shed that one would need to preserve aesthetics. Staff deemed 800 feet to be sufficient along with the Town's topography on Highway 74. It was not a perfect science; some properties could be seen up to 2,000 feet.

Mayor Dial suggested 1,200 feet. Council Member Furr stated that she believed that the entire project should look nice. Council Member Campbell stated that he understood what Council Member Furr was saying, however, most would not see the back buildings on a particular property due to the slope. He also agreed that when someone drove through the business parks, all buildings should look nice.

Mr. Davenport suggested designating builds as part of a business park versus separate parcels. He suggested the wording be, 800 feet or include buildings as part of a business park. All buildings as part of a business park fronting Highway 74, no matter how deep, should meet higher standards. Separate parcels could adhere to the regular standards in place. Council Member Campbell agreed.

Mr. Trocquet clarified that the ordinance encompassed any properties along Highway 74, north of Jenkins Road. He further clarified to amend the ordinance that the boundaries of the requirements apply to any building within 800 feet along Highway 74, or any series of buildings part of a planned business technology park, whichever was greater. Mr. Davenport stated that it was important to separate parcels that were greater than 800 feet from Highway 74, as they were not bound by the same guidelines or requirements. He added that the park could be 1,500 feet in depth but all buildings in the common development would be bound by the requirements because it was part of the park that fronted Highway 74.

Mayor Dial opened the public hearing for anyone that wished to speak in support of the text amendment. No one spoke.

Mayor Dial then opened the public hearing for anyone that wished to speak in opposition to the item. No one spoke. He closed the public hearing.

A motion was made to adopt a text amendment to section 113-191 of Article V of the Zoning Ordinance regarding the Quality Growth Development District Special Requirements and any buildable part of a common development within the Business Technology Park fronting Highway 74 N in addition to the 800 feet whichever is greater.

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

8. Consideration of a text amendment to section 113-128 of Article V of the Zoning Ordinance regarding the Downtown Commercial (C-1) zoning district. **Phillip Trocquet, Community Development**

Mr. Trocquet informed Council that the proposal was to change the C-1 Downtown Commercial zoning district to read, C-1 Community Commercial. He added that C-1 was a lighter commercial zoning category that encompassed most areas of town, not just downtown. Staff has had a lot of questions regarding the zoning, this would clear any confusion. He stated that he recommended approval as did the Planning Commission.

Mayor Dial opened the public hearing for anyone that wished to speak in support of the text amendment. No one spoke.

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

Motion was made to adopt the text amendment to section 113-128 of Article V of the Zoning Ordinance regarding the Downtown Commercial (C-1) zoning district.

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

IX. OLD BUSINESS

9. Consideration of a resolution to adopt the Fayette County Annual Report on Fire Services Impact Fees (FY 2023) including Comprehensive Plan Amendment Updates to the Capital Improvement Element and Short-Term Work Program. **Phillip Trocquet, Community Development**

Mr. Trocquet requested that the item be tabled so the Department of Community Affairs (DCA) would have time to review and approve it. The Town had already approved the transmittal resolution and DCA had not yet commented. After it was reviewed by DCA, staff would bring the item back to Council for approval. Mr. Davenport suggested withdrawing the item due to the unforeseen time frame.

A motion was made to withdraw the item.

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

X. NEW BUSINESS

10. Consideration to approve the budgeted Building/Planning Department Scanning Project agreement with MCCI. **Phillip Trocquet, Town Planner, Dee Baker, Town Clerk**

Mr. Trocquet explained that during the Town's Planning Workshop last year, the item was discussed. He added that the reasons were modernization and the preservation of documents which were located at 881 Senoia Road. He informed Council that addendum 1, discussed the use of the software, Laserfiche. He requested that be removed due to the cost and the Town having a much smaller scaled project. He recommended approval.

A motion was made to approve the budgeted Building/Planning Scanning Project agreement with the removal of Addendum number 1 subject to legal review in an amount not to exceed \$58,785.08.

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

11. Consideration to approve the Election Services Disclosure and Confirmation of Informed Consent form. **Dennis Davenport, Town Attorney**

Mr. Davenport stated that the item occasionally came up when the Town sought to enter into an agreement with Fayette County. The conflict letter was created due to his firm representing the county and the Town. He felt confident that his firm could represent both entities fairly.

A motion was made to approve the Consent Form regarding Election Services from McNally, Fox, Grant & Davenport.

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

12. Consideration to approve the Intergovernmental agreement with Fayette County for conducting municipal elections. **Dee Baker, Town Clerk**

Ms. Baker shared that every other year the Town held its Municipal Elections which were run by Fayette County, as were the other cities in the County. She recommended approval of the agreement with the Fayette County Elections office.

A motion was made to approve the Intergovernmental Agreement with Fayette County for the purpose of conducting Tyrone's Municipal Election.

Motion made by Council Member Howard, Seconded by Council Member Campbell.
Voting Yea: Council Member Hill, 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 the election day for the 2023 SPLOST was March 21 from 7:00 am to 7:00 pm. Early voting would be February 27th to March 3rd, from 9:00 am to 5:00 pm, and March 6th to March 10th, from 9:00 am to 5:00 pm, March 13th to March 17th from 9:00 am to 5:00 pm. There would be two Saturday voting days, March 4th and March 11th from 9:00 am to 5:00 pm. He added that early voting would take place in Tyrone at 945 Senoia Road (former police station), and election day would be at your regular polling place.

Mr. Perkins reminded Council that an email was sent some time ago regarding Pickleball court colors. The color that was chosen was standard blue and light blue. He added that when he researched courts in the area, that was the most utilized color.

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from February 2, 2023.

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

XV. ADJOURNMENT

A motion was made to adjourn.

The meeting adjourned at 8:36 pm.

Motion made by Council Member Howard.

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

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk