

TYRONE TOWN COUNCIL MEETING - WORKSHOP

MINUTES

August 03, 2023 at 5:30 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/HR Manager

I. CALL TO ORDER

Mayor Pro Tem Furr arrived, and the meeting began at 5:45 pm.

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 Hill.

Voting Yea: Council Member Howard, 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.*

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

1. Consideration of revised text for Sec. 113-191 regarding the Quality Growth Development District Special Requirements. **Phillip Trocquet, Community Development**

Mr. Trocquet shared that there were discussions regarding the Quality Growth Overlay District and the fact that changes needed to be made. He added that although higher architectural and landscaping requirements were part of the current overlay, it had been noted that a revision to material requirement percentages should be considered.

The revised material percentages reflected a more practical application for larger buildings while also maintaining high-quality standards.

Mr. Trocquet reviewed the ordinance and directed everyone to page 5 of the packet. He stated that Class A pertained to more premium materials such as brick, brick veneer, stone, and glass. Recently, a development presented before the Council an architectural elevation that did not meet the exterior requirement; however, it was highly regarded by Council and it was approved. There was a lot of discussion since then regarding large buildings and their percentage of architectural standards. This could be impractical along with the other architectural standards in place. He added that our ordinance would be able to generate high-quality looking buildings regardless of the percentage of material requirements. He stated that staff was taking a two-prong approach to how the Town goes about applying the material requirement to buildings that were over 100,000 square feet and under 100,000 square feet.

Mr. Trocquet began with subsection f. For those that are under 100,000 square, feet the basic standards would be met, such as requiring no less than 70% of quality materials and no more than Class B materials (masonry backed stucco, E.I.F.S., metal or fiber cement boards.). This would pertain to smaller shopping complexes or a car wash. They need to meet higher standards.

He then moved to subsection g and clarified that the verbiage should reflect “over” 100,000 square feet, not “under”. He shared that no more than 70% of Category B materials were required, and no less than 30% of Category A materials were required. He mentioned a few other requirements such as parapet walls for screening rooftop equipment, and an architectural relief every 20 feet. He shared that he was not looking for a vote at the workshop, only feedback, and the public hearing would come later.

Council Member Campbell shared that the suggested verbiage was a good addition to the ordinance. Mayor Pro Tem Furr agreed. Mr. Trocquet stated that he would prepare a text amendment and advertise it. The item should be before Council for a vote within 30 days. Mr. Trocquet reclarified that in Section f (under 100,000 sq. ft.), and g (over 100,000 sq. ft.).

Council Member Howard inquired about the “visual relief” at a minimum of every 20 feet (no long flat walls). Mr. Trocquet clarified that they must provide architectural relief such as a depth texture, or panels, something to break up long blank walls. Windows could also be used for that purpose.

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 updated Council regarding the newly acquired budget software, ClearGov. He gave visuals of the new software and how it would increase the level of transparency for the citizens. He shared that the public would be able to see the current and past budgets and a financial overview. Council would be able to see the budget as it was being continually updated. The website was www.tyronega.cleargov.com. The home page would have updated demographics and a full snapshot of Tyrone, a lot more than just financial information. Clear Gov uploaded the current information, staff would take that over to keep the information current. He then highlighted the projects page which was indicated on a map. Citizens could visit a spot on the Tyrone map and it would open up many details regarding that particular project such as descriptions, images, phase of the project, timeline, bidding, etc. He also shared that citizens could subscribe to updates on particular projects. Anytime there were updates on that project, the citizen would be notified. He walked them through other facets of the user-friendly software and visited another city's website giving more examples of what the public would see.

Mr. Perkins stated that the next phase would be to get staff properly trained. A public launch would be coming soon. Council Member Campbell inquired about the cost. Mr. Perkins stated that including training, the software cost approximately \$27,000.

XIII. COUNCIL COMMENTS

Council Member Furr apologized for being tardy.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session to review the Executive Session minutes from July 20, 2023.

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

A motion was made to reconvene.

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

A motion was made to approve the Executive Session minutes from July 20, 2023.

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

XV. ADJOURNMENT

A motion was made to adjourn.

The meeting adjourned at 6:16 pm.

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

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk