

**TYRONE TOWN COUNCIL
MEETING
MINUTES
January 04, 2024 at 7:00 PM**

**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:
Curtis Carson

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.*

Mayor Dial recognized Girl Scout Sydney Nolan in the audience. She shared that she was from Troop 15026. Mayor Dial stated that Ms. Nolan was working on a project in Tyrone and he was proud of her and other Troop members that do work with the Town.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.
Motion made by Council Member Hunter, Seconded by Council Member Furr.
Voting Yea: Council Member Whelan, Council Member Campbell.

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 December 21, 2023 meeting minutes.

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 Hunter.

VII. PRESENTATIONS

2. State of the Town Address - Eric Dial, Mayor

Mayor Dial gave his State of the Town Address for 2024.

It is my honor to speak on behalf of the people and leadership of Tyrone in announcing to you without hesitation that the State of the Town is strong. Tyrone is strong in her character, vitality, and financial position. Most importantly, we remain strong in safety and health.

We currently have approximately 16 months of operating costs in reserves and we collected \$700,000 more revenue in FY23 than we did in FY22. Additionally, for various reasons, we finished FY23 more than \$4 million under budget.

The long and short of it is that our financial condition is very strong and shows signs only of improvement.

No municipality is in good shape if its people are not safe so let's take a look at our police department.

In 2023 we added or replaced many tools such as flock cameras, body cameras, in-car laptops, and other equipment that improved police performance. Our officers logged almost 1,000 collective hours of POST training – more than triple the amount required of them. Our Part 1 crime was down 8.2% and our Part 2 crime was down 14.4%.

In community policing, we conducted our fourth successful Citizen Police Academy, appeared at numerous HOA meetings, and participated in virtually all of the town-sponsored events such as Founders Day, Shamrock Park First Fridays, and holiday gatherings. Our next Coffee with a Cop is this Saturday.

Law Enforcement recruitment may be harder now more than ever, so it is our intent to CREATE the future leaders of our department. We will continue to schedule our officers for career advancement training. Our goal is for all of our men and women to earn their Intermediate and Advanced certifications through GA POST.

It is always my desire to remind the people of Tyrone that our officers see and experience things that they should not be forced to. Please be mindful of this, and keep them in your prayers regularly.

Last night was unfortunately a harsh dose of reality as our men and women lost one of their brothers. We are deeply saddened that Eric Minix, a five-year veteran of the Tyrone Police Department was killed in the line of duty in service to the people of Coweta County.

No words that I use tonight can make this hurt any less for his family and friends. Rather, let's take a moment of silence to ask the Lord to grant comfort that only He can offer. (Take a moment) God please bless our peacemakers and clear their minds of all that troubles them.

We make every effort to make Tyrone a great place to work. We believe our employees have helped create a positive environment and it is our responsibility to fairly compensate them both now and into retirement.

Thanks to our robust financial health, we have been able to ensure that all of our employees are paid in the upper third of our neighboring jurisdictions and we have significantly improved what they will be paid in their retirement years.

As I share with you the successes of each department, I'm confident you'll agree they're all deserving of what we are able to do for them.

Our library increased significantly in circulation, programs, and participants in 2023 and they will be partnering with the recreation department in 2024 to launch a new Lunch and Learn series. Our great staff has programs and resources for everyone – from infants to adults.

Speaking of recreation, our ladies did a great job planning and hosting events throughout the year. Everything was professionally done and well-attended, and we had a 30% increase over last year in sponsorship revenue for Founders Day.

Kudos to our engineering and project management team for overseeing so many different projects this year. Property development, resurfacing, sidewalks, multi-use paths, intersections, stormwater, signage, the list goes on and on. And of course, we can't overlook the county's finest pickleball courts which are always crowded. A huge asset to many residents.

We are super proud of our public works guys. You do a fantastic job throughout town. You go above and beyond the call of duty and save our taxpayers tens of thousands of dollars a year while also completing the routine tasks each day.

Thanks to all of our employees who participated in Tyrone 101, this year's Citizens Academy which was a huge success by all accounts. Participants learned many of the nuances of your jobs and helped them understand the complexities of operating a town.

As proud as we are of Tyrone, this is not a time to rest on our laurels. We're always striving to be better – to improve our town even more. 2024 will be a year of change, not only for the downtown area, but also other areas.

Streetscape installation, Shamrock Park improvements, and the transformation of the property next door to Shamrock Park will all be realized.

Thanks to the Downtown Development Authority along with Collins Woods and his team, Neighbors is expected to complete the old fire station at some point this year.

One area in which we are in need of improvement is our tax digest. Ideally, our residential taxes should account for no more than about 80% of our tax base. We currently sit closer

to 95%. That's far too much burden on you, the taxpayer, and limits our ability to roll back the millage rate.

How do we address this? We need to take the necessary steps to attract more businesses in the proper locations that will generate revenue while minimizing any adverse impact on our community.

Our role in this process is to provide the proper zoning and necessary infrastructure to businesses that makes Tyrone a desirable home.

The best location for this type of development is on the 74 North corridor. The key is that we take every step necessary to making sure any development is responsible development.

We know what we DON'T want so we commit to you that we will act accordingly. We may not have complete control, but we will do our best to represent you well.

At the end of the day, this body has solicited input from the citizens often and time after time you have said the same.

"Do your best to keep us safe, keep our millage rate low, maintain a small-town feel, and improve the look of downtown."

That is our collective goal. Everything we do will be with this in mind.

Again, it has been my honor to come before you tonight and make this pledge on behalf of Council.

3. Consideration to appoint a Mayor Pro-Tempore for the 2024 year. Eric Dial, Mayor

A motion was made to appoint Council Member Furr as Mayor Pro Tem through December 31, 2024.

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

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

4. Consideration to Award professional engineering services for the 2024 Emergency Access for Shamrock Industrial Park, Project Number PW-2024-09, to Keck and Wood, Inc. Brandon Perkins, Town Manager

Mr. Perkins shared that the project was sought by Council to design an emergency access road for Shamrock Industrial Park off Rockwood Road to an easement at the border with Peachtree City. The parcel was 1.73 acres connecting Rockwood Road to the Cresswind subdivision in Peachtree City. The access would be gated. He stated that normal delays and closures due to railroad operation, maintenance, or inspections would not constitute an emergency for public use.

He stated that Keck and Wood would provide a survey and design as a lump sum fee. In addition, Keck and Wood would also provide bid assistance and construction admin services to the Town on an hourly basis. He stated that the total fee for this scope of work was not to exceed \$62,300. He added that due to possible slopes, paving and stability may be required.

Council Member Campbell asked if there was documentation ensuring that Peachtree City was onboard. Mr. Perkins stated that there were legal documents in place. Mr. Davenport added that the final plat of the property indicated that the property was for an emergency access point which was a condition of the rezoning of the property.

Mayor Dial shared his concern with the two adjoining property owners. He asked if the property owners had been notified. Mr. Trocquet stated that before the commencement of the project, Peachtree City would be notified. It would then be Peachtree City's responsibility to notify their residents. He added that during an emergency, Peachtree City would be called and they felt confident that the area could be traversed well.

Mr. Davenport suggested that the Town place signage at the end of the Town's property ensuring residents that the property was for emergency vehicles only. Council Member Furr asked if the trucks would damage the resident's yards.

Mr. Perkins stated that it would be graded to not pool water, however, there would be a possibility of damage if wet.

Mr. Davenport stated that the signage would help the homeowners realize that their property although when purchased, indicated that it was an emergency easement, it would assist with that. Council Member Hunter shared that there was also a curb and gutter there, it was not inviting to the public.

Council Member Campbell pointed out that the property was 1.73 acres but the survey indicated 7 plus acres. Mr. Langford clarified that the properties were surveyed together to identify the topography for drainage.

A motion was made to authorize Mayor Dial to execute the professional service contract with Keck and Wood, Inc. at a fee not to exceed \$62,300 for the 2024 Emergency Access for Shamrock Industrial Park, project PW-2024-09.

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

5. Consideration of a Certificate of Appropriateness submission from applicant 74-South, LLC. Phillip Trocquet, Community Development

Mr. Trocquet informed everyone that applicant 74-South, LLC had submitted an application for a certificate of appropriateness for the C-2 property located at 1400 Senoia Road. The surrounding zoning was C-1, C-2, O-I, and Highway Industrial.

The purpose was to construct a 30,000-square-foot Highway-Commercial flex building. The property owner began the application process prior to the revision of the SR74 overlay and therefore the entire first building was required to meet the architectural requirements at that time. He added that the other buildings on site would not have been required to meet the architectural requirements per the previous version of the ordinance. Those standards required buildings fronting SR-74 to be 80% brick, glass, or stone with no long flat walls providing visual relief every 20 feet. He stated that upon staff's review of the proposed landscape plan, site plan, and architectural renderings, the property appeared to meet all Highway 74 Overlay standards as written at the time of submission. He added that staff recommended approval with the condition that any remaining Technical Review Committee (TRC) comments be resolved. The petition was consistent with the Town's Comprehensive Plan and Future Development map. He shared that the Future Land Use designation for the property was Commercial Corridor which encouraged high-quality architectural buildings in commercial zoning classifications with special attention placed on limiting ingress/egress from Highway 74. He noted that the property did not have a primary entrance or exit off Highway 74.

Mr. Trocquet shared that the petition was consistent with the Town's zoning ordinance. The architectural renderings met the minimum standards outlined for the Quality Growth Overlay as written at the time of the submission. The submission also met the minimum requirements for a Certificate of Appropriateness as outlined in sections 109-84 of the land development code.

He added that staff still had minor outstanding TRC comments regarding the site and specifically needed legal information on the proposed sewer easement. Mr. Trocquet pointed out the color renderings of the building, a proposed site plan along with landscaping and other relevant site plans. The petitioner was not present.

Council Member Campbell recalled the petitioner coming to the Town with a similar plan years prior. He asked why one building differed architecturally from the others. Mr. Trocquet explained that when he submitted his initial application it was before the Town's architectural standards were revised. He added that the Highway 74 Quality Growth Overlay pre-revision required that all buildings fronting Highway 74 meet the 80% of brick, glass, and stone veneer, amongst other requirements. He added that after the revision, all buildings part of a common development or a property fronting Highway 74 needed to meet the standards.

Council Member Campbell asked for the height of the buildings. Mr. Trocquet shared that he believed them to be 25 ft. to 30 ft. single-story structures. Mayor Dial shared concern regarding the look of the building being light industrial.

The zoning was C-2 along with the uses; however, it looked industrial. Mr. Trocquet stated that the owner was informed that the only use for his tenants would be Highway Commercial. Mayor Dial asked if a future tenant were to come to the Town for an Occupational Tax Certificate, would they be surprised if they could not receive one. Mr. Trocquet stated that they would not be issued a zoning approval and the applicant was aware through conversations.

Council Member Campbell stated that the renderings indicating loading docks did make the building look like a warehouse. He added that he did not want warehouses in the business park. Mr. Trocquet assured them that C-2 did not allow warehousing or storage as a principal use. There were many types of businesses in the park such as specialty contractors that used their spaces such as that, however, their main office was also within the building. He added that the requirement was no exterior storage and limitations on automotive uses. Their tenants may be on the high end of C-2 but that would be their limit.

Council Member Furr inquired if the development would connect to Town sewer. Mr. Trocquet stated that it would be connected. He stated that regarding bay doors, they were not allowed to front Highway 74. They are required to be heavily screened, and the property would also require landscaping as a buffer.

Council Member Hunter inquired about the relocation of power lines. As a former Planning Commissioner, he recalled that the applicant at one time was planning on having them moved. Mr. Trocquet stated that it would be a private matter between him and the power company. However, if it were to be approved, he would need to come back to the Town with a new site plan.

Mayor Dial reminded everyone that the item was a Certificate of Appropriateness which did not require a public hearing.

A motion was made to approve the certificate of appropriateness for 1400 Senoia Rd. with the condition that all TRC comments are completed.

Motion made by Council Member Campbell, Seconded by Council Member Whelan.
Voting Yea: Council Member Furr, 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. Trocquet updated Council regarding a couple of Community Development projects. He stated that TSW, the architect for the Shamrock Park design shared that they were working on the final design. He would reach out to Council soon; the project was ahead of schedule. The Steering Committee would meet again assuring that all elements from Council and the Committee would be incorporated in the plans.

The next step would be to solicit bids and move forward with the improvements. Mr. Trocquet shared that he would meet next week with representatives from the Atlanta Regional Commission (ARC) regarding the streetscape project. He added that another Steering Committee would be created for that project as well. The members would come before Council for their approval and the meetings would be published. According to ARC standards the entire process usually took a year, he added that being that staff was clear on what they wanted, the timeframe should be shorter.

Mr. Perkins stated that Council recently approved a new staff retirement plan. The next step would be for employees to make a decision regarding Social Security moving forward. He added that he and Ms. Beach recently shared a phone conversation with a Social Security Representative. He stated that a Letter of Intent needed to be submitted indicating that the Town had a replacement plan and that employees would vote on a Resolution on whether or not to opt-out or to stay in Social Security. He stated that the entire process should take approximately five months. The first ninety days would be an employee notification period in which the employees could research and educate themselves on their options. He added that he had already met with staff to begin the education process. Another two months were built in due to the possible back and forth from the Governor's office. The process should be completed by summertime.

Mr. Perkins updated Council on the new budget software implementation. The plan was to complete the process and be ready for this year's budget process. He had spent a lot of time manually entering employees, benefits, and retirement information.

Mr. Perkins shared that 969 Senoia Road was almost completely demolished. Staff budgeted \$150,000 for the project and it had only cost a fraction due to the work of our Public Works Department. He added that the asbestos remediation was outsourced and dumpsters were rented along with a jackhammer. However, Public Works did most of the work. The next step was the clearing of brush. Public Works has saved the Town a lot of money.

Mr. Perkins stated that beginning in 2022, staff with Council's approval had reinvested Surplus into Georgia Fund 1 and CDs. He reported that in 2023, within the Georgia Fund 1, the Town recognized \$33,777.77 in revenue on a \$750,000 investment. He added that in CDs, \$72,839.94 was recognized in revenue on a \$1.4 Million investment. This totaled \$106,617.71 in revenue.

Mr. Perkins reported that Ms. Beach was currently interviewing for the open Account Specialist position.

Mr. Langford (inaudible) introduced the new Public Works Specialist, Mr. Curtis Carson. He shared that they have a great time and that Mr. Carson learns very quickly. Everyone welcomed Mr. Carson.

Mr. Perkins stated that Mr. Langford previously gave an update on the ongoing projects and reminded everyone that projects and their progress were on the Town's website.

Mr. Perkins shared that he attended a Zoom call along with fifty residents including State Representative Derrick Jackson from the River Oaks subdivision on December 27th. A resident was concerned about a potential development coming to Sandy Creek Road (which was not in the Town's limits). That led to the resident and others reviewing the Town's Comprehensive Plan and Future Land Use map along the Highway 74 corridor. He added that it was a good meeting and he was able to answer most of their questions. He stated that some were surprised that he was willing to attend the meeting. He added that this was what staff did, Home Owner's Associations could reach out to staff to attend meetings and answer their questions. Staff appreciated the ability to get in front of citizens to have direct contact, day or night. He valued the opportunity he had with the River Oaks citizens.

Mr. Perkins announced that Saturday, January 6th from 9:00 a.m. to 12:00 p.m. was Coffee with a Cop at Circa Coffee. He invited everyone to come and ask their Tyrone Police Officers questions or show their appreciation for their service.

Mayor Dial inquired about the decision the current employees would make regarding Social Security and whether it would affect all future employees. Mr. Perkins shared that it was a concern of his too. He and Ms. Beach had a phone call that day with a Social Security representative who answered the question. There were two options, option one was a 51% majority vote. If 51% opted out, everyone would be out of Social Security. The second option was a yes, or no vote. Mr. Perkins was leaning toward that option. Those who opt-out would not affect the other employees. The future hires would be in Social Security. Mayor Dial asked if future employees would be given the option. Mr. Perkins stated that it would be a one-time vote. The yes, or no option would allow the Town to accomplish what was required by law without affecting every employee.

XIII. COUNCIL COMMENTS

Mayor Dial welcomed Council Members Hunter and Whelan.

Council Member Campbell thanked everyone for being there, a good crowd.

Council Member Whelan gave condolences to the Minix family, the Town, and Coweta County for their loss.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Furr.

Voting Yea: Council Member Campbell, Council Member Hunter, Council Member Whelan.

The meeting adjourned at 7:44 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk