

**Tyrone Town Council
Meeting Minutes
December 2, 2021
7:00 P.M.**

Present:

Mayor, Eric Dial
Mayor Pro Tem, Gloria Furr
Council Member, Linda Howard
Council Member, Melissa Hill
Council Member, Billy Campbell
Town Manager, Brandon Perkins
Town Clerk, Dee Baker
Environmental Specialist, Devon Boullion
Town Planner, Phillip Trocquet
Town Engineer / Public Works Director, Scott Langford
Finance Manager, Sandy Beach
Court Clerk, April Spradlin
Library Supervisor, Patty Newland
Permit & Compliance Specialist, Katherine Crouch
Police Major, Van Brock
Lieutenant, Eric DeLoose

Mayor Dial called the meeting to order with limited seating and broadcasted on YouTube Live at 7:00 pm, this was followed by the invocation. The public was invited to watch.

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.*

Mr. Terry Noble who lives on Brunswick Drive spoke regarding the large amounts of oil and fluid that leaked from the AMWaste sanitation trucks on November 4th. He shared that he spoke with their representative regarding the waste and was assured that they would clean it up.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

Mr. Noble then shared that AMWaste realized that the job was too extensive for them and that they needed to contract the job to another company. He then contacted Council Member Campbell regarding the issue. Mr. Noble asked that Council Members put pressure on AMWaste to clean up the unsightly mess.

Mr. David Miller who lives on Brayden Drive and was also the HOA President of the Stonecrest Preserve subdivision spoke regarding the Crabapple Lane closure. He thanked Mayor and Council for their efforts regarding the issue. He also thanked them for emphasizing Tyrone citizens first. He asked that in the coming months, that the board would have the spirit of cooperation to work with Fayette County for a plan for all citizens on the east side to be able to access Peachtree City. He asked for Mayor and Council to continue making that a priority. Mayor Dial asked Mr. Miller to schedule a meeting with him soon to discuss the matter further.

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. Consideration to re-appoint Alisha Thompson as Judge for Tyrone Municipal Court
2. Consideration to re-appoint Judge John B. Cunningham as Judge Pro-Tem
3. Consideration to re-appoint Amy Godfrey as Solicitor for the Tyrone Municipal Court
4. Consideration to approve the minutes from November 18, 2021.

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

5. LCI Presentation from POND & Co. Representatives

Mr. Andrew Kohr, Project Manager from POND & Co. on behalf of the Livable Centers Initiative (LCI) and Downtown Master Plan began his presentation. He stated that the next steps would be to approve and adopt the plan.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

He explained that the purpose was to find what distinguished Tyrone from other Towns. It was important to engage with the Core Team, landowners, and the public to create a future development plan that was flexible and that also aligned with the zoning regulations and the architectural guidelines. The plan would encourage the desired form of growth and consistency throughout downtown, it set the tone. Staff could begin looking at the current zoning regulations to consider changes for future development. He explained that the Master Plan was a framework to engage the public to create something that would truly represent the Town. Also, it was important to engage the public and to identify catalyst properties to preserve the character of downtown. He shared that the plan was a long-term 20-year plan, but was not a detailed site design, nor a regulatory document. It was a flexible plan that could account for changing market conditions, new technologies, and changing demographics. He compared the Master Plan to that of planning a vacation. He stated that you had a beginning and ending date, you need to make reservations for a hotel and restaurants, you need to plan. Just like that of the LCI plan, things happen, such as COVID, you need to be flexible. He added that the plan included the possibilities of new paths, greenways, new roads, townhomes, nature preserves, and intersection improvements.

Mr. Kohr stated that the project process was very successful and the Core Team met with citizens on several occasions. He added that the Friday Market event was the most attended that ARC had ever seen, the numbers were very impressive. Now it was time to put the plan into action. The plan described that the Town needed to activate Shamrock Park more, and that was what we did, it was exciting. He added that more than 200 people attended the three public meetings, 40 community members provided feedback with comment cards, 70 people participated in the online survey and 17 people participated via the online mapping tool. The plan and the participation would help activate the plan and to fulfill the plan's vision statement by completing the 20-year plan while still maintaining the small-town community. Mr. Kohr added that the Town had the beginnings of a multiuse trail for connectivity and walkability.

Mr. Kohr shared that the planning principles came from listening to the public, they want more mobility and an active Shamrock Park. They also want more programs and to attract smaller businesses. He then spoke regarding a mobility plan along Senoia Road, which was the Town's spine and signature street. He added that it was important to add and to connect trails on both sides of the railroad tracks, everyone needed access. He described the area alongside the Red Door Consignment shop. It needed formalized parking and a multiuse trail for golf carts, pedestrians, and bicycles. He explained that Commerce Drive could benefit as a link to the library and Shamrock Park. He displayed renderings of connecting walkways with landscaping, enhanced street lighting, and new pedestrian crossings. He then shared a plan for the Partners II Pizza area with an expanded multi-use path, an expanding tree canopy, a vegetated buffer, on-street parking, and improved pedestrian safety enhancements.

Mr. Kohr shared that Tyrone had an abundance of open space downtown with three parks, Tyrone needed to capitalize on that. When new development comes, Tyrone needs to push for more open spaces from developers.

He added that one of the main focal points of downtown was Shamrock Park, the plan included many suggested improvements. He stated that surrounding private businesses could share in the many opportunities. He gave the example of one business located near the park, it had room in the back of their business for a small restaurant and an open patio overlooking the park. He stated that Shamrock Park was a park 365 a year, the Town could capitalize on that.

Mr. Kohr gave the example of having a conversation with Operation Mobilization for a connection to their open space and nature preserves. By being pro-business and partnering with these businesses, could be beneficial for everyone. He added that regarding preservation, the Town had many opportunities for development for the core of downtown, but could still promote preservation and open space. He added that on Valleywood Road was an equestrian farm, that could preserve the rural character and open space. This was all part of the planning phase. He shared several Senoia Road infill sections with many opportunities for development. These were catalytic sites downtown, some of which were privately owned. He suggested creating relationships and having a plan for future development. He added that the Town Museum, and the former fire station sites were full of potential. The Museum site could shell out many sites such as a catering kitchen or a dance studio, these spaces could be leased. It was a great location being across from a school. He shared that the former fire station could be turned around very quickly, perhaps a food hall overlooking the park, it would make a great amenity. It could be another area for downtown parking, it was a publicly owned property. The greenfield space next to Town Hall was another space that could make a positive impact on downtown for livable and retail spaces.

Mr. Kohr shared recommendations regarding zoning for the future downtown area. He recommended creating a Village Residential District, and revisiting the TCMU district, and consider amendments. He suggested facilitating a smaller scale and to revisit and updating the Town Center Architectural Design Considerations. He also recommended revisiting the parking requirements. He stated that if you walk out today and find full parking lots, that was a good thing. Village Mixed-Use could also be a more flexible, walkable style development with public art. It could also include homes with smaller setbacks, a garage in the rear, and mother-in-law suites. The Village Mixed-Use would also allow for a greater build-out and create more areas and zoning categories.

Mr. Kohr stated that the work plan, or action plan already included items from the Public Work's list. This would help to promote success. These projects could also be moved around. Think about who your partners are? This could be the beginning framework and could also incorporate the Capital Improvement Project's list. He noted that the Shamrock Park project could be completed in five to six phases, and added, be intentional. He recommended focusing on the five-year core first.

He then opened the presentation for questions. Mayor Dial asked Mr. Kohr to specify what the public requested. Mr. Kohr shared that the planning principles came from the citizens, the core team filtered through and added the technicalities from a professional perspective.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

The citizens want connectivity to downtown, more shops and to link north/south, and east/west. The plan needed to include traffic improvements and a mobility plan. Citizens shared that they loved the single-family home but wanted to shift that without losing the small-town feel and character of Tyrone. The need was more housing types, but where would they best fit, where would it be most logical? He shared that there was a lot of undeveloped land downtown, and the Town needed to be proactive to conserve open space with a rural feel. He added that there were many areas of interest. Younger people were moving out because there was not a lot of affordable housing for them. We need to create different types of housing to be proactive, the strategy would change over time. The people needed to be educated on different types of development and where would be a good location for each. He stated that the Town needed to be proactive with a good strategy. The study was road-tested along with citizens during the planning charrette. As an example, townhomes were tested along the equestrian area along Valleywood Road. Part of the process was education.

Council Member Campbell clarified that the plan was essentially a 20-year plan. He added that a 3–5-year plan would begin with a golf cart path, he asked Mr. Kohr, how should that begin? Mr. Kohr stated, to begin with the low-hanging fruit and to make sure that the Downtown Development Authority (DDA) was in place and active for redevelopment. Once they had the authority to move forward, work with land that the Town currently owned to improve downtown such as the fire station. This would generate income to reinvest in your planning, for amenities such as improving Shamrock Park. He recommended spending more time on the park and surrounding parcels for expansion. The CIP could assist with the designing costs, be intentional. He added to bring more programming to the park along with rental spaces, this would pour back into the park for further improvements. It would also assist with wear and tear on the park. He added that he would then look at a master plan for improving Senoia Road, by applying for scoping dollars or grants. He shared that the next plan of action would be the multiuse trail through different types of funding options, have a plan in place. He would then look at zoning to prepare for the future. Once the plan was in place you could move or shift.

Council Member Howard stated that she felt that Mr. Kohr and his team “got” Tyrone, they understood that they needed more connectivity but wanted to keep the rural feel. Mr. Trocquet thanked Mr. Kohr and the entire POND & Co. team along with Blue Cypress Consulting for all their hard work on the plan. He added that the LCI was a huge project and that it was the first step in the master plan for the future of Tyrone. Mr. Kohr shared that it was his pleasure but that he wanted to see the plan come to fruition. Mayor Dial thanked Mr. Kohr and added that he was pleased that Tyrone was at the top of the list for participation. Mr. Kohr stated that ARC was very impressed and took notice. Mr. Perkins shared that the attendance at the Market Festival that Ms. Brock, Ms. Owens, and staff pulled together was unprecedented. He thanked them and Mr. Trocquet and his team for a great job.

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

6. Discussion and consideration of approval on amendments to Chapter 109, Article III, Sections 109-52(f), 109 79-82, 109 113-116, 109 148-151, 109 174-180, 109 185(a), and 109 275(i) of the Town's Subdivisions and Site Plans Ordinance. ***Devon Boullion, Environmental Specialist***

Ms. Boullion echoed that it was a great feeling to be a part of a community that was invested and that her fellow staff members were wonderful. She shared that the ordinance revisions would be a joint effort between herself and Mr. Trocquet as it pertained to his department as well. She added that Mr. Langford and the legal team reviewed the changes. Chapter 109 had been revised twice since 1984 and the goal for the current revisions was to encourage economic development. She stated that she welcomed questions from Council. She added that most of the items were of an environmental and technical nature. She stated that most of the processes were being digitized which required changes to the ordinance.

She asked if Council had any questions. Mayor Dial inquired about the change for the number of days of a turnaround for construction authorization. If the Town wished to be developer/builder-friendly, why would we choose to increase the timeframe from 15 days to 20 days? Ms. Boullion stated that the goal was to have a quick turnaround, the requirement was 45 days. She added that many times, other departments were involved in the process such as the County's Fire Department or Environmental Health. This would allow time more time for a proper review, it was a safety measure.

Council Member Campbell inquired about private single-family landowners; would they be subject to the subdivision bylaws as well? Mr. Trocquet clarified that the language pertained to any landowner as the ordinance was designed for land development standards. Not all would pertain to residential landowners. Council Member Campbell referred to Section 109-52 referring to "a fee being collected for the development of all land within the town". Mr. Trocquet advised moving to page 2 of the ordinance reflecting the schedule of fees. He added that one change would be to remove the fee schedule from the ordinance to create a fee policy so staff would have more flexibility. He stated that the ordinance would reference the policy and added that all Town fees would be assessed and compiled into the policy soon. The fee policy would be approved on an annual basis. Ms. Boullion shared that a lot of the additions did not pertain to every development.

Mr. Trocquet referenced section 109-79 regarding the numbers of required copies for a conceptual plat. In the past before digitization, the Town would require 15 copies, he recommended 3. He then moved to section 109-80 pertaining to preliminary plat approval.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

He shared that the Planning Commissioners sought legal counsel's advice regarding the removal of sections that pertained to the appeals process. The ordinance stated that if the Planning Commission denied an application if appealed would then move to the Planning Commission Chairman to make the determination, which seemed redundant. Too much responsibility would be placed on the Chairman. With the recommended change, the responsibility would fall on the applicant to make legitimate changes and resubmit the application. Council Member Campbell asked how many times could the applicant return? Mr. Trocquet stated that the nature of the Planning Commissioners was to serve as public representatives and to assure that the plans met the qualifications of the ordinance, eventually a compromise should be met. Council Member Campbell asked if site plans then came to Council for approval. Mr. Trocquet stated that site plans did not require Council approval.

Ms. Boullion stated that the verbiage "soil and water conservation service" be removed regarding construction drawings in section 81, (b). The Town had an ongoing memorandum of understanding with the state to approve plans, making the Town the issuing authority. She then moved to section 82 (2) adding "within the right-of-way". The verbiage added more clarification.

Mr. Trocquet moved on to section, (f), adding additional calendar days for approval/denial of a final plat. Mayor Dial shared that he was once again uneasy regarding the time extension. Was this a normal time frame for the state and other cities? Mr. Trocquet shared that along with Town staff, many other external departments were involved with some of the processes within this ordinance including Fayette County Water, Fire, Environmental Health, and Engineering. Occasionally, circumstances beyond anyone's control may prolong the execution of an application. He added that normally, turnaround was consistent and they were reviewed quickly. Council Member Furr asked if staff had any insurance in place when a department would not return comments promptly? Mr. Trocquet shared that it had only happened on a few occasions. He gave the example of Fayette County Water changing Directors and several staff members in leadership, emails had changed and staff had changed making it difficult for a timely return. Ms. Boullion shared that when she worked for the County, each department had a much larger staff. She also gave the example of developers not submitting the correct information, which led to a resubmittal. The additional time would give staff ample time to review thoroughly. Mr. Trocquet restated that staff normally expedited on time.

Ms. Boullion moved to section 113, (10) regarding state-required buffers. We need to protect our streams and not overdevelop. The next statement added verbiage regarding minimum finished floor elevations. Making sure it was labeled on plans and builders were not building within flood zones. Council Member Campbell asked if this was something that she would personally check or would the Town need to hire a contractor. Ms. Boullion shared that fortunately, she was trained to complete those tasks on her own. This was a task that the Town no longer had to contract for. She shared that in the next section, legal counsel advised to include regarding groundwater recharge. The next addition spoke of the need to provide a tree survey to protect the specimen trees and the Town's vegetation. Ms. Boullion shared that section 113, (21) stated that they must identify wetlands required by the U.S. Army Corps of Engineers.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

She then reviewed section 109-114, (5) that states that all stormwater management control structures must be labeled and identified, which was a good practice in general. She added that section (11) added that stormwater structure, as-builts must be indicated. This would indicate that it was properly built before turning it over to the HOA. Ms. Boullion stated that section 115, (4) added a statement that takes the responsibility off of the Town regarding drainage easements, this was a comment statement. Council Member Campbell read the statement aloud, “The Town of Tyrone does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat.” He asked if that meant that the Town would not be responsible for any drainage in any subdivisions? Ms. Boullion stated that the Town would be responsible for any drainage within the right-of-way, however, the subdivision’s stormwater structures would belong to the HOAs. They would sign off during the completion of their subdivision.

Mr. Trocquet stated that section 109-148 (5) would be removed. The section stated that all new commercial structures within the town limits must conform to the historic nature of the town. He shared that the statement was located within the zoning ordinance and it was redundant. Mr. Trocquet recommended removing section 149 (c) regarding the Town Clerk being responsible for submission of the staff review to the Planning Commission. He added that he acted as the Planning Commission secretary on all functions and it was the duty of the Town Planner as the administrator.

Ms. Boullion recommended that section 151 (a) be changed so that the Town Engineer shall have 20 business days, not 10 working days to respond to requests for construction authorization. She added that as mentioned earlier, this would add more flexibility.

Mr. Trocquet shared that he would come back to Council at a later date with more changes as it pertained to planning. He referenced section 174, “Any proposed development contiguous to an existing unpaved public town street will be required to bring that portion of the unpaved street adjacent to the development up to current town standards.” He added that the statement would not always be useful. He gave the example of Trickum Creek Road or Mann Road. Those roads did not require paving. Staff would approach on a case-by-case basis. He then moved to section 176, pertaining to subdivision parks, playgrounds, and recreation areas being dedicated to the Town. He stated that only the last line that read, “When recreation areas are provided the developer can dedicate all such recreation areas to the town.” It should not be a requirement to dedication those areas to the Town.

Council Member Furr asked for more clarity. Mr. Trocquet stated that the developer could suggest that the Town take over the responsibility of the playground, however, the Town does not want that. If the playgrounds were located within the downtown area, the Town may consider that.

Mr. Trocquet moved to section 178 regarding greenspace buffers between roads and homes and paths. He shared that the section must have been copied and pasted, it was not native to Tyrone.

It may have come from the Peachtree City ordinance. Ms. Boullion stated that the tree ordinance goes more into detail regarding a vegetation buffer. Mr. Trocquet agreed and stated that the section dealt more with a master plan for greenspace. He added that residential downtown was mostly built out and it was too late in the game to begin that particular regulation. He then moved to section 179 regarding reserve strips. He recommended the line “unless approved by the town council” be stricken. He added that reserve strips are detrimental and should not be permitted, they privatize public streets by preventing access. We do not want one Council to bind another, long term. We can have limited access if necessary. Council Member Campbell asked for an explanation of a reserve strip. Mr. Trocquet explained that reserve strips were very small, thin parcels alongside roads entering into residential subdivisions or commercial subdivisions. It prevents a landowner on the opposite end of the road from cutting access to the road.

Ms. Boullion spoke regarding sections 180 (a) and (b) regarding drainage easements. The section covers additional information and clarifies drainage easements. It makes sure the Town has the option to inspect HOA stormwater ponds to ensure they are functioning properly. If they were not, it could adversely affect other citizens. Council Member Campbell clarified that it would remain the HOA’s responsibility even if it changes ownerships. Mayor Dial began a discussion regarding the wording of (a), in particular, the word “shall” and “generally”. Mr. Davenport stated that the language was standard and typical.

Ms. Boullion moved to section 185 (a), regarding on-site sewage disposal systems. She recommended that the statement, “The design of any system to be dedicated to the town must be approved by the town council and the town engineer before beginning any construction.” Be stricken. She stated that the Town did not wish for developers to dedicate septic systems to the Town. Council Member Campbell stated that the verbiage may have resulted from the Millbrook Village community septic system. Mr. Trocquet stated that there was also one Swanson Valley. Council Member Campbell asked if the Town was deeded the septic systems. Mr. Davenport stated, no, it was on private property. Ms. Boullion stated that further amendments could be made before adoption if Council wished. Council Member Campbell read, ... “the disposal area shall either be deeded to a municipality or authority in fee simple and such system shall be approved by the state EPD.” Mr. Trocquet stated that the Town did not want to take responsibility for a private system, if they met the standards from the EPD, it would be the responsibility of the HOA.

Ms. Boullion moved on to section 109-276, (i), (4) b, regarding an appropriate class of pipe for drainage systems. She informed Council that concrete pipes usually last 50 years and metal lasts 25. It was important to require the proper piping to maintain right-of-way infrastructure. So that the burden would not fall on future taxpayers. If a stormwater pond was within the subdivision’s property, the onus would be on the HOA. Section (c) covers the types of piping for new commercial property. She stated that section (d) should be removed because it was outdated, along with the removal of section (f) pertaining to residential outfall and drainage easement maintenance.

She shared that new sections, (f) and (g) were added, pertaining to the direction of the system and systems must meet the requirements of the Town's Stormwater Management Ordinance and the Georgia Stormwater Management Manual. She reiterated that the fee schedule would be adopted following the approval of the ordinance amendments. Mr. Trocquet shared that the fees for the subdivisions and site plans ordinance would be tonight, but reminded Council that the entire Town's fee schedule would be discussed at a future workshop.

A motion was made to approve Ordinance No. 2021-06 pertaining to amendments made to Article III, Chapter 109 of the Town's Code of Ordinances.

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

Voting Yea: Council Member Howard, Council Member Furr.

7. Consideration to approve Resolution No. 2021-07 for the adoption of a schedule of fees for rates, fees and charges pertaining to Article III of Chapter 109 of the Town's Ordinance.

Devon Boullion, Environmental Specialist

A motion was made to approve Resolution No. 2021-07 adopting a schedule of fees for rates, fees and charges pertaining to Article III of Chapter 109 of the Town's Code of Ordinances.

Motion made by Council Member Howard, Seconded by Council Member Hill.

Voting Yea: Council Member Campbell, Council Member Furr.

8. Consideration to award the 2021 Transportation Engineering Services, Task Orders, 1-4, to POND & Co. ***Scott Langford, Town Engineer / Public Works Director***

Mr. Langford stated that two meetings ago, Council approved POND & Co. for the Transportation Engineering Services. As part of the process, staff was bringing forward Task Orders 1-4 for Council's approval. He stated that Task 1 was the 2022 Asphalt Resurfacing Project, which was number PW-2021-13-01 for \$36,541.75. The roads included sections of Park Haven Lane, Stonewyck, Ashland Trail, Carriage Oaks Drive, Brunswick Drive, and Millsford Court, all of which had very low 2016 PCI's. These were only sections of roads. Funding for this project would come from LMIG, SPLOST, and the General Fund. Council Member Campbell asked what would be completed for that amount. Mr. Langford shared that they would design a proper way to remove the specific sections of road, and handle the construction oversight, and inspections. Council Member Campbell clarified that in some cases, a complete FDR may be needed. Mr. Langford agreed. Mr. Campbell shared that a PCI grade of 32 was pretty bad. Mr. Langford described the condition of a particular section of road on Park Haven Lane and stated that the road had ribboned, perhaps from heavy trucks. It was difficult to determine what specific heavy trucks. Council Member clarified that POND was doing all engineering for the project. Mr. Langford stated that yes, POND would complete the bid and contract process, and then we move into the construction phase. Council Member Furr stated that the process sounded like it was only an analysis.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

Mr. Langford stated that an RFP would be placed the same way as all other projects had in the past. Council Member Campbell asked who did the bidding for other projects. Mr. Langford shared that Mallett Consulting, Inc. had completed the bidding process since he was hired on. Council Member Furr asked why the change from Mallett Consulting to POND. Mr. Langford stated that the reason was that many projects going on at the same time and Mallett did not have the manpower to work on all projects. This would help move all projects forward expeditiously. POND has the capability. Mallett has high priority projects currently such as the cart path project, Handley Park restrooms, and the Pendleton Dam project.

Council Member Hill inquired about the low PCI number and asked when do the construction trucks become responsible. Mr. Langford stated that it would be very difficult to prove with sanitation trucks, cars, trailers, delivery trucks, and construction trucks in the neighborhood almost every day. Council Member Hill stated that those streets are newer than Ashland Trail. Mr. Langford stated, yes.

Mr. Langford informed Council of Task Order 2, which was the Crabapple/Senoia/Rockwood Road intersection study. The project number was PW-2021-13-02, for a cost of \$12,747.75. The project was near the rock quarry, to decide the best solution for that intersection. Council Member Campbell asked if any funding for any project would come from the SPLOST Fund? Mr. Langford stated that Task Order 2 would come from the General Fund. He restated that Task 1 was LMIG, SPLOST, and General Fund, Task 3 would come from the General Fund, and Task 4 would come from SPLOST. He added that Task 2 was only for traffic analysis, not for an entire conceptual plan. Council Member Campbell clarified that we do not know how long the first phase would take, nor the second phase. Mr. Langford stated that once the study was completed, staff would return to Council to decide what steps and if they would like to continue with the construction of the intersection. This would need to be placed in the following fiscal year budget. The next step after the analysis would be the design phase. The analysis could come back with recommendations to do nothing or the recommendation of a four-way stop which would mean that we would not have to complete an entire design phase. Council Member Campbell declared that we needed to take into consideration that the intersection was problematic, especially with only one entrance. Mr. Langford stated that if any work were to be required, he would suggest it happen in sections. He would also ask POND for the best way to determine that.

Mr. Langford then moved on to Task 3, Palmetto/Tyrone/Senoia Road intersection study, number PW-2021-13-03 for \$13,214.25. He stated that the project was a traffic analysis from the General Fund. The analysis would look at a twenty-year solution. He added that since it was located within the downtown district, we have the LCI, and if TIP Funds were available and the fact that it was located near the major intersection on Hwy 74 opens the door to Grant funding. He shared that staff needed to begin the project now because the project would take a great deal of time, which may also include land acquisition. Council Member Campbell clarified that the study would take into consideration increased population and traffic in the future. Mr. Langford stated that yes, it would.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

It would also take into consideration future properties being built in the area. If a developer were to come to Town to build several homes, they could provide their data as well as their development's impact on that area. Mr. Langford then shared Task 4, the Palmetto/Arrowood/Spencer Road Roundabout Design, number PW-2021-13-04, for \$ 390,809.00. This project would be funded by SLOST funds. He added that it was a major project and a long process. Council Member Campbell inquired that the \$390,809.00 was only for the design. Mr. Langford stated that this phase was the design, the contract, and the bidding process, moving us toward the construction phase. Council Member Campbell asked, do we then need to seek land acquisition, could we use SPLOST funding for that too? Mr. Davenport stated that if that project was on the SPLOST list, then funding could be used to fund that portion. Council Member Hill asked if the \$390,000 was included in the main cost of the roundabout project? Mr. Langford stated that he would research and get back to her. Council Member Furr asked if any homes in the area would be taken. Mr. Langford reminded Council that the new design would go further north into the vacant property for that reason. He added that with that shift, the project would mainly deal with one property owner, and only a very small portion of one or two other properties. He added that the road would shift away from most properties. Mr. Langford shared that he would be glad to meet with Council Member Furr to discuss the project further. It was talked about heavily at a prior meeting. By shifting up, it would also help with being able to complete more work without closing the road.

A motion was made to approve Task Orders 1 through 4 for the 2021 Transportation Engineering Services.

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

9. Consideration to award the 2021 Pyron Point Pond Outlet Improvement project to Piedmont Paving for \$136,340. ***Scott Langford, Town Engineer / Public Works Director***

Mr. Langford shared that the Pyron pond affects the Pyron Point and the London Berry subdivisions. The plat reflects that the Town owns the property from Pyron Point Road to the back of the dam, with access off Pyron Point Road. He informed Council that the dam was clogged at the spillway. After assessing the situation, staff felt that removing the clog, it would create more of an issue. A long-term solution needed to be conducted. The project would seal the pipe going through the dam and include an overflow pipe that would allow flow across the dam into the channel. The project would also include long-term access for maintenance. He shared that there were two bidders with a difference of \$2,000, they were very close. He recommended approval. Council Member Campbell confirmed that there were only two bidders for the project. Mr. Langford stated that eight companies received the ad for the bid that Mr. Jaeger placed. It was also in the Georgia Procurement Registry and the Fayette County Newspaper, only two bids were received.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

A motion was made to award the 2021 Pyron Point Pond Outlet Improvement project to Piedmont Paving for \$136,340 upon approval of Legal Counsel's review of the contract documents.

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

Voting Yea: Council Member Howard

Voting Nay: Council Member Campbell

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 responded to the earlier comment regarding the spill from AMWaste. He stated that he had been placing pressure on AMWaste after Council Member Campbell had contacted him. AMWaste initially attempted to clean it up and realized that it was a much larger job than they could handle. AMWaste was waiting to hear back from One Stop Environmental, LLC, who came out earlier that week to assess. He added that staff was on it and would remain in contact with AMWaste, he added that we are doing everything we can at this point.

XIII. COUNCIL COMMENTS

Council Member Campbell gave a shout out to Lynda Owens, Patty Newland, Laura Higgins, Dee Baker, and Lieutenants DeLoose and Nelson for making s'mores. He added that additional funding would be required next year to assure provisions for s'mores. He gave a special shout out to Public Works Maintenance Tech David Moretz for his work and time. Mayor Dial agreed.

Council Member Howard informed everyone that the Museum would host Christmas at the Museum on December 12th from 2:00 pm – 4:00 pm and that Santa would be in attendance.

Mayor Dial shared that Crabapple Lane was fully blocked today. Peachtree City was contacted and relayed it was an error and would be corrected. Ms. Spradlin spoke from the audience and shared that it had been corrected as of 4:30 pm.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one real estate item.

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

Voting Yea: Council Member Hill, Council Member Furr.

Council Meeting – Social Distancing/YouTube Live
December 2, 2021

A motion was made to reconvene.

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

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

XV. ADJOURNMENT

A motion was made to adjourn.

The meeting adjourned at 9:22 pm.

Motion made by Council Member Furr.

Voting Yea: Council Member Howard, Council Member Hill, Council Member Campbell

The meeting adjourned at 9:22 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk