

**TYRONE TOWN COUNCIL
MEETING
MINUTES
February 06, 2025 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

Council Member Furr was absent.
Attorney Dennis Davenport was absent.
Also present:
Sandy Beach, Finance/HR Manager
Randy Mundy, Police Chief
Patrick Stough, Attorney

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENTS:** *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

- 1. Approval of the January 16, 2025, Council Minutes.
- 2. Approval of Dogwood Church, Inc.'s Stormwater Management Operations and Maintenance Agreement (for Dogwood Church's Expansion Project) with the Town of Tyrone subject to receipt of missing documents prepared to staff's satisfaction.

3. Approval of Triax Investment, Inc.'s Stormwater Management Operations and Maintenance Agreement located at 430 Senoia Road with the Town of Tyrone subject to receipt of missing documents prepared to staff satisfaction.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

4. Recognition of Bridget Smith's 5 years of Service to the Town. - Brandon Perkins, Town Manager

Mr. Perkins recognized Ms. Smith for 5 years of service to the Town. The official date was on January 31st. He added that she was a great asset to the Town. Ms. Smith shared that it was a pleasure working for the Town. She was accompanied by her son Brintin.

5. Audited financial report presentation from Rushton and Company for the fiscal year ending June 30, 2024.

Ms. Beach introduced the Audit Manager, Ms. Julie George, with Rushton and Company. She appreciated Ms. George and her staff always being available for questions. Ms. George thanked Ms. Beach, her staff, and the management and staff for their cooperation during each year's audit.

Ms. George reported that the Town's financial statements were presented fairly. Items of discussion were sewer expansion versus the current lack of new customer tap fees. Also, the impact of ARPA funding and proper staffing for separation of duties. Ms. George introduced the new GASB 100 regarding accounting changes and error corrections, and GASB 101 regarding staff compensated absences.

Mayor Dial thanked Ms. Beach, Ms. Smith, Ms. Kadakia, Ms. Willis, management, and staff for a great audit.

VIII. PUBLIC HEARINGS

6. Consideration of a Text Amendment from Applicant Brandon Bowen to Section 113-155, Exceptions to Development Standards. Phillip Trocquet, Community Development

Mr. Trocquet presented the Text Amendment from the applicant. Currently, the ordinance does not allow building over 35 feet, the applicant was requesting a 130-foot accessory silo structure at their place of business located within the Shamrock Industrial Park. Staff and legal reviewed the application. The new language would benefit the Town and bring existing structures into conformity. The changes would not affect residential

areas, or the Town Center area (downtown). He read the changes that included industrial and agricultural uses.

Council Member Hunter asked if elevations were considered. Mr. Trocquet stated that they were. Mr. Trocquet added that for every foot over 35 feet, there would be an additional 15-foot setback.

Mayor Dial opened the public hearing for anyone who wished to speak in favor of the item.

Attorney, Brandon Bowen spoke and shared that their request was for a 146-foot bucket elevator in addition to their building allowing an elevation of raw materials into their building and creating a new product (Sakrete). The equipment would not be visible, there would be no noise or dust. He thanked Mr. Trocquet and staff.

Mr. Ryan Kirby spoke in favor of the item. He shared the company's history which together made a very large company. If the text amendment was approved, it would mean more jobs and a higher tax base which would help the Town and County.

Mayor Dial added that Peachtree City resident properties were assessed for impact along with Tyrone given the location.

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

A motion was made to approve the text amendment to Section 113-115 regarding exceptions to development standards.

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

IX. OLD BUSINESS

X. NEW BUSINESS

7. Consideration to Award the Joel Cowan Parkway Gateway Planting project PW-2024-24 to the Aabby Group in the amount of \$68,960.61. Scott Langford, Town Engineer/Public Works Director.

Mr. Langford stated that Mr. Perkins obtained a Grant and GDOT permit for the project. The low bidder was Aabby Group. Funding would come from remaining streetscape funds, the General Fund, and the Public Works budget.

Council Member Campbell asked for the amount of the Grant. Mr. Perkins stated that it was \$39,182. He explained that the \$50,000 Grant required to obtain a professional design, and there was no match for the Grant. The Grant came back at \$39,182. The project cost was much higher. Council Member asked if the design cost came out of the total. Mr. Perkins stated that it was funded the year before through another fund source.

Mr. Langford explained that maintenance would be low due to the types of native plants used. The timeframe could be more than 60 days.

A motion was made to award the Joel Cowan Parkway Gateway Planting project PW-2024-24 to the Aabby Group for \$68,960.61.

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

8. Consideration to adopt a Town Charter Amendment of Chapter 2, Article II regarding Quorum and Voting.

Mr. Perkins explained that the item was unique and required two votes. Currently, the Charter requires three Council Members and the Mayor for a quorum. The amendment would only require three Council Members for a quorum. Mayor Dial shared that the type of amendment did not require a legislative review. Council Member Whelan suggested waiting until Council Member Furr was present. Council Member Campbell shared his displeasure with the item. Council Member Hunter asked for clarification regarding a meeting at social gatherings. Attorney Stough stated that as long as Town business was not discussed Council Members could gather.

A motion was made to table the item to the March 6, 2025, Council meeting.

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

9. Consideration to Award the Palmetto Road at Arrowood / Spencer Lane Roundabout PW-2021-13-04 to Southeastern Site Development, Incorporated in the amount of \$2,314,796.71 - Scott Langford, Town Engineer and Public Works Director

Mr. Langford shared the history of the preparation of the item which began as part of the 2017 SPLOST and came in under budget. He added that the project would take approximately 18 months and begin in May.

A motion was made to award the Palmetto Road at Arrowood / Spencer Lane Roundabout PW-2021-13-04 to Southeastern Site Development Inc. for \$2,314,796.71.

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

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

Mr. Trocquet announced that he would bring to Council their concerns regarding the TCMU zoning district at the March workshop meeting.

Mr. Perkins announced the Talk of the Town meeting on February 25, 2025, at 6:00 p.m. The topics would be upcoming projects and House Bill 581.

Mr. Perkins announced that Tyrone 101 would begin on Tuesday, April 22nd at 6:00 p.m. during Georgia Cities Week.

Mr. Perkins shared that he was invited to speak at the International City and County Manager's Conference in Tampa regarding our Tyrone 101 community outreach program.

Mr. Perkins updated Council on the Schnable Engineering cost estimate to remove trees from the Shamrock Park Dam. The project would include the work, any design, and contingency costs would be \$166,680. The funding source would be from the 2023 SPLOST Dams line.

A motion was made to commence the Shamrock Park Dam project.

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

XIII. COUNCIL COMMENTS

Council Member Whelan commended Ms. Beach, her staff and all Town staff and management for a successful audit completed with integrity.

Council Member Hunter wished everyone a Happy Valentines Day.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 8:47 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk

