

TYRONE TOWN COUNCIL MEETING

MINUTES

February 03, 2022 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 was:

Sandy Beach, Finance/HR Manager

Bridget Smith, Accounting Specialist

Patty Newland, Library Supervisor

Scott Langford, Town Engineer / Public Works Director

Mitch Bowman, Public Works Supervisor

Cody Kelley, Maintenance Tech I

Randy Mundy, Police Chief

Eric DeLoose, Lieutenant

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.*

Mrs. Connie Wesolowski who lives on O'Connell Street spoke regarding the need for pickleball courts. She shared that she had been a Fayette County resident for 32 years and an educator for 29 years. She added that she believed in exercise and good health. In Fayette County, there are many coaches teaching students how to play pickleball. There are organizations consisting of teachers, children, and parents. She added that there was a shortage of available courts for playing. They were members of Flat Creek which had 6 courts but that was not enough and membership was required. Peachtree City created 6 courts near Oak Grove but they were always being used. She shared that Griffin had pickleball courts and so did Newnan (15). She proposed to Mayor and Council that Tyrone create their pickleball courts. Fayette County students and residents could also use them.

Mr. Robert Wesolowski spoke next regarding pickleball courts. He echoed his wife's sentiments and added that he was also part of a men's league and that it was becoming very popular within the County. He added that it was very difficult to find open courts, even with Newnan's 15. He shared that an email was sent earlier that day showing the Newnan courts. If courts were created in Tyrone, it would bring people to the restaurants and businesses. He suggested placing them within Redwine Park (former softball field) to save on cost.

Mr. Gary Mercer who lives on Dogwood Trail spoke next regarding pickleball courts. He shared that it was amazing fun, especially for those that used to play tennis, anyone could play. The push was real. He added that if the Town had land, there would be a minimal expense for creating courts. He lived in Tyrone for 30 years and his wife was an educator for 29 years. When their children grew up in Tyrone, their kids were at the baseball and softball fields. Tyrone always had an amazing recreation program and facilities. This would be the next step. He cautioned that if Tyrone built courts, to build many. Peachtree City built 6 and every day there was a waiting line. "Build it and they will come". Let's get it done, residents would also be involved in the project.

Mrs. Mercer echoed that their family was at the baseball and softball fields, now their kids were grown and this would give everyone a sport to enjoy. It would bring more people into town.

Mr. Matt Griffin shared that he ran Action Wrestling out of the Tyrone Recreation Center. He stated that this would be his fourth year, it was not for profit and not a side-hustle. Everything he made either went back into the company to run more shows or to a non-profit organization. Over the years he had been able to donate tens of thousands of dollars to non-profit groups, in Tyrone, Fayette County, and Georgia. Their next show would benefit Clear Water Academy located in Tyrone. He added that they performed shows to benefit Toys for Tots, East Coweta Wrestling, and many others. Two weeks ago, their best show ever was to a packed house at the Tyrone Recreation Center. It was so noteworthy that it made Yahoo News. It was streamed around the world. He saw reviews from Japan, France, and Germany. He shared that the Pro Wrestling magazine that was located in Publix, had a picture of his event at the Tyrone Recreation Center. He then thanked Ms. Brock and Ms. Owens with Tyrone Recreation. He also thanked Mr. Bowman (former Recreation Manager) and Mr. Morteiz with Public Works. He thanked Ms. Newland with the Tyrone Library for allowing the library to be used as their locker room. He then personally invited everyone to the event on March 4th at the Tyrone Recreation Center.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda with the change of moving item number 9, under New Business, the Annual Report on Fire Services Impact Fees Resolution to the Consent Agenda section.

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

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 to surplus and auction off eight (8) Town vehicles.
2. Consideration to approve Georgia Rheumatology's (c/o Khanis Business Properties, LLC) Stormwater Management Operations and Maintenance Agreement with the Town of Tyrone.
3. Approval of Council meeting minutes from January 20, 2022

4. Resolution to adopt the Fayette County 2021 Annual Report on Fire Services Impact Fees (FY 2021), including comprehensive plan amendments for updates to the capital improvement element and short-term work program (FY 2022- FY 2026). *Phillip Trocquet, Town Planner*

A motion was made to approve the consent agenda.

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

Voting Yea: Council Member Howard, Council Member Furr.

VII. PRESENTATIONS

5. Presentation of the Audited FY 2020/2021 Town of Tyrone Financial Report presented by Julie George, Audit Manager with Rushton and Company.

Ms. Beach introduced Ms. George, Audit Manager with Rushton and Company. Ms. George's financial presentation would be for the fiscal year ending June 30, 2021.

Ms. George thanked Mayor and Council, Ms. Beach, Ms. Smith, Mr. Perkins, and staff for their assistance, they were all very responsive. She shared that Council should have a bound copy of the report and presentation along with a letter that was required and indicated any changes in policies. This year, there was a change in GASB 84. She added that there were no difficulties or disagreements with management. Ms. George pointed out that financial statements were the responsibility of the Town's management and her firm's responsibility was to express opinions on the fair presentation of the financial statements. She added that her firm audited the Town's financial statements in accordance with auditing standards generally accepted in the U.S. and the Government Auditing Standards issued by the Comptroller General of the U.S. She stated that the Town received an unmodified opinion or "clean" opinion, no modifications were made in the report. This was a report that any city would want. The financial statements did present fairly in all material respects, the financial position of the Town as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows for the year then ended.

Ms. George spoke regarding the government-wide statements which represented the Town as a whole which included assets and debt. She stated that the net position included assets, deferred outflows of resources, liabilities, deferred inflows of resources, and residual net position of the Town. She shared that governmental activity included SPLOST, general fund activities, narcotics and special revenue funds, and also Capital project funds. She explained that the business type fund for the Town would be the Sewer Fund. She explained that page six of the report which was the statement of activity reflected all Town revenues and expenses for the year.

Ms. George explained that the net position ended with a total of \$26 Million. Fiscal year 2021, that amount was broken down into five categories. The first category indicated \$12.8 Million which was a net investment in capital assets. That number was calculated by taking the Capital assets (equipment, vehicles, buildings, and land) deducting depreciation, and deducting any debt related to those assets. The following column was a restricted net position for \$2.1 Million. This consisted of SPLOST funds and narcotics. Next would be the unrestricted net position for \$11.3 Million, which was available non-restricted funds. There was an increase of \$1.3 Million in the total net position.

Ms. George then discussed the general fund which could be found on pages 56-61 of the report. She stated that the statements were comparative along with schedules of revenues and expenditures that included the Town's budget. The Town's revenues increased this year by \$1 Million which included one-time funding such as CARES ACT funding (\$390,000) and right-of-way fees (\$50,000). There were also increases in property taxes, sales taxes, and insurance premium taxes. She shared that expenditures decreased by \$1.1 Million, she added to keep in mind it was the same time the new Town Hall was being built. She added that in 2020, \$3.4 Million was spent on Capital outlay and \$1.1 Million was spent in 2021. That was where most of the expenditure came from. Ms. George share that Pubic Works increased primarily through a LAP Grant with the County. There was also an equal amount of revenue for that item. There was also an increase in housing and development, mostly due to the LCI study. Debt services were up, due to the payments on the building. She stated that the unassigned fund balance was funding that was not assigned for any particular project or committed in any way. For the fiscal year 2021, the Town would be able to operate without any additional revenue for 15.5 months (reserves). She added to keep in mind CARES ACT funding would not continue and most of that funding went toward Public Safety. She added that ARPA funding did not come in the fiscal year 2021. It came in 2022 and would be within its fund, no longer a part of the general fund.

Ms. George explained the general fund graph for revenues and expenditures for the last five years. She noted that four out of five years, the revenue had been higher than the expenditures. Last year was the only year they were not; it was due mostly in part to the Capital outlay of \$3.4 Million for the new building. She added that it was positive to see the revenues had stayed above the expenditures.

Ms. George moved to the Sewer Fund. She stated that expenses decreased about 10% which was from sales and services. She noted that in 2020 the Town contributed to Coweta County's new SCADA system.

She moved to the sanitation fund. Although the account was closed, she reminded everyone that it was still holding \$50,000 for contingency. The account would still be presented in the audit. She shared that if management decided and legal advised, staff could move the funding to the general fund for a project.

Ms. George then moved to slide 9, page 74 in the report which was internal control and other matters. She shared that if any weakness were to appear, they would bring it to Council's attention. She shared the one significant deficiency which was a separation of duties. This had been brought to Council in the past. Because the Town did not have enough staff members, it increased the Town's chances of fraud. She added that it was very common among smaller cities and that the Town was always very responsive to any recommendations made. It all came down to a cost-benefit analysis for most governments. Most were unable to hire additional staff just to separate the duties. It was very common and what more than half of governments experience.

She moved to current reporting changes, GASB 84. GASB 84 changed the accounting and reporting for the municipal court. She shared that court financial statements were listed on pages 15-16 and 72-73 of the report. The new standard changed the reporting model.

She explained that on page 72 of the report was the comparative statement of fiduciary net position and on page 73 was the changes in fiduciary net position. In the past, there were statements of assets and liabilities, and receipts and disbursements. It was money collected through fines and forfeitures that were payable to other governments. Listed was no funding through the general fund. The add-ons for other governments made it a fiduciary activity. There were no obvious changes in municipal court, only the format of reporting changed.

She then explained the changes in the future reporting changes regarding GASB 87. She added that she had reported on the upcoming change a couple of years prior. The standard involved leases for state and local governments and would be effective for the Town for June 30, 2022. Her staff had provided Ms. Beach with a spreadsheet for reporting. Currently, the Town had Capital leases on police cars, her staff would be inquiring about any operating leases because the accounting could change, based on the lease agreement. She shared that Ms. Beach would fill in the spreadsheet and her firm would check back with her. The new standard would change reporting and the accounting aspect.

She ended her presentation by sharing that she and her firm were not only available for questions at audit-time but throughout the year. Ms. Beach thanked Ms. George and Rushton and Company for their assistance. She counted on them to catch anything that may have slipped through so it could be rectified immediately. They were very easy to work with and very willing to help. Ms. George shared that she always appreciated the open communication that she and Ms. Beach had. Mayor Dial thanked Ms. Beach and Ms. Smith for all of their hard work and for putting in long hours. He then thanked all employees that were involved in any financial situation for coming together, especially Ms. Beach and Ms. Smith for a clean audit. He thanked Ms. George and her team. Mr. Perkins echoed Mayor Dial and added that Ms. Beach and Ms. Smith worked very hard behind the scenes.

VIII. PUBLIC HEARINGS

6. Consideration for a retail consumption alcohol license for Hot Tuna Seafood & Bar, LLLP, located at 1158 B Senoia Road. *Dee Baker, Town Clerk*

Ms. Baker informed Council that Ms. Busby had been very patient to no fault of hers or the Towns, the item had been moved twice. She stated that Ms. Busby submitted the application for Hot Tuna Seafood Bar, LLLP, located at 1158, Suite B, Senoia Road for retail consumption of beer, wine, and distilled spirits. Legal counsel had reviewed the application, and legal ads were placed along with the required signage. If approved, Ms. Busby would then apply for her state alcohol license. Once approved, she could then commence alcohol sales at her location.

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

Mayor Dial opened the public hearing for anyone that wished to speak in opposition to the item.

A motion was made to approve the alcohol license for Hot Tuna Seafood & Bar, LLLP, located at 1158 B Senoia Road.

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

IX. OLD BUSINESS

7. Consideration of a Resolution fulfilling the requirements to activate a Downtown Development Authority in the Town of Tyrone. *Brandon Perkins, Town Manager*

Mr. Perkins shared that he came to Mayor and Council over a year ago for permission to begin exploring the activation of a Downtown Development Authority to provide for the revitalization and redevelopment of the Town's central business district. This was the wish of the citizens. He added that he and Mr. Trocquet with assistance from the legal team prepared a resolution that fulfilled the State's requirements for the activation of the Downtown Development Authority. This would assist with staff and Council's goal to revitalize downtown. Included in the resolution was the appointment of the inaugural board of directors per Council's input. Mr. Perkins stated that he was contacted by a potential board member, Carolyn Fludd. She stated that with her unforeseen heavy work schedule, she would be unable to fulfill the duties of a DDA member. Staff recommended adding Mr. Nathan Reese as a member in her stead. Mr. Perkins stated that Ernie Johnson, Adam She, John Kaufman, Jeni Mount, Nathan Reese, Luci McDuffie, and Billy Campbell would be the inaugural members upon Council's approval. Mr. Perkins stated that staff recommended approval. Mayor Dial shared his appreciation for volunteerism and looked forward to the formation of the authority and what they could accomplish.

A motion was made to appoint the member recommendation and to adopt the resolution.

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

8. Consideration of a new ordinance governing the establishment and operation of the Downtown Development Authority. *Brandon Perkins, Town Manager*

Mr. Perkins stated that the ordinance encompassed the operations of the organization and established the downtown boundaries of oversight. Mr. Davenport stated that he would revise the documents with the removal of Mrs. Fludd and return them to Ms. Baker.

A motion was made to adopt the ordinance with the change of personnel.

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

X. NEW BUSINESS

9. Consideration of an employee compensation adjustment. - *Brandon Perkins, Town Manager*

Mr. Perkins read the memo provided to Council for the record.

A recent pay study conducted by Staff has revealed that the Town's current employee compensation rates were at least 14% below the State average when compared to other municipalities and 25% behind neighboring Peachtree City. These numbers were based on data from the 2021 Department of Community Affairs Municipal Wage and Salary Survey as well as information shared with us by Peachtree City from their recent third-party pay study.

We also know that many local government employers across the State are implementing increases in order to stay ahead of rising inflation (7% at the time of this memo) and to remain competitive in one of the toughest job markets we have ever experienced. Nearby examples include Peachtree City, the City of Fayetteville, and Fayette County. The County recently raised all employee pay by 10% across the board and gave their public safety employees an additional 9%. This move brought their starting pay for a Sheriff's Deputy to approximately \$50,000. The Town's starting pay for a police officer is currently \$42,498.30 which, for a short time a couple of years ago, was the highest in the County.

The Town, while one of the smallest jurisdictions in the area, competes directly with Metro Atlanta in the job market which makes remaining competitive extremely challenging. That said, the Town has worked hard to build an outstanding staff over the last several years and it is imperative that we do all that we can to retain who we have and attract the best available when openings occur. Consequently, staff recommends that Council consider a 10% across the board pay adjustment effective February 6, 2022. The cost of this adjustment between February 6 and June 30, 2022 (the end of the current fiscal year) will be approximately \$100,000. The annual cost moving forward beginning July 1, 2022 would be approximately \$214,717.76.

Approval of this adjustment, in addition to the COLA provided in July 2021, would amount to a 14% across the board increase this fiscal year and would make the Town more competitive with the State average while getting us closer to what our nearest job market competitors are paying. Thank you for your consideration in this matter.

Mayor Dial stated that he was grateful for the item and hopeful for its approval.

A motion was made to approve the 10% increase across the board pay adjustment effective February 6, 2022.

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

Mayor Dial asked for all employees in attendance to please stand. Council Member Furr stated that Council appreciated staff for all that they do, you go far beyond what is expected.

10. Consideration to Award the 2021 Sidewalk Repairs Dublin Downs, Southampton and Cathy Estates PW-2021-16. *Scott Langford, Public Works Director and Town Engineer*

Mr. Langford shared that the Town bid out the sidewalk repair project for Dublin Downs, Southampton, and Cathy Estates. It was part of ongoing sidewalk maintenance within the Town. On January 20, 2022, staff obtained 4 bids from contractors. The lowest responsive and responsible bidder was Blount Construction Company, Inc. for \$21,553.93 the bid tabulation was provided. Mr. Langford stated that the bid was within the budget and recommended approval.

Council Member Furr asked if the contractor was the same that provided improvements in The Estates on Farr Road. Mr. Langford stated no, it was a different contractor.

A motion was made to award the 2021 Sidewalk Repairs for Dublin Downs, Southampton, and Cathy Estates, project number PW-2021-16 to Blount Construction Company, Inc. in the amount of \$21,553.93 upon legal counsel's review and approval of the contract documents.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, 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. Bowman shared that the item was previously on the January 6th agenda which was canceled, then he went on vacation for the January 17th meeting. Mr. Bowman wished to provide Council with a 2021 snapshot of routine Public Works' routine maintenance. He stated that 932 hours of custodial/janitorial duties at all Town buildings and facilities were completed. The clearing of roadside rights-of-way, which was the line of sight, cart paths, weed eating, and tree removal totaled 316 hours. Replacing and installing new signage around Town totaled 82 hours. The clearing of drainage ditches, drains, pond clearing, and sinkholes totaled 240 hours. He shared that park maintenance included picking up park trash, dog waste bags, installing benches, set-up and break-down of events, and filling any park department requests, which totaled 317 hours. He shared that regarding roads which consisted of filling potholes, grading and adding material to dirt roads totaled 149 hours. He then broke down road kill pick-up, 69 deer, 4 coyotes, 20 armadillos, 15 possums, 1 cat, and 2 dogs. He ended by stating that Council always thanked Public Works for what they did, he wanted to give them a snap shot and added that the citizens would appreciate the information as well. Council thanked Mr. Bowman and staff for all that they do. Mayor Dial also thanked Mr. Kelley who was in attendance.

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session to review the minutes from the January 20, 2022 Executive Session.

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

A motion was made to reconvene.

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

A motion was made to approve the Executive Session minutes from the January 20, 2020 meeting.

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

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Howard.

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

The meeting adjourned at 8:00 pm.

Eric Dial, Mayor

Dee Baker, Town Clerk