



TOWN COUNCIL WORKSHOP MEETING

October 06, 2022 at 5:30 PM

950 Senoia Road, Tyrone, GA 30290

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

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.*

V. APPROVAL OF AGENDA

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

1. Review of the Town of Tyrone 2023 Special Purpose Local Option Sales Tax (SPLOST) Manual Draft. **Phillip Trocquet**, Assistant Town Manager.

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

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT



COUNCIL ITEM AGENDA REQUEST FORM

Department: Administration

Meeting Date: 10/06/2022 Staff Contact: Phillip Trocquet, Asst. Town Mgr.
Agenda Section: New Business

Staff Report:

Item Description:

Background/History:

Fayette County will be presenting a new 2023 SPLOST referendum to voters after the expiration of the 2017 SPLOST. Given this information, each of the municipalities and the County must prepare a SPLOST Manual outlining projects that projected revenues would be expended on. Staff has prepared a draft version of this document in consultation with the Tyrone 2023 SPLOST Advisory Committee, a 15-member citizen committee. The Advisory Committee’s goal is to help capture citizen sentiments on which projects are most desirable and which allocations are most suitable given the projected revenues.

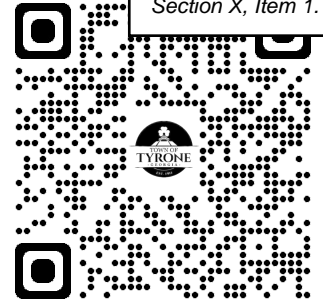
Findings/Current Activity:

Staff and the Advisory Committee have developed the attached document for Council’s consideration outlining a basic educational outline for the SPLOST as well as a breakdown of projects by category and overall costs associated with each category.

Is this a budgeted item? ____ If so, include budget line number: _____

Actions/Options/Recommendations:

Staff recommends that council give any immediate feedback they can in the workshop and to continue to offer commentary until the 2023 SPLOST Manual is presented to council for final approval and publication to the public.



www.tyronega.gov/SPLOST



2023 SPLOST Project Manual

2023 Fayette County Special Purpose Local Option Sales Tax

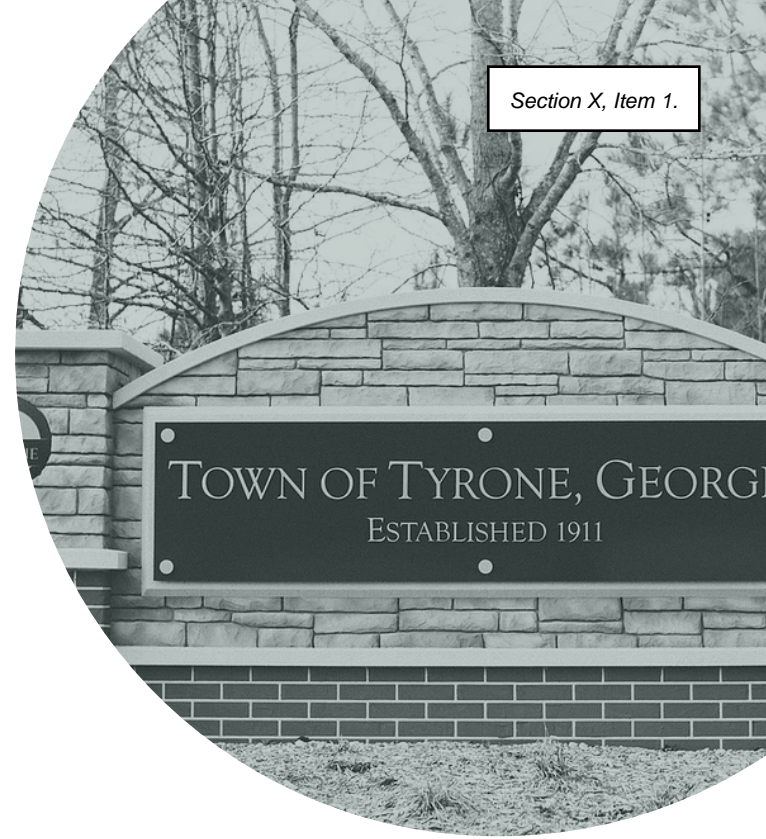
DRAFT

Official publication of the Town of Tyrone

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Section X, Item 1.



2023 SPLOST Introduction

In November, the Fayette County Board of Commissioners will call for a SPLOST Referendum. Fayette County Voters will decide whether or not to approve the 1% (or 1cent) SPLOST during the November 2023 Election

The ballot will ask voters the following question:
(Final language will be determined by the County BOC)

☐ **YES** *Shall a special 1 percent sales and use tax be imposed in the special district of Fayette county for a period of time not to exceed five years and for the raising of an estimated amount of \$ 141,014,157 for the purpose of county and municipal capital projects?*

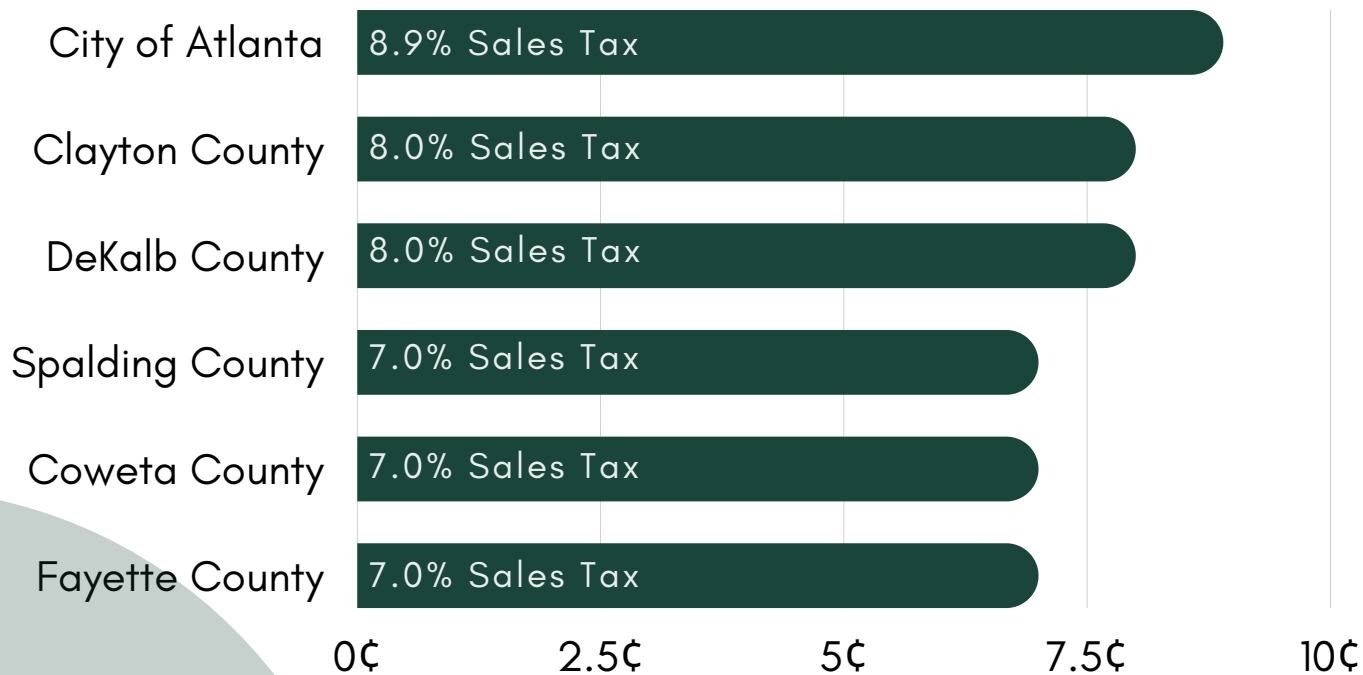
☐ **NO**

The language that will appear on the ballot is specified by the State, but terms like “roads,” “public safety,” and “parks and recreation” represent a tremendous investment in many projects that impact those who live in Fayette County and its partnering municipalities This project manual will detail the specific projects proposed by the Town of Tyrone so that voters will know what their support will produce.

2023 SPLOST OVERVIEW

Definition: A SPLOST (Special Purpose Local Option Sales Tax) serves as a 1 cent sales tax increase for a specific period of time intended to fund capital projects at a reduced tax burden to citizens than property tax (or millage). If approved, the sales tax in Fayette County will remain at 7¢ given that the existing SPLOST will end in 2023.

Surrounding Community Rates



The extra penny of sales taxes fund only projects in the counties in which they are collected, no matter where the buyer paying the tax lives.



Section X, Item 1.

CURRENT SALES TAX MAKEUP & DISTRIBUTION OF PROCEEDS

Georgia receives **4¢** of the sales taxes collected in every county. A **1¢ Local Option Sales Tax (LOST)** is shared among the County and any of its municipalities based on an agreed-upon formula. A **1¢**, voter-approved **E-SPLOST**, is invested solely for use by the Board of Education. The voter-approved **1¢ 2017 SPLOST** will end in 2023.

If approved by the voters, the 2023 SPLOST will be invested in capital projects throughout the County in the areas of facilities, public safety, parks, recreation, and human services, stormwater infrastructure, and transportation projects. The projects will be defined in an intergovernmental agreement that includes the specific list of projects for each municipality and the County.

Fayette County and the municipalities of Brooks, Fayetteville, Peachtree City, and Tyrone will share the SPLOST proceeds based on population and other factors. An intergovernmental agreement allocates the estimated revenue from a **six-year SPLOST** per the chart to the right.

2023 SPLOST Distribution

\$210,000,000 Total Projection

Fayette County	45.1%	\$94,728,900
Peachtree City	32.1%	\$67,380,600
Fayetteville	15.9%	\$33,398,400
Tyrone	6.4%	\$13,492,500
Brooks	0.5%	\$999,600

TYRONE PROJECT DISTRIBUTION

The list and distribution of projects, approved by Mayor and Town Council represent a continued investment in the highest quality of life possible for the residents, property owners, and businesses of the community. These projects were identified through consultation with departmental staff, engineering and infrastructure experts, and the 2023 SPLOST Advisory Committee which comprised of citizens and business owners in the community. The approved project list and associated funding fall broadly into the following 5 categories:

Transportation

\$4,500,000

Stormwater & Sewer Improvements

\$3,500,000

Downtown Improvements

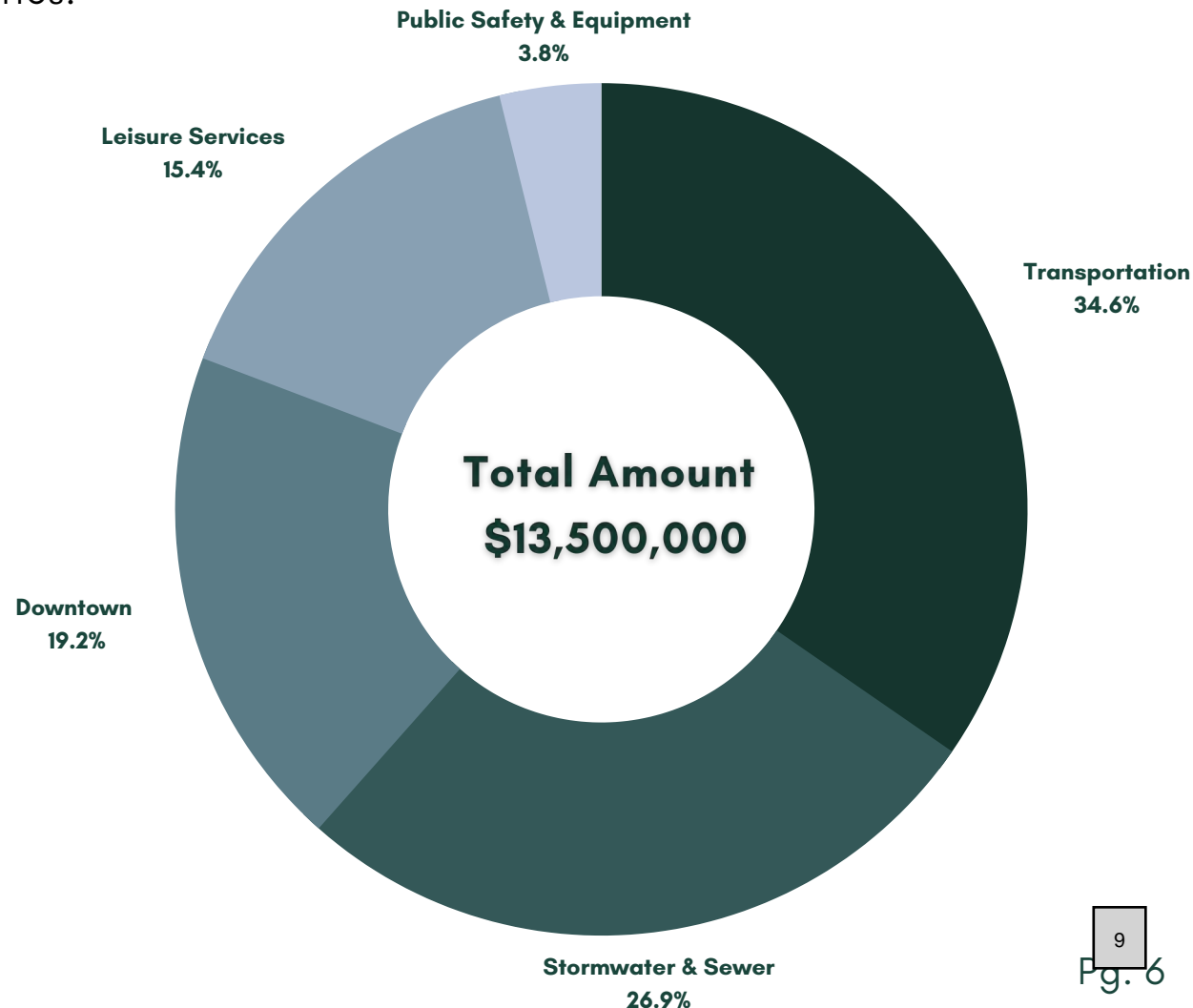
\$2,500,000

Leisure Services

\$2,000,000

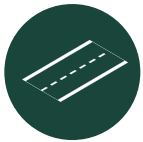
Public Safety, Admin, Equipment

\$500,000



TYRONE PROJECT SUMMARY

A further breakdown of projects and categories is listed below as well as on page 7 in spreadsheet format. The remainder of this document outlines the Town of Tyrone's 2023 SPLOST projects. Brief descriptions of each project or grouping of projects are outlined addressing the needs of the Town across various departments and categories. If approved, the SPLOST would be in effect for a six (6) year period from June 1, 2023, through June 30, 2029.



ROADS

- Town-wide paving projects
- Intersection improvements



MULTI-USE PATHS

- School Complex Connection
- Dogwood Rail Crossing
- North Neighborhoods Connector
- Castlewood Rd. Improvements
- Share-the Road & traffic calming improvements



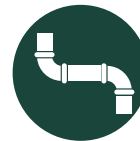
DOWNTOWN IMPROVEMENTS

- Streetscaping: Lighting, Path & Sidewalk improvements, traffic calming, crosswalk improvements, on-street & off-street parking, etc. . .
- Signage upgrades & Wayfinding



LEISURE SERVICES

- *Shamrock Park:*
 - Hardscaping & Landscaping
 - Lighting & Electrical
 - Multi-use stage/pavillion/marketplace
 - Parking Improvements
- Redwine Park improvements
- Handley Park improvements
- Fabon Brown Park improvements



SEWER & STORMWATER

- Sewer Capacity expansion
- Infrastructure upgrades
- Dam improvements
- Stormwater structure improvements



PUBLIC SAFETY & EQUIPMENT

- Police Vehicles & Equipment
- Public Works Vehicles & Equipment

Budget Summary

Section X, Item 1.

Projects	Tier	Cost Estimate
<i>*Portion of project funds may be appropriated to matching grants</i>		
Roads		\$2,500,000
Town-Wide Asphalt Resurfacing	1	
ROW Clearing	1	
Palmetto Senoia Intersection Improvements	2	
Multi-Use Paths		\$2,000,000
Sandy Creek High School Multi-Use Path	1	
Dogwood Railroad Multi-Use Path Crossing	1	
Laurelwood Connector	3	
Tullamore - Greencastle Connector	2	
Castlewood Multi-Use Path Improvements	2	
East Crestwood Rd. Path	3	
Downtown Improvements		\$2,500,000
Signage - Building and Parks	1	
Senoia Road Streetscaping - Lighting, trees, beautification, traffic calming, on-street parking, MU-Trail expansion etc. . .	1	
Commerce Drive Streetscaping	2	
Underground Utilities	1	
Crosswalk Improvements	1	
Curb and Gutter Improvements	2	
Parking Expansion - Downtown	2	
Parks and Rec		\$2,500,000
Shamrock Park - Landscaping, hardscaping, lighting, & electrical improvements	1	
Shamrock - Multi-use Stage and Market Place	1	
Shamrock - Parking Expansion & Improvements	2	
Library-Rec Exterior Spaces Improvements	1	
Redwine Park Improvements	2	
Handley Park Improvements	1	
Fabon Brown Park Improvements	2	
Stormwater		\$2,000,000
Dam Improvements	1	
Infrastructure Improvements	2	
Sewer		\$1,500,000
Capacity	1	
Infrastructure	2	
Admin		\$500,000
PW Dump Truck	1	
Bucket Truck	2	
PW Truck	2	
PD Patrol Cars	1	
PD & PW Radios	1	
Total		\$13,500,000

These categories comprise of further sub-categories and projects listed on the left. **Tier 1, 2, and 3** projects constitute the **priority** level of each project in terms of completion order.

With SPLOST funding the Town is able to fund capital projects that would otherwise require a significant property **tax increase**, significant **cuts** in other programs, or multiple simultaneous modifications. The SPLOST allows Fayette County voters to choose whether to make this level of **investment** in the community, and comes from all shopping and dining in Fayette County, instead of being imposed only on those who own property and pay property taxes here. While property taxes are certainly an option for funding many of these projects, a significant property tax increase would result in Fayette County residents being the sole contributors to the capital projects, when the capital projects in Fayette County are being used daily by residents of other counties.



LIESURE SERVICES

\$2,000,000

Citizen focus and request for improved amenities regarding Parks & Recreation and the Public Library have been gathered via public comment from the Town's Comprehensive Plan and *Envision Tyrone* Livable Centers Initiative downtown plan. The following slides offer some renderings of the listed projects as heard from citizens.



*** Image is a concept rendering only and does not represent final designs or conditions ***

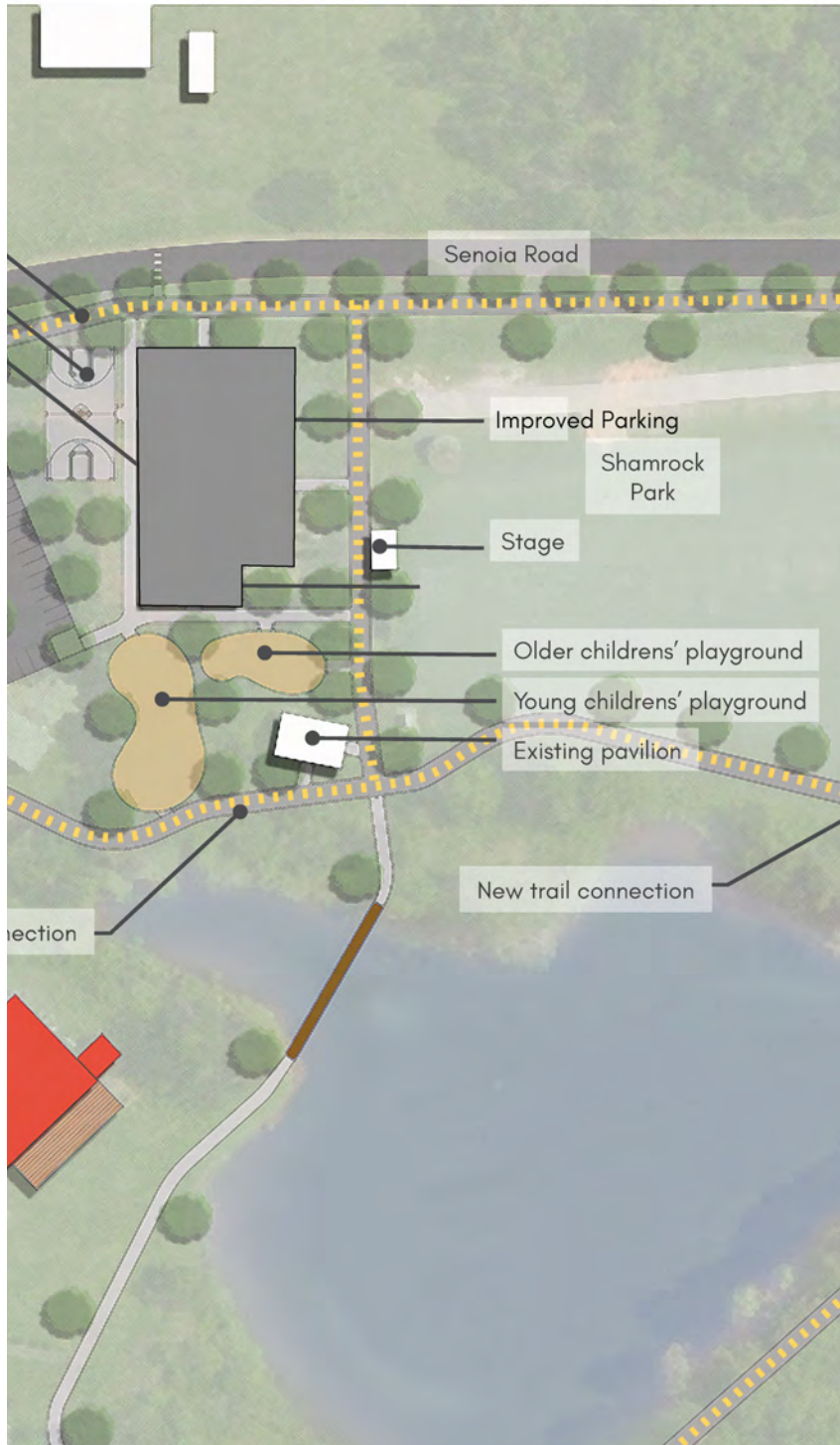
Multi-Use Stage/Pavilion & Market Space

*Per the recommended **Envision Tyrone** downtown plan, a permanent multi-use pavilion and market space is proposed. Said pavilion/stage will serve as a permanent location for the multiple events, concerts, and markets the Town hosts annually. Outside of these events, this structure will serve as a focal point for the park and open to the public for shade and relaxation.*



Shamrock Park – Lighting, Hardscaping, & Parking Improvements

Improved beautification and parking at Shamrock Park has been listed as a high priority in multiple public input sessions. Improvements to Landscaping, Hardscaping, multi-use structure installations, path expansion etc. . . would be a part of this section





Fabon Brown Park

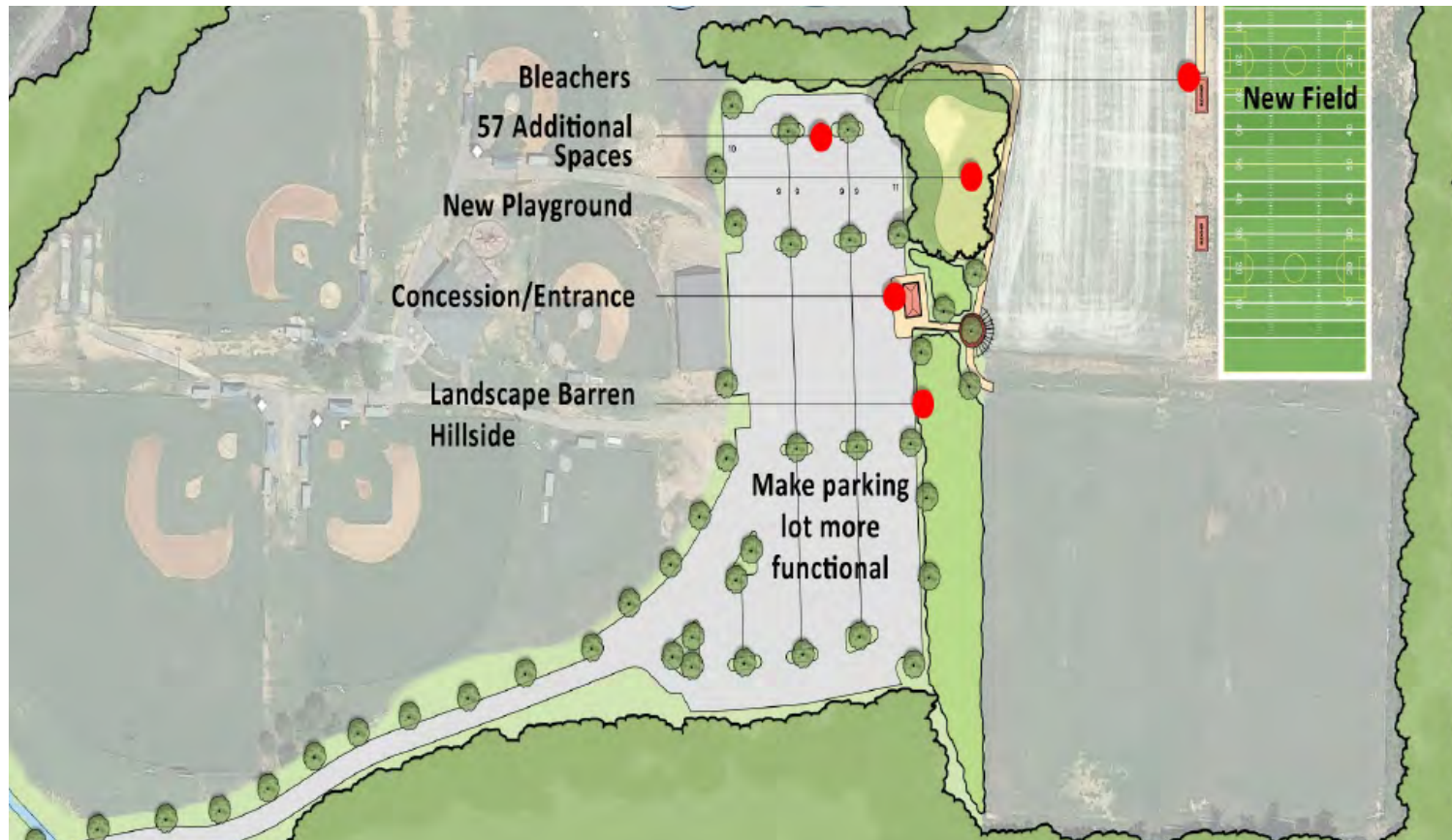
Fabon Brown Park Improvements

Updates to both Handley Park and Fabon Brown Park have been needed for many years. Fabon Brown Park is home to the Town's Dog Park, but does not have public water accessible on site. This combined with a modest nature trail and improved gravel lot will improve both the aesthetic and functional nature of the park.





Handley Park Upgrades



Handley Park received modest improvements from the 2017 SPLOST including an additional restroom. Further improvements such as repaving/striping the parking lot as well as the addition of a nature preserve were recommended by citizens. In our Comprehensive Plan





Dorthea Redwine Park Master Plan

Dorthea Redwine Park sits in the Town Center district as a great community park and asset. Pickleball courts are currently planned for the 2022-2023 Fiscal year. The 2023 SPLOST is proposing path, parking, playground and stormwater improvements throughout the remainder of the park for a better user experience. Better connectivity to Senoia Road is envisioned in the Town's downtown plans and sidewalk connectivity plans.



Town of Tyrone Multi-Use Path Network

Legend

Pre-existing Infrastructure

Blue line: Shows the Road Surface Streets (Blue and Curb Allowed)

Green line: Multi-Use Paths

Red dashed line: School Streets

Yellow line: Crosswalks

Grey line: CSA Rail Line

Green square: Parks

Grey square: Tyrone Tax Parcel 2018

Proposed Cart Paths (SPLOST)

Red dashed line: Falmouth-Highland (2017)

Red dashed line: Broadfield - Chuck Hill (2022)

Red dashed line: Lake - Broadfield (2023)

Red dashed line: Service - Spencer (2022)

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MULTI-USE PATHS

\$2,000,000

Multi-Use paths have been voiced as high priority projects in Town. The Comprehensive Plan and Downtown Master Plan comment heavily on connectivity and safety improvements to assist citizens in utilizing alternative modes of travel when reaching in-town destinations. Yield roadway improvements, new path connections, and improvements to aging paths are needed across the Town to meet this goal. Such connections not already funded by the 2017 SPLOST include:

- Castlewood Path improvements
- School Complex to Swanson Connector
- Dogwood Railroad Crossing
- North SR-74 Neighborhoods Connector
- Laurelwood-Briarwood Connector
- Farr Rd. Path widening
- Share-the-road upgrades
- Road crossing expansion

The 2023 SPLOST would allow the Town the ability to construct paths that would otherwise be infeasible to construct on General Fund budgets alone or would take many years longer to complete.

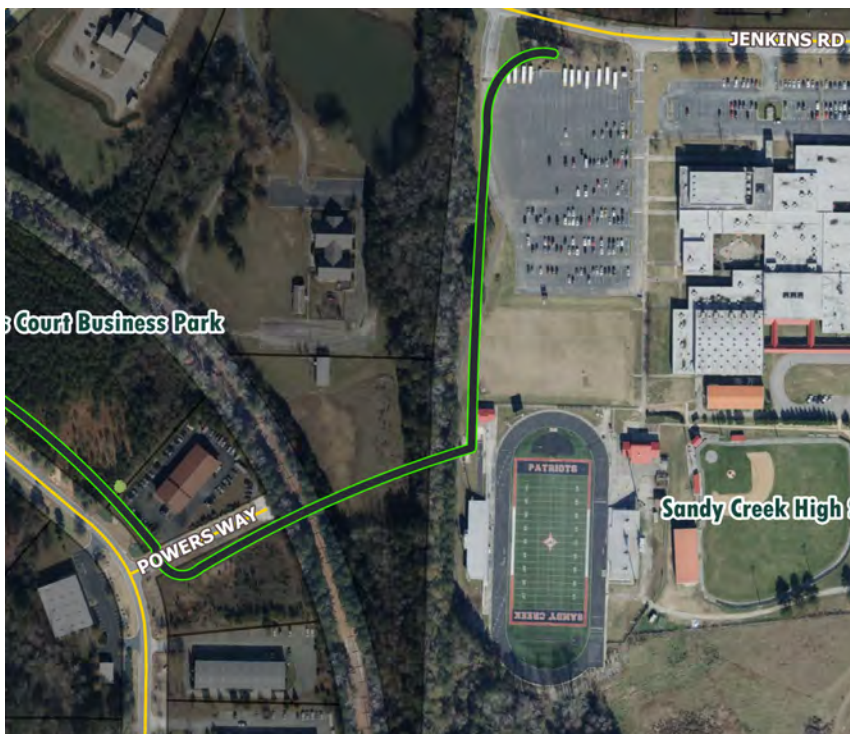
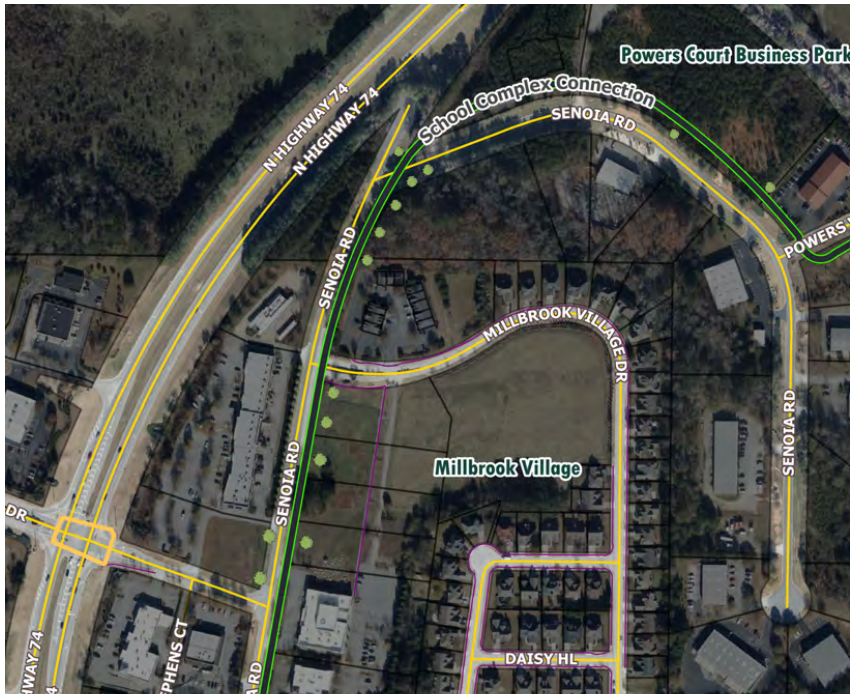


Jenkins Rd. School Complex Connection

A major destination priority for the Town has been Sandy Creek High School, Flat Rock Middle, and Burch Elementary.

Working with the FCBOE, the Town would extend a path from its current terminus at Swanson Road past the Legacy Theater and down Senoia Road to Powers Way. From there, a direct connection to the parking lot of SCHS would be made.

Other routes may be proposed after official engineering studies are performed; however, this path would not only connect thousands of residents to the schools, but it would also connect residents to the Legacy Theater and the shopping/dining/services present at the Carriage Oaks shopping center.





Dogwood Tr./Senoia Rd. RR X'ing Extension

A long-time desired path connection has been a path extension from Dogwood Trail to Maple Shade Drive over both the CSX Rail Line and Senoia Road.

Such a path has been infeasible in the past due to the high costs and time involved in working with CSX rail regarding modification to the crossing at this location.

If permission is granted by CSX, this path would connect many Tyrone residents directly to our downtown as well as provide connectivity to Peachtree City via Maple Shade subdivision with the most efficient path available.

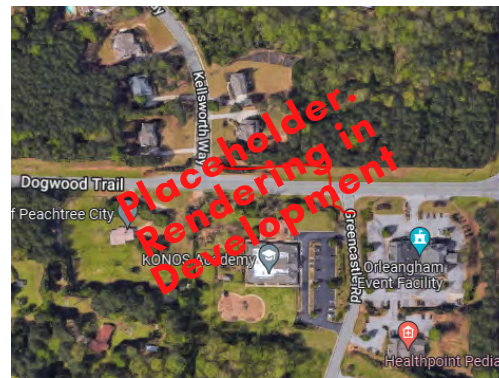
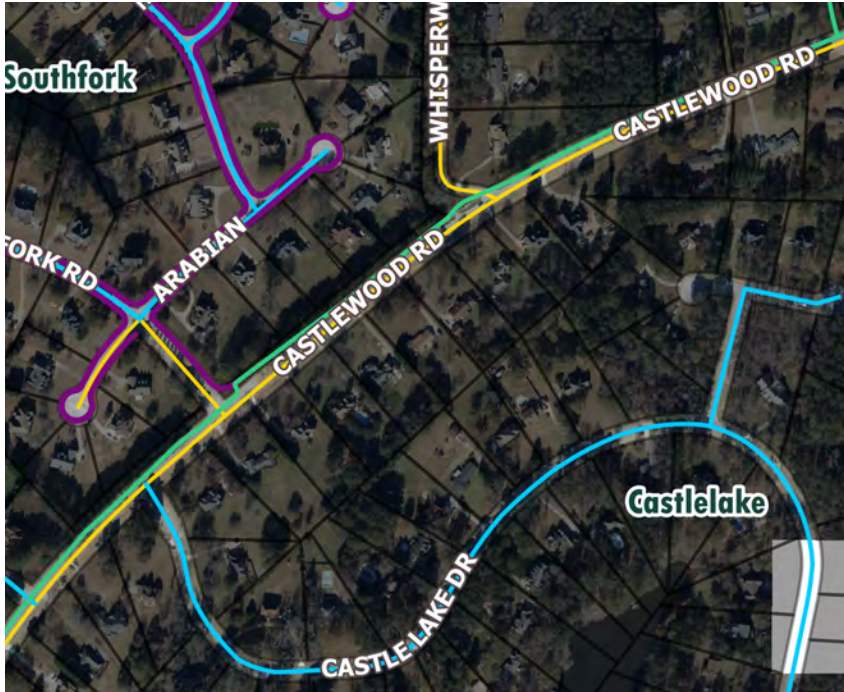
If CSX denies proposals to modify this crossing, other alternative path options are available.





Misc. Improvements & Connections

Path improvements/upgrades are needed across Town with a particular emphasis placed on pedestrian safety improvements. Castlewood Road path is in need of such improvements as well as repaving of aging portions of the path. Yield roadway and pedestrian improvements as well as other short path connections such as Laurelwood Road, Tullamore Trl.-Greencastle, and East Crestwood Road provide the most number of citizens with quality pedestrian/cart/biking networks.





Town Center District (Downtown) Improvements

\$2,500,000

The Town Center District (**Downtown**) has been a major focus area of improvement for citizens. Enacting the **Envision Tyrone** downtown master plan involves many public-side investments in infrastructure along Senoia Road including streetscaping, beautification, signage, utility improvements, sidewalks, paths, walkability improvements, and traffic calming. A summary of specific projects are:

- New monument signage (Town Parks & Buildings)
- New entryway & wayfinding signage
- Senoia Road & Commerce Dr. Streetscaping
 - On-street parking
 - Street Trees & Plantings
 - Sidewalk & Path Improvements
 - Street lighting improvements
- Underground Utility work
- Crosswalk Improvements
- Curb & Gutter Improvements
- Parking Expansion

Downtown improvements are aimed at facilitating economic development that will help further sustain the long-term maintenance of infrastructure along Senoia Road.





Signage, Walkability, & Beautification

New wayfinding and monument signage helps reinforce the small-town character of the community while providing residents and visitors a better sense of place and direction. Streetscaping projects will help transform the Senoia Road corridor into a true main street feel to facilitate downtown development while providing a higher walkable quality of life amenity for Tyrone residents.



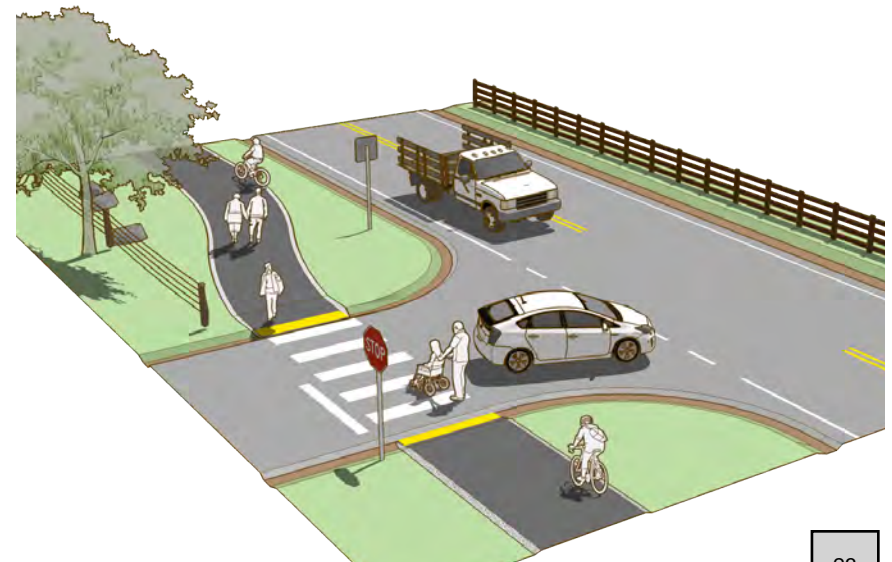
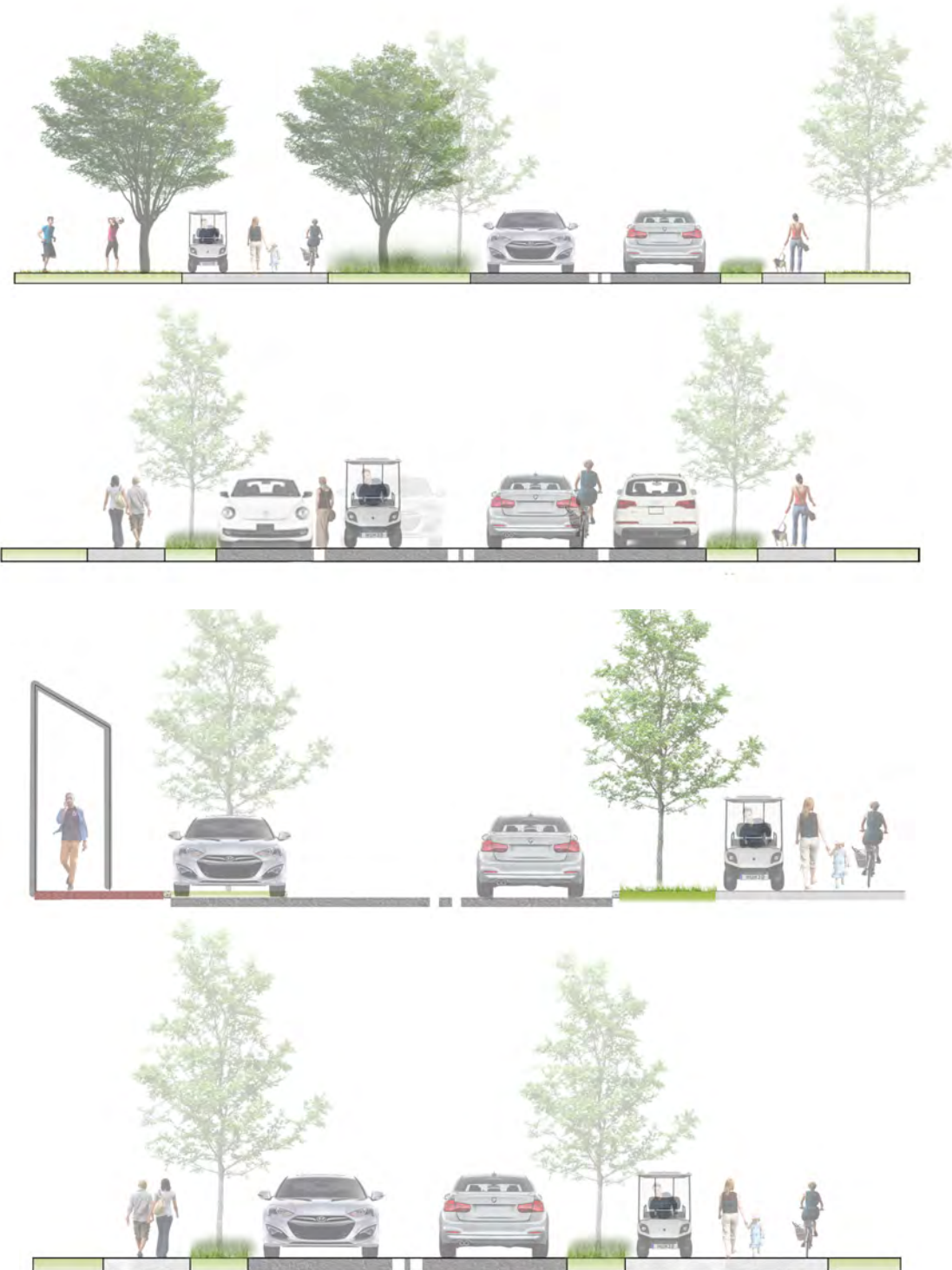
TREES	 Great Fall Color	 Great Fall Color	 Great Fall Color	 Spring Blooms
SHRUBS	 Evergreen, Repels Mosquitoes	 Pollinator Habitat, Fall Color	 Great Fall Color, Repels Mosquitoes	 Evergreen, Drought Tolerant
GRASSES/PERENNIALS	 Waste Forage	 Great Fall Color	 Pollinator Habitat	 Fall Color
	STREET TREES			
	SHADE TOLERANT			





Streetscaping & Traffic Calming

Street sections that accommodate a 'main street' feel encourages walkability, biking, and slower traffic and was one of the main goals of the Downtown Plan and Comprehensive Plan. Projects putting these principles on the ground is considered essential for downtown progress, improvement, traffic management and citizen comfort

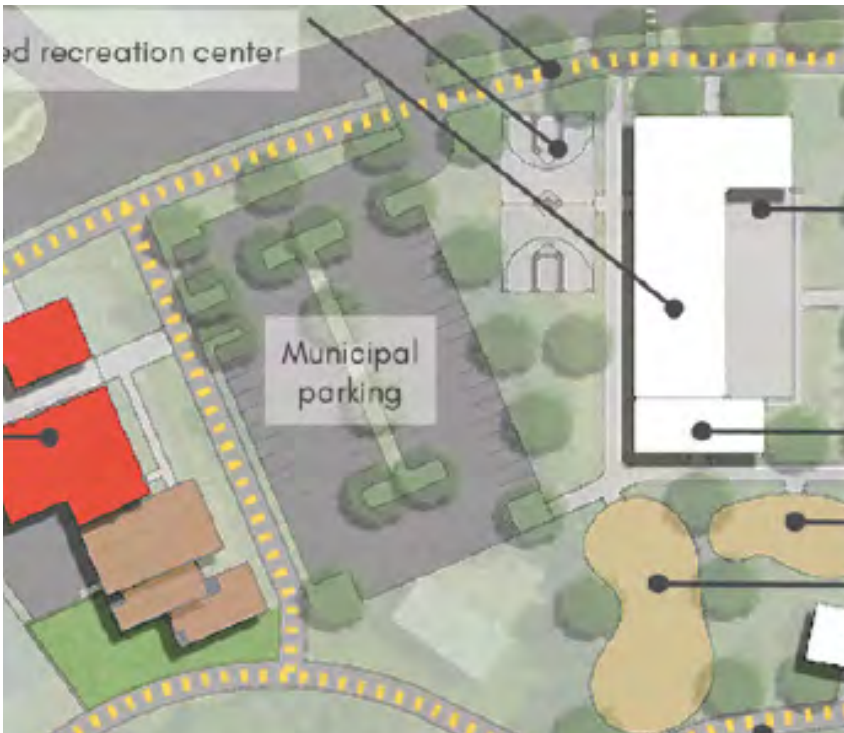




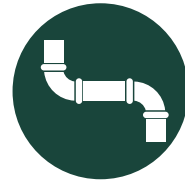
Parking and Utility Improvements

Overhead utility wires conflict both with streetscaping goals and long-term infrastructure maintenance goals for the Town. Moving overhead lines underground as part of future streetscaping projects will improve property values and Downtown goals.

Parking improvements such as on-street spaces provide a parking need and traffic calming effect. Public lots will facilitate economic development and ease of visiting.



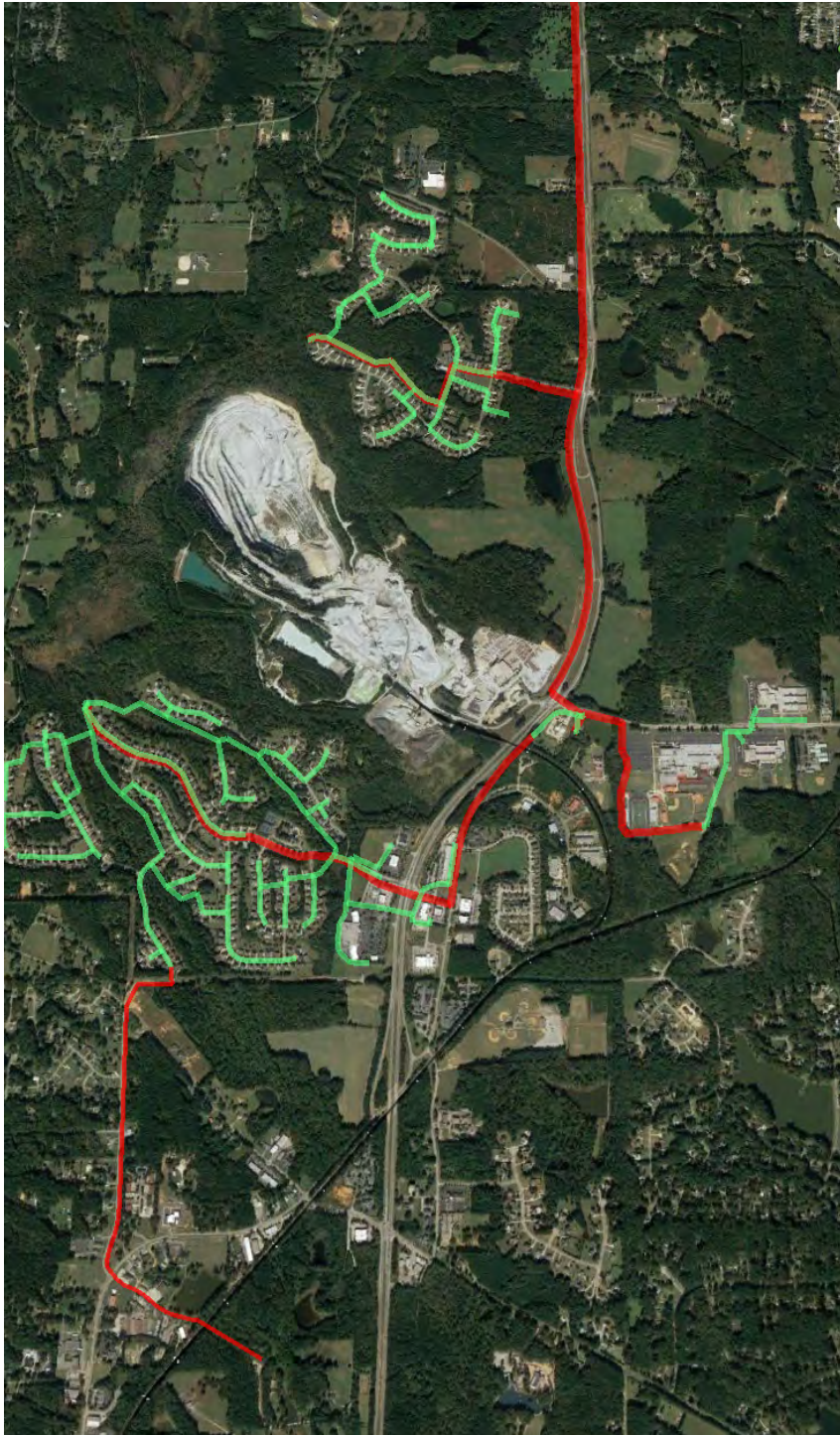
**Placeholder.
Rendering in
Development**



SEWER & STORMWATER

\$3,500,000

Section X, Item 1.



The Town's investment in sewer footprint expansion to the Town Center District (Downtown) was aimed at facilitating a development pattern that could support walkable, amenity-driven economic development for citizens. Coupled with large economic development potential on the northern corridor of SR-74, sewer capacity is of importance to the economic health of the community.

The Town services thousands of stormwater infrastructure items such as culverts, pipes, catch basins, etc. . . with an increasing importance on avoiding deferred maintenance which could threaten stormwater management and potential damage to property.



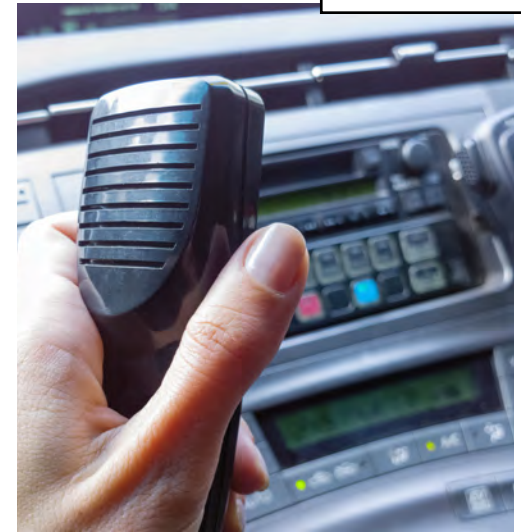
PUBLIC SAFETY & EQUIPMENT

\$500,000

The Town's Police vehicle fleet has some aging cruisers in need of replacement; this coupled with other aging equipment such as police radios would be replaced with SPLOST funds.

Public Works equipment such as bucket trucks, dump trucks, and other heavy equipment are also in need of replacement. Specific items include:

- Public Works Dump Truck
- Public Works Bucket Truck
- Public Works Utility Truck
- Police Department Patrol Cars
- Police Department Radios & Equipment



Section X, Item 1.

