



TOWN COUNCIL MEETING December 15, 2022 at 7:00 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.*

1. Approval of the December 1, 2022 meeting minutes.
2. Reappointment of McNally, Fox, Grant, and Davenport, P.C. as the Town's Legal Counsel.
3. Reappointment of Mallett Consulting as the Town's Engineering Consultant.
4. Reappointment of Fayette County News as the Town of Tyrone's Legal Organ.
5. Reappointment of Alisha Thompson as the Town of Tyrone's Municipal Court Judge.
6. Reappointment of Amy Godfrey to serve as the Town of Tyrone's Solicitor for the Municipal Court.
7. Reappointment of John Cunningham to serve as the Town of Tyrone's Judge Pro Tem.
8. Approval to hire Vikki Thompson as a member of the library staff.

9. Approval for the Christ Church public event- Carols, Candles, and Cocoa at Shamrock Park on December 18th from 6:00 pm to 7:00 pm.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

10. Consideration of a text amendment to section 113-191 of Article V of the Zoning Ordinance regarding the Quality Growth Development District Special Requirements. **(To be tabled)**
11. Consideration of a text amendment to section 113 of Article V of the Zoning Ordinance regarding district regulations to create a Business Technology Park (BTP) zoning classification. **(To be tabled)**
12. Consideration of a text amendment to section 113-128 of Article V of the Zoning Ordinance regarding the Downtown Commercial (C-1) zoning district. **(To be tabled)**

IX. OLD BUSINESS

13. Consideration to award the 2022 Dorthea Redwine Park Phase One project to Headley Construction Corp. for the Base Bid and Bid Alternate 2 (landscaping) for a total of \$600,826.35. **Brandon Perkins, Town Manager**

X. NEW BUSINESS

14. Consideration to appoint Taylor & Strickland Law Firm as the Indigent Defense Attorneys for Tyrone Municipal Court January 1, 2023 - December 31, 2023. **April Spradlin, Court Clerk**
15. Consideration to approve a John Deere contract for an ATV under state contract for \$28,749.15. **Mitch Bowman, Public Works Maintenance Supervisor**

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

**TYRONE TOWN COUNCIL
MEETING
MINUTES
December 01, 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:

Phillip Trocquet, Assistant Town Manager / Town Planner

Sandy Beach, Finance Manager

Matthew Underwood, Public Works

Randy Mundy, Police Chief

Anthony Koranda, Police Officer

Shannon Caverly, Police Officer

Tracy Young, Fayette County Development Authority

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

A motion was made to approve the agenda.

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

Voting Yea: Council Member Howard, Council Member Hill.

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 November 17, 2022 meeting minutes.
2. Approval of the FY 2021/2022 Budget Amendment.
3. Approval of the 2023 Holiday Office Closure Schedule.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

4. Employee Service Recognitions - **Brandon Perkins, Town Manager**

Mr. Perkins shared that there were four employees to recognize and three were not present. He recognized Matt Underwood from the Public Works Department. Mr. Perkins stated that last December he began recognizing employees for their service. He added that Mr. Underwood began on December 10, 2012, and that the 10-year certificate and recognition was a small token of his loyalty and hard work. Mayor Dial added that he and Council appreciated him and that he was more than just an employee. Mr. Underwood's wife and children attended in support.

Mr. Perkins also recognized Police Corporal, Charles Clark for 5 years of service, Detective, Andrea Johnson for 15 years, and Sergeant Michael Vena for his 5 years of service to the Town.

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

5. Consideration and approval of an Intergovernmental Agreement between the Town of Tyrone and Fayette County for the use and distribution of proceeds from the 2023 Special Purpose Local Option Sales Tax for capital outlay projects. **Brandon Perkins, Town Manager**

Mr. Perkins informed everyone that the Fayette County BOC was expected to pass a resolution to call for an election in March 2023. If approved, the SPLOST was expected to generate approximately \$210,033,000.00 in revenue County-wide with Tyrone's share being approximately \$13,492,500.00. Before the County may move forward with the resolution, each participating entity must enter into an Intergovernmental Agreement (IGA) with the County. He added that the planning workshop was on March 10, 2022, October 6th Council reviewed the staff's project list and on October 20th the list was approved.

A motion was made to approve the IGA between the Town and Fayette County for the use and distribution of proceeds from the 2023 SPLOST for capital outlay projects.

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

X. NEW BUSINESS

6. Consideration to enter into an Acknowledgment of Disclosure and Confirmation of Informed Consent; Crack Sealing Services.

Mr. Davenport stated that on occasion the Town and Fayette County enter into contracts such as the following agenda item. He reminded Council that his firm represented both Tyrone and Fayette County. His firm had the duty to inform the Town of any potential risk. He assured them that he and his firm would represent both parties without partiality.

A motion was made to approve the waiver of Disclosure and Confirmation of Informed Consent for the Crack Sealing Services.

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

7. Consideration to enter into an IGA with Fayette County for the Road Crack Sealing project PW-2023-09. **Scott Langford, Town Engineer / Public Works Director**

Mr. Trocquet presented for Mr. Langford and stated that Council approved the Public Work budget which included crack sealing sections to extend the life of the Town's Roads. The project included sections of Senoia Road, East Crestwood, Spencer Road, Peggy Lane, and Depot Court. Road sections were depicted in Attachment A of the IGA. He displayed a map for Council indicating the areas. He added that it would be approximately four miles of crack sealant. The project was bid by Fayette County and they were taking the lead to assist the Town. The project was estimated at \$27,150.00 which was within the Public Works budget for FY 22/23.

Council Member Furr asked where on Senoia Road the sealant would be. Mr. Trocquet stated that it would begin at Depot Ct. and go to Crestwood, not downtown.

A motion was made to approve entering into the IGA with Fayette County for the estimated fee of \$27,150 for selective crack sealing of the Town's roads.

Motion made by Council Member Hill, Seconded by Council Member Campbell.
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. Perkins updated everyone on the Shamrock Park playground. He stated that staff was still waiting on a post for the Spinner piece of equipment. He was informed by Playworx that it should arrive in weeks, not months and that the benches were on backorder. He also shared that they would replace a regular swing with a toddler swing and that mats would be placed under the swings and the slide for extra support.

Mr. Perkins announced that he had a productive conversation with Mrs. Lynda Owens and she agreed to take the Recreation Manager position. He added that advertising for the full-time Assistant position would begin immediately. He added that Ms. Owens had many great ideas and that Council would be pleasantly surprised once they were implemented. He stated that Ms. Owens had been with the Town for fifteen years.

XIII. COUNCIL COMMENTS

Council Member Howard invited everyone to come to the Museum on Sunday from 2:00 pm – 4:00 pm for Selfies with Santa, a bake sale, and arts and crafts.

Mayor Dial shared that he and Mr. Perkins had a conversation that day regarding customer service and added that across the board in every department, they had not received complaints about the Town employees' customer service capabilities. He was pleased with that fact.

Council Member Campbell thanked Ms. Sandy Dow, owner of Mooving Café for baking 400 cookies for the decorating booth at the Lighting of the Tyrone Christmas Tree event on Sunday. He added that Ms. Dow had always been very generous to the Town and now the Museum.

Council Member Campbell gave a shout-out to Ms. Owens and stated that Sunday's event went very well. He also gave a shout-out to everyone that volunteered. Everyone worked hard and Public Works made the Town look great with all of the decorations. He stated that the Christmas Tree farm was a good idea and that turned out well too. He thanked Council Member Howard for the idea. He thanked Mr. Perkins for his great leadership, it showed during the event. He also thanked the Police officers for directing traffic and operating the s'more booth.

Council Member Furr thanked Kaye Pate for making the icing for all of the cookies.

Mr. Perkins stated that folks did not realize how much went into the months of planning such an event, it took a lot of work. He also thanked everyone.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session to review the minutes from November 17, 2022, and a real estate item.

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 Campbell, Council Member Furr.

A motion was made to approve the Executive Session minutes from November 17, 2022.

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

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:32 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk



COUNCIL ITEM AGENDA REQUEST FORM

Department: Library

Meeting Date: 12/15/2022

Staff Contact: Patty Newland

Agenda Section: Consent Agenda

Staff Report:

Item Description:

Approval to hire Vikki Thompson as a member of the library staff

Background/History: Mrs. Thompson will fill the full-time vacancy by Katie Rees.

Findings/Current Activity:

Is this a budgeted item? yes If so, include budget line number:
100.65.51.1100

Actions/Options/Recommendations: Recommend approval to hire.



COUNCIL ITEM AGENDA REQUEST FORM

Department: Recreation

Meeting Date: December 15, 2022

Staff Contact: Lynda Owens

Agenda Section: Consent Agenda

Staff Report:

Item Description:

Carols, Candles and Cocoa

Background/History:

Christ Church in Tyrone would like to host a public event at Shamrock Park from 6:00 pm-7:00 pm on December 18th. The plan is for people to gather at the park for singing, reading of scripture and then enjoying hot cocoa. They estimate a headcount of 120-150 to attend. Church representative: Erin Burlaga. This event is open to the public.

Findings/Current Activity:

Pending

Is this a budgeted item? ☐ No If so, include budget line number: _____

Actions/Options/Recommendations:

Recommend approval



STAFF REPORT

Town Council Meeting

December 15, 2022 / 7:00 pm / Regularly Scheduled Meeting

Subject: Quality Growth Overlay Alterations

1. **Background/History:** One of the major text amendments called for in the Comprehensive Plan was to bolster the SR-74 Quality Growth District Overlay. This overlay calls for higher architectural and landscaping standards but was found to be missing elements called for by citizens and Council.
2. **Findings/Current Activity:** Although higher architectural and landscaping requirements are part of the current overlay, there is not much specific direction on each. This amendment specifies landscaping requirements much more specifically and expands the buffer from 20' to 50'; planting requirements are specified by quantity and size as well as other specific requirements.

Architectural standards have been slightly modified to accommodate more class A building materials as well as specified percentage ratios achievable by the type of developments the Town is seeking to attract. This also includes screening and exterior storage requirements.

Traffic management has been one of the top requirements associated with the SR-74 corridor. In an effort to reduce the impact of any new economic development projects along SR-74, the overlay district is being modified with a special traffic management area requirement for all properties on the east side of SR-74. This required road connection will act as a service road for all business traffic as the area develops.

3. **Actions/Options/Recommendations:** Staff recommends approval of this item.
4. **Planning Commission Recommendation:**

Sec. 113-191. - (SR-74 Quality Growth Overlay District)

The purpose of this section is to maintain a physically and aesthetically pleasing gateway into the Town of Tyrone, while keeping it in line with the surrounding environment to ensure visual continuity. In reviewing any application within this area, the mayor and council shall consider among other things, the general design, the character and appropriateness of design, scale of buildings, arrangement, texture, materials, and colors of the structures in question and the relationship of such elements to similar features of structures in the surrounding area. Any structure or portion of property that is visible via line of sight from State Route 74 shall, in addition to the other requirements of this Ordinance, comply with the following:

(1) Landscaping and Screening Requirements

- a. Landscape plan submission. A landscape plan shall be submitted and approved as part of the predevelopment site plan as required by the provisions of this ordinance with particular attention paid to the following:
 - i. Preservation: an effort should be made to preserve as much of existing plant material and land form as possible; clear-cutting and mass grading are not acceptable practices.
 - ii. Context: The design shall be planned in such a fashion that it is physically and aesthetically related and coordinated with other elements of the project and surrounding environment to insure visual continuity and context (color, material, mass, function, topography).
 - iii. Quality: landscape design shall be designed in a sound manner and constructed according to accepted good planting procedures.
- b. Planted Buffer. A maintained planted buffer shall be in place for the first 50 feet of the building setback adjacent to State Route 74. The buffer area is defined as the unpaved segment of land located between the property line that abuts a right-of-way and any building or vehicular use area and designed for the preservation and placement of plant materials. If a parcel or lot has more than one street planting area (i.e. more than one street frontage), each shall be considered separately. If a building site contains more than one parcel or lot, the entire site shall be treated by the landscape ordinance as a single entity
 - i. The landscaping design shall protect scenic views via berms and screening and utilize natural features of the site;
 - ii. Within the required street planting area, measuring the total length of the project street frontage exclusive of drives, trees from the large category shall be planted at intervals of 40 feet with either one medium category or three small category trees in between; however, creativity is encouraged. Trees in the large category shall be three inches caliper and not less than 12 feet in height at planting. Trees in the medium category shall be two and one-half inches caliper and not less than ten feet in height at planting. Trees in the small category shall be two inches caliper and not less than six feet in height at planting. The remaining area shall be landscaped with shrubs and ground cover. The shrubs and ground cover shall be defined in three categories: large shrubs (at a minimum size of 7 gallon and 3-foot in height at time of planting), medium shrubs (at a minimum size of 3 gallon and 18 inches in height at time of planting), and ground cover (at a minimum size of 4 inch pots and 4 inches in height at time of planting). Each category shall comprise of the following percentages of required shrubbery: a minimum 15% large shrubs, a minimum 15% medium shrubs, and maximum 10% ground cover. All plants must meet ASFNS standards.

| Category | Height Range at Full Growth | Description |
|----------------------|-----------------------------|--|
| Small/ understory | 10-20 | This category shall be used primarily where there are overhead obstructions or in a planting area which cannot accommodate an overstory or shade tree. The Town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions. |
| Medium | 20-40 | These trees shall be used primarily as street and shade trees. The Town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions. |
| Large/ overstory | 40+ | These trees will be used primarily as street and shade trees. The Town's environmental specialist shall have the authority to disallow trees that are not suitable for a specific location due to growth habits of the tree or site conditions. |

- iii. All side and rear yards shall be used for planted buffers and/or landscaping;
- iv. Berms. When required as a condition of site plan or zoning approval shall be a minimum of five feet in height, and shall be placed to the inside of the applicable buffer along State Route 74.
- c. Right-of-way beautification. Developments within the quality growth development corridor shall be encouraged to obtain a landscape easement from the Georgia Department of Transportation to landscape the right-of-way fronting the project. The right-of-way shall be landscaped, at a minimum, with sod. If the state highway department refuses to issue a landscape easement, required by this ordinance, denial shall be in writing stating the reason(s) for denial.

(2) Architectural & Dimensional Requirements

- a. Every application for the construction of a new building or structure and alterations and/or additions to existing structures shall be accompanied by drawings signed by the architect, engineer, or other appropriate professional which clearly show the following:
 - i. Exterior elevations drawn to scale with color rendering;
 - ii. Proposed colors, materials and textures for structures;
 - iii. Location of all exterior utility facilities including any roof top units;
 - iv. Proposed signs and location including size, color and material;

- v. Line of sight study from State Route 74;
- b. The design shall protect adjacent properties from negative visual and functional impacts;
- c. All loading docks, trash receptacles and equipment areas shall be screened from all streets via the use of plantings, fences, walls, and berms where feasible;
- d. Loading and unloading shall be done only into or from the rear or side of buildings;
- e. All roof-top HVAC equipment shall be visually screened from adjacent roads and residential areas. The screen shall extend to the full height of the objects being screened.
- f. Outside finish construction
 - i. 70 percent category "A" materials - brick (hard burned clay), brick veneer, stone (with weathered or polished fluted broken face), or glass.
 - ii. 30 percent category "B" materials – masonry backed stucco, E.I.F.S, metal, or fiber cement boards.
- g. Exterior walls must be designed to provide visual relief at a minimum of every 20 feet (no long flat walls);
- h. Exemptions
 - i. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement. Only one structure per lot shall be entitled to the exemption. When an existing nonconforming structure is enlarged by more than 50 percent, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural standards.
 - ii. Development approved prior to the adoption of this ordinance, provided the property is not rezoned from one category to another. If rezoning occurs, the requirements of this ordinance shall take full effect on the parcel or lot to the extent parcel dimensions will allow.

(3) *Traffic management*

- a. A traffic management plan, prepared by a qualified professional engineer or transportation planner shall be submitted at the discretion of the Town engineer, based on the size and intensity of the development, and traffic conditions. The traffic management plan must identify any traffic impacts that will be created by the development as well as present and reasonable solutions to those impacts.
- b. *Multi-use path connectivity.* In order to provide for alternative modes of transportation (including the accommodation of golf carts, bicyclists, and pedestrians), the integration of multi-use paths is required consistent with the Town's multi-use path plan. Path construction standards will be held to the standards set forth in the Fayette County Master Transportation Plan.
- c. *Northwest Corridor Special Traffic Management Area* - An internal collector road connecting all three of the large tracts identified in exhibit A, in the quality growth development district will be required, from the existing median break at Thompson Road south to Kirkley Road if these properties are annexed into the Town's municipal limits. The remaining large tract in the unincorporated county will be encouraged to connect one right in/right out curb cut on SR 74 North for the construction of a street to provide internal access in the tract. The design of the collector road will require left turn lanes at the intersections of SR 74 North and Kirkley Road as well as all intersections internal to

developments. Final design approval of these intersections will be made by the Town's engineer and the Georgia Department of Transportation.

(4) Fences & Walls

- a. All required opaque fences or walls shall be constructed of one or a combination of the following: decorative wood, stone, stucco on block, decorative block, or brick. These fences or walls shall not exceed eight feet in height.
- b. Decorative wrought iron fencing may be used for architectural and security purposes only.
- c. Chain link, unfinished concrete or cinder block, plastic or fiberglass, barbed or razor wire, and plywood fences, or like materials are prohibited in the front yard of any property and shall be screened from view if visible from SR-74. Paint shall not be considered a finish material.

(5) *Lighting and shielding.* Lighting shall be placed in a manner to direct light away from any adjacent roadways or residential areas. Fixtures shall be a maximum of 35 feet in height within parking lots.

(6) *Utilities and service equipment.* All utilities shall be located underground. All entry fixtures and other service equipment shall be located in side and rear yards and away from high use or high visibility areas, unless Planning Commission or Town Council determines that placement elsewhere is warranted due to the topography of the land or other site conditions. These fixtures shall be adequately screened with a masonry wall, wood privacy fencing, or plantings.

(7) *Outdoor Storage.* Outside storage of merchandise, commercial vehicles, equipment and parts shall not be visible from the right-of-way or adjoining properties. This shall not apply to overnight parking of regular business vehicles under GVWR of 26,000 ancillary to business activities.

(8) *Location.* The location of the SR-74 Quality Growth overlay shall apply to properties fronting SR-74 and buildings visible from SR-74 via a line-of-sight study. This area extends from the northern limits of the Town to the southern limits.



STAFF REPORT

Town Council Meeting

December 15, 2022 / 7:00 pm / Regularly Scheduled Meeting

Subject: BTP (Business Technology Park) Zoning Classification

1. **Background/History:** The Comprehensive Plan has made mention of attracting quality economic development projects to the Town of Tyrone, specifically on the northern portion of the SR-74 corridor. Subsequent Council retreats and public input sessions associated with the comprehensive plan update confirmed this desire and noted that the zoning ordinance should be modified to better accommodate this vision and desire.
2. **Findings/Current Activity:** After performing research and coordinating with entities such as the Fayette County Development Authority, staff has formulated a Business Technology Park (BTP) zoning classification intended on accommodating quality economic development projects to Tyrone in an effort to bolster the local economy and job market. The difference between this district and the M-1 or M-2 district is that it more accurately reflects citizen desires for the northern corridor of SR-74 as well as the unincorporated county's future development strategy in hopes to ease the annexation process. Many of the uses intended for this district are light assembly, manufacturing, production, and fabrication as well as industries focused on medical, technology, and research facility expansion. Ancillary support uses are allowed as well.

Uses such as outdoor storage facilities, exclusive warehousing & distribution facilities, trucking establishments, heavy manufacturing not housed within a building, heavy material dealers and mining operations are not intended for this district.

This district is meant to operate in tandem with the Town's Quality Growth Overlay district for SR-74 which helps guide architecture, landscaping, and transportation to a high standard.

3. **Actions/Options/Recommendations:** Staff recommends approval of this item.
4. **Planning Commission Recommendation:**

Sec. 113-____. - BTP, Business Technology Park District.

- (a) *Purpose.* The purpose of the Business Technology Park District (BTP) is to encourage a business/employment center or technology research park in a planned campus setting with internal streets serving individual lots that contain a single business or multi-tenant buildings housing uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. The district regulations are intended to promote an environment that is conducive to continued development of a technology, manufacturing, headquarters, or research park and to accommodate the unique needs of research, development, high tech firms, light manufacturing/distribution firms, and professional firms. Such facilities, along with offices, are the primary intended uses in the district, with secondary uses such as retail and personal services intended for the convenience of workers and visitors in the area. These convenience uses are encouraged to be located on the ground floor of buildings devoted to permitted principal uses and with active pedestrian orientation incorporated in the design. The district is designed to enable flexibility of development, maximum utilization of scarce land resources and innovative and efficient means of providing needed off-street parking facilities, while affording protection from potentially incompatible development. Through the district regulations and the plan of development review process, the district is intended to encourage high-quality development that promotes continued economic investment; that provides amenities that contribute to an attractive and comfortable pedestrian environment; and that complements and does not detract from the adjacent downtown retail, office, and medical areas.

(b) *Permitted uses.* The following permitted uses shall be allowed in the BTP zoning district:

- 1) Business, professional, and/or government offices;
- 2) Research, development and laboratory facilities related to the medical, biotechnology and other life science industries;
- 3) Financial, credit, real estate, and/or insurance offices;
- 4) General medical and surgical hospitals
- 5) Publishing and/or printing;
- 6) Computer services and/or information technology;
- 7) Television/radio broadcasting studio, movie/media productions and/or telecommunication;
- 8) Training center, trade school, and/or vocational center;
- 9) Educational/instructional/tutoring facilities, including, but not limited to: art; computer; dance; driving and/or DUI; martial arts; music; professional/business/trade; and similar facilities;
- 10) College and/or university, classrooms and/or administration only;
- 11) Computer or data collection / processing centers / IT services
- 12) Automotive/ marine parts sales
- 13) Trade contractors;
- 14) Land Development firms
- 15) Professional and/or Business offices
- 16) Light manufacturing and/or fabricating and/or assembling of products, including, but not limited to, the following:
 - a. Production of food, beverages, cosmetics, and/or pharmaceuticals, but not including, fish and meat products, sauerkraut, vinegar, yeast, and rendering plants;
 - b. Fabrication and assembly of metal, wood, cloth, and/or plastic products;

c. Production of computer and/or electronic components and products.

(c) *Support uses.* In addition to the permitted uses in subsection (b) of this section, no more than 25 percent of the floor area of an individual multi-tenant building may consist of business operations providing support services for the larger development. Permitted support service uses include:

- 1) Accounting, auditing and bookkeeping services
- 2) Advertising agencies including sign contractors
- 3) Appraisers
- 4) Automobile claims adjusters
- 5) Blueprinting and photocopying services
- 6) Business agents, property managers and brokers
- 7) Business, professional and government offices
- 8) Business service support establishments
- 9) Call Centers
- 10) Clerical services
- 11) Commercial photography, art and graphics offices
- 12) Counseling and guidance services
- 13) Credit reporting services
- 14) Detective agency and protective services
- 15) Drafting services
- 16) Engineering, planning and architectural services
- 17) Finance, insurance and real estate institutions
- 18) Graphics services
- 19) Interior Decorators
- 20) Land surveying service
- 21) Management, consulting and public relations services
- 22) Occupational physical therapy services
- 23) Photographic studios
- 24) Political organizations
- 25) Radio and television broadcasting stations
- 26) Restaurant/restaurant take-out;
- 27) Telecommuting centers
- 28) Technical and vocational schools
- 29) Ticket brokers
- 30) Travel agencies
- 31) Utility business offices

- 32) Personal services (i.e., alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon;
 - 33) Convenience store;
 - 34) Blueprinting, graphic, and/or copying service;
 - 35) Office and/or computer supplies; and
 - 36) Cellular phone/communication device supplies and/or service.
- (d) *Conditional uses.* The following conditional uses shall be allowed in the BTP zoning district provided that all conditions specified in article V of this chapter are met:
- 1) Movie and media production studios (including ancillary businesses that supply support services, equipment and resources to the movie / media industry);
 - 2) Animal hospitals and veterinary clinics;
 - 3) ATM's
 - 4) Building materials dealers (all materials interior);
 - 5) Telecommunications antennas and towers; and
 - 6) Warehousing and distribution (as an ancillary use not to exceed 40% of gross floor area).
- (e) *Dimensional requirements.* The minimum dimensional requirements in the BTP shall be as follows:
- (1) Minimum site area for a BTP development: 10 acres.
 - (2) Minimum Lot width: 150 feet.
 - (3) Front yard setback:
 - a. Major thoroughfare:
 - 1. Major arterial: 100 feet.
 - 2. Arterial: 100 feet.
 - 3. Collector: 65 feet.
 - b. Minor thoroughfare: 65 feet.
 - (5) Rear yard setback: 25 feet.
 - (6) Side yard setback: 25 feet.
 - (7) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 100 feet shall be provided adjacent to the lot line. Where a side or rear lot line abuts property in a residential or A-R district with little to no dense forestry, there shall be a continuous evergreen vegetative screen within the buffer not less than 4 feet in height at the time of installation or opaque structural fence or wall not less than six feet in height erected along such lot line. Evergreen vegetative material intended to satisfy this subsection shall be planted at such intervals that will result in a continuous visual screen within one year of planting.
 - (8) Height limit: 50 feet.
 - (9) Impervious surface coverage limit, including structure and parking area: 60 percent of total lot area.
 - (10) *Outside storage, refuse area, and bay door requirements.* The following requirements shall apply to outside storage and refuse areas. Where this section contradicts any other requirement, the most restrictive shall apply.

- a. Outside storage of merchandise, equipment, and parts shall not be allowed in the front or side yard and limited to the rear yard only. Exterior storage shall not be visible from Town right of way and shall be screened on all sides as to limit negative effects from adjoining property owners.
- b. All refuse areas shall be allowed in side or rear yards only, shall be screened, and comply with the required buffers and setbacks.
- c. Bay doors shall not be visible from SR-74 right of way and shall be screened from all other right of way.

(11) Maximum building footprint: 200,000 s.f.

(f) *Other requirements.*

(1) *Utilities.* All utilities shall be underground.

(2) *Multi-tenant buildings.*

- a. *Location.* Developable frontage on a major arterial road to a minimum depth of 300 feet shall be reserved for multi-tenant buildings.
- b. *Uses limited.* Multi-tenant buildings in this area will be limited to the aforementioned business uses.

(h) *Rezoning requirements.* The following is required for a rezoning petition for the BTP zoning district in addition to what is normally required for a rezoning petition:

- (1) A development plan is required for the rezoning petition and will take the place of the required concept plan. The development plan, as approved, shall establish the layout and uses planned for the development. Any change in the approved development plan, which affects the intent and character of the development, the land use pattern, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the town council upon the recommendation of the planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary. The development plan shall include what is normally required on the concept plan, as well as the following:
 - a. A delineation of the business use area and the light manufacturing/distribution use area, including the acreage within each area and the 30-foot separation buffer;
 - b. A delineation of the internal transportation network, including roads, multi-use paths, and inter-parcel access/roads as applicable;
 - c. Requirements of any overlay zone which is applicable to the property; and
 - d. Indicate and label existing structures to remain.

(Code 1992, § 20-6-24; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2012-14, § 5, 12-13-2012)



STAFF REPORT

Town Council Meeting

December 15, 2022 / 7:00 pm / Regularly Scheduled Meeting

Subject: C-1 Downtown Commercial Edit

1. **Background/History:** The Downtown Commercial zoning classification may have, at one point in time, been relegated to the downtown district exclusively, but over time has been used as a light commercial alternative between O-1 and C-2 (Highway Commercial) across all corners of the Town. Given our latest focus on the Town Center (Downtown) district, this has caused some confusion amongst citizens and rezoning applicants as well as business owners.
2. **Findings/Current Activity:** In an effort to reduce confusion, staff recommends a minor update to this district that re-titles it to Community Commercial while retaining the C-1 shorthand classification. It is staff's opinion that this name better reflects the application of the zoning district as it has evolved across Town and reduces confusion when discussing zoning matters.
3. **Actions/Options/Recommendations:** Staff recommends approval of this item.
4. **Planning Commission Recommendation:**



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: December 15, 2022

Agenda Item Type: New Business

Staff Contact: Brandon Perkins

STAFF REPORT

AGENDA ITEM:

Consideration to Award Project Number PW-2022-12, the 2022 Dorothea Redwine Park Phase One (Pickleball Courts) project to Headley Construction Corporation.

BACKGROUND:

The 2017 SPLOST projects included pickleball courts at Dorothea Redwine Park. The project base bid consisted of 8 pickleball courts with bid alternate one (shelter) and bid alternate two (landscaping). On November 29, 2022, the Town took bids on the project. Attached is the bid tabulation sheet. The low bidder was Headley Construction Corporation at a base bid of \$590,771.99 along with Bid Alternate 1 (shelter) at \$50,463.18 and Bid Alternate 2 (landscaping) at \$10,054.36.

FUNDING:

2017 SPLOST 321-69-54.1230

STAFF RECOMMENDATION:

After discussions with individual Council Members and Staff, the recommendation is to Award the 2022 Dorothea Redwine Park Phase One project to Headley Construction Corporation for the Base Bid and Bid Alternate 2 (landscaping) for a total fee of \$600,826.35.

ATTACHMENTS:

Bid Tab and 2017 SPLOST Update

PREVIOUS DISCUSSIONS:

Click or tap here to enter text.



Bid tabulation for:
2022 Dorotha Redwine Park Phase One
Project Number: PW-2022-12

| BID DATE: November 29, 2022 @ 10 AM | | Heasley Construction Nowman, GA | | | | | | | | | | | | | |
|-------------------------------------|---|------------------------------------|------|---------------|------------------|------------|------------------|------------|------------------|------------|------------------|------------|------------------|------------|------------------|
| ITEM # | ITEM DESCRIPTION | EST QUANTITY | UNIT | UNIT PRICE | CALCULATED TOTAL | UNIT PRICE | CALCULATED TOTAL | UNIT PRICE | CALCULATED TOTAL | UNIT PRICE | CALCULATED TOTAL | UNIT PRICE | CALCULATED TOTAL | UNIT PRICE | CALCULATED TOTAL |
| DOCUMENTATION | | | | Yes | | | | | | | | | | | |
| Acknowledged Addenda (1, 2, and 3) | | | | Yes | | | | | | | | | | | |
| Bid Bond (5%) | | | | | | | | | | | | | | | |
| BASE BID | | | | | | | | | | | | | | | |
| 1 | Grading, complete | 1 | LS | \$ 131,592.11 | \$ 131,592.11 | | | | | | | | | | |
| 2 | Erosion Control, complete | 1 | LS | \$ 47,442.58 | \$ 47,442.58 | | | | | | | | | | |
| 3 | Pickleball Courts, complete | 8 | EA | \$ 26,171.40 | \$ 209,371.20 | | | | | | | | | | |
| 4 | Concrete Sidewalk, complete | 425 | SV | \$ 91.10 | \$ 38,717.50 | | | | | | | | | | |
| 5 | Pavement Patch, complete | 125 | SV | \$ 78.13 | \$ 9,891.25 | | | | | | | | | | |
| 6 | Pond Maintenance, complete | 1 | LS | \$ 35,186.05 | \$ 35,186.05 | | | | | | | | | | |
| 7 | Infiltration Trench, complete | 1 | LS | \$ 34,058.80 | \$ 34,058.80 | | | | | | | | | | |
| 8 | 6" PVC Pipe, complete | 36 | LF | \$ 324.50 | \$ 11,682.00 | | | | | | | | | | |
| 9 | 12" HDPE Pipe, complete | 40 | LF | \$ 80.51 | \$ 3,220.40 | | | | | | | | | | |
| 10 | 18" HDPE Pipe, complete | 72 | LF | \$ 104.05 | \$ 7,491.60 | | | | | | | | | | |
| 11 | 12" Nyopost Drain Basin & Ped Grate, complete | 1 | EA | \$ 7,528.07 | \$ 7,528.07 | | | | | | | | | | |
| 12 | 24" Nyopost Drain Basin & Ped Grate, complete | 2 | EA | \$ 8,564.35 | \$ 17,128.70 | | | | | | | | | | |
| 13 | Grate Inlet GP 1, complete | 1 | EA | \$ 3,672.62 | \$ 3,672.62 | | | | | | | | | | |
| 14 | Flared End Section, complete | 2 | EA | \$ 1,633.89 | \$ 3,267.78 | | | | | | | | | | |
| 15 | Inserta Tee, complete | 1 | EA | \$ 677.67 | \$ 677.67 | | | | | | | | | | |
| 16 | Type 3 Rip Rap, Complete | 1 | LS | \$ 5,134.77 | \$ 5,134.77 | | | | | | | | | | |
| 17 | Lighting Adjustment, complete | 1 | LS | \$ 14,707.29 | \$ 14,707.29 | | | | | | | | | | |
| 18 | Special Allowance | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | | | | | | | | | | |
| TOTAL BASE BID | | | | \$ | \$90,771.99 | | | | | | | | | | |
| BID Alternate 1 | | | | | | | | | | | | | | | |
| BA1 | Shelter | 1 | LS | \$ 50,463.18 | \$ 50,463.18 | | | | | | | | | | |
| BID Alternate 2 | | | | | | | | | | | | | | | |
| BA2 | Landscaping | 1 | LS | \$ 10,054.36 | \$ 10,054.36 | | | | | | | | | | |

Highlighted cells designate calculation corrections for the bid form

Bids Received by: Sandy Beach
Witnessed by: Phillip Trocquet

Dec 2, 2022 Report on Projects Funded Through Special Purpose Local Option Sales Tax

| Project | Year Approved | Original Estimated Cost | Current Estimated Cost | Total Amount Expended To Date | Project Completed This Year? | Estimated Completion Date |
|---|---------------|-------------------------|------------------------|-------------------------------|------------------------------|---------------------------|
| Roads & Streets - LMIG Matching Funds | 2017 | \$425,000 | \$425,000 | \$425,000 | No | 2022 |
| Debt Services Reduction (GTIB Project Loans) | 2017 | \$2,350,000 | \$2,350,000 | \$1,093,588 | No | 2023 |
| Sanitary Sewer Connection/Expansion | 2017 | \$1,700,000 | \$1,700,000 | \$1,699,999 | No | Completed |
| Sidewalks/Paths Expansion (Commerce, Spencer, Palmetto, Swanson Roads) | 2017 | \$500,000 | \$500,000 | \$3,789 | No | 2024 |
| Roundabout at Pametto/Spencer/Arrowood | 2017 | \$350,000 | \$2,400,000 | \$152,914 | No | 2025 |
| Handley Park Phase IV Fields & Facilities | 2017 | \$325,000 | \$325,000 | \$55,917 | No | 2024 |
| Dorothea Redwine Park Multiuse Redevelopment | 2017 | \$350,000 | \$645,000 | \$30,375 | No | 2023 |
| FDR & Repaving of Powers Court/Senoia Road | 2017 | \$550,000 | \$287,402 | \$287,402 | Yes | Completed |
| Replacement of Culverts on Dogwood & Pendelton Trails | 2017 | \$625,000 | \$700,000 | \$445,458 | No | 2023 |
| Installation of SR74 North On-Ramp/Senoia Road Extension | 2017 | \$400,000 | \$2,306 | \$2,306 | No | * N/A |
| Mill, Patch & Paving of Briarwood & Farr Roads | 2017 | \$900,000 | \$523,124 | \$523,124 | No | Completed |
| Gateway & Streetscape Improvements (Lighting, Signage, Landscaping, Etc.) | 2017 | \$150,000 | \$150,000 | \$65,542 | No | 2023 |
| Town Hall Renovations/ADA Compliance Improvements | 2017 | \$275,000 | \$275,000 | \$11,355 | No | 2023 |
| Purchase of Public Safety Patrol Vehicles | 2017 | \$125,000 | \$125,000 | \$105,903 | No | 2023 |
| Totals | | \$9,025,000 | \$10,407,832 | \$4,902,671 | | |

Total 2017 SPLOST received as of 12/05/2022

\$10,022,721

Total 2017 SPLOST estimated to be received

\$11,527,000

Estimated cost represents the portion of these projects to be financed with Special Purpose Local Option Sales Tax. Actual costs that are in excess of these amount financed through alternative funds.

* GDOT (Georgia Department of Transportation) is not in support of breaking their limited access of SR74 for a north-bound on ramp from Senoia Road.



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular
Meeting Date: December 15, 2022
Agenda Item Type: Presentation
Staff Contact: April Spradlin

STAFF REPORT

AGENDA ITEM:

Appoint Taylor & Strickland Law Firm as the Indigent Defense Attorney's for Tyrone Municipal Court for from January 1, 2023 – December 31, 2023

BACKGROUND:

Taylor & Strickland is a law firm servicing Coweta and it's surrounding areas. It was started by former Carroll County Assistant District Attorney David Taylor. Attorney Jim Strickland joined the firm in 2014. Both attorney's have had a strong focus on criminal law during their entire careers. In addition to David's time with the District Attorney's Office, the firm handled felony conflict cases for the Coweta Judicial Circuit for over five years, consisting of over five hundred cases. In addition to private criminal defense cases, David Taylor is currently the Judge in Franklin and Ephesus Municipal Courts and Jim Strickland is the Public Defender for Newnan Municipal Court. The Taylor & Strickland Law Firm looks forward to continuing to assist people with the criminal defense needs.

FUNDING:

20-52-1207

STAFF RECOMMENDATION:

The town requires review of this contract and signature of such by the Mayor or designated agent. This contract renewal has no changes in service, however there is a \$25.00 increase per case.

ATTACHMENTS:

Contract Agreement

PREVIOUS DISCUSSIONS:

Adopted the Public Defender Agreement for Taylor and Strickland for September 1, 2022 through December 31, 2022.

Agreement-Public Defender

Town of Tyrone, Georgia

INTRODUCTION

This Agreement, made and entered into this 1st day of January, 2023, by and between the Town of Tyrone, Georgia, a municipal corporation (hereinafter called the Town”) and Taylor & Strickland Law Firm, (hereinafter called the “Public Defender” or “Taylor & Strickland Law Firm”) (collectively, the “Parties”), both of whom agree as follows:

WITNESSETH:

WHEREAS, the Town desires to appoint Taylor & Strickland Law Firm to serve, and the Town desires to engage the services of Taylor & Strickland Law Firm, as Public Defender of the Town of Tyrone; and

WHEREAS, Taylor & Strickland Law Firm agreed to accept appointment as Public Defender of the Town, subject to the terms, conditions and provisions of this Agreement;

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements herein set forth, and for other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereto agree as follows:

Section 1. Duties.

The City hereby agrees to engage and appoint Taylor & Strickland Law Firm as Public Defender of the Town. Taylor & Strickland Law Firm accepts such appointment and agrees to perform the functions and duties required of the position, and to perform such other legally

permissible and proper duties and functions as necessary to the position, including but not limited to defending cases before the Municipal Court of the Town of Tyrone, as well as accepting all necessary telephone calls and handling all necessary correspondence pertaining to his duties and functions (the “Public Defender’s Duties”). Further, the Public Defender shall comply with (collectively “Applicable Laws and Authorities”); state and federal law, the Town’s Charter and all Town policies, rules, regulations and ordinances as they exist or may hereinafter be adopted or amended.

Section 2. Hours of Work.

The Defender agrees to devote such time as is necessary for the full and proper performance of the Public Defender’s Duties and that the compensation herein provided includes compensation for such services.

Section 3. Manner of Performance.

The Public Defender will determine the method, details and means of performing the Public Defender’s Duties. Town shall not control the manner, nor determine the method of accomplishing the Public Defender’s Duties. Public Defender will be responsible for supplying all equipment and instrumentalities required to perform the duties under this Agreement.

Section 4. Termination Events.

This Agreement shall terminate without cause upon thirty (30) days written notice by either party. Public Defender agrees and understands that he serves at the will of the Tyrone Town Council.

Section 5. Compensation.

The Town agrees to pay the Public Defender a fee of \$390.00 per assigned case for the performance of the Public Defender’s Duties. The public Defender acknowledges that he is an independent contractor and shall be responsible for payment of any and all taxes on the compensation paid to him hereunder, and agrees to indemnify and hold harmless the Town therefore. As an independent contractor, the Public Defender is not entitled to any fringe benefits that are generally available to Employees of the Town.

Section 6. General Provisions.

A. The text of this written Agreement and any amendments approved by the Town Council and executed by the Mayor and the Public Defender constitute the entire understanding between the parties with respect to the appointment of Taylor & Strickland Law Firm as the Public Defender of the Town of Tyrone.

B. This Agreement shall become effective upon execution.

C. This Agreement shall be governed by laws of the State of Georgia.

Section 7: Severability.

If any provision of this Agreement is found to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.

Section 8: Notices.

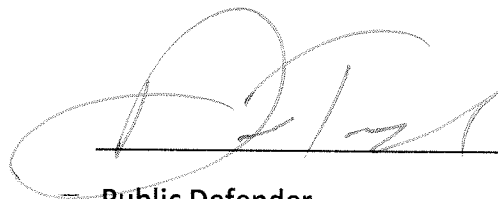
Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Services, first class, certified or registered mail, postage prepaid, address as follows:

**Tyrone Municipal Court
950 Senoia Road, Suite B
Tyrone, Georgia 30290**

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice or may be hand-delivered to the recipient. Notice shall be deemed given as of the date of personal service or three (3) days after the date of deposit of such written in the course of transmission in the United States postal Service.

IN WITNESS WHEREOF, the Town of Tyrone has caused this Agreement to be signed and executed on its behalf by its Mayor, and Public Defender has signed and executed this Agreement on the date first above written.

Clerk of Court



Public Defender

Witness

Eric Dial, Mayor
Town of Tyrone, Georgia



COUNCIL AGENDA ITEM COVER SHEET
Meeting Type: Council - Regular
Meeting Date: December 15, 2022
Agenda Item Type: New Business
Staff Contact: Mitch Bowman, Maintenance Supervisor

STAFF REPORT

AGENDA ITEM:

Consideration to purchase a John Deere Gator ATV to replace Toro ATV.

BACKGROUND:

In 2018 the ATV used by the Public Works Department was stolen and never replaced. This machine will be used for multiple functions including but not limited to, Special Events, Sign cleaning and replacing, Cart Path/Sidewalk maintenance, Dog Waste and Park trash removal among other areas.

FUNDING:

The funding for this item was placed within the approved FY-2022/23 budget.

STAFF RECOMMENDATION:

Staff recommends that we replace the stolen Toro ATV with a John Deere Gator in the amount not to exceed \$28,750.00

ATTACHMENTS:

State Contract quote attached.

PREVIOUS DISCUSSIONS:

Discussed in budgeting process for this FY with Supervisor, Scott Langford.

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

Vendor: Deere & Company

- ☐ 2000 John Deere Run
Cary, NC 27513
- ☐ Signature on all LOIs and POs with a signature line
- ☐ Contract name or number; or JD Quote ID
- ☐ Sold to street address (no PO box)
- ☐ Ship to street address (no PO box)
- ☐ Bill to contact name and phone number
- ☐ Bill to address
- ☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- ☐ Membership number if required by the contract

For any questions, please contact:

Michael Lilly

Ag-Pro
81 Millard Farmer Ind Blvd
Newnan, GA 30263

Tel: 770-254-0383

Fax: 770-254-0693

Email: mlilly@agproco.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Ag-Pro
81 Millard Farmer Ind Blvd
Newnan, GA 30263
770-254-0383
WNewnanGM@agproco.com

Quote Summary

Prepared For:

TOWN OF TYRONE
881 SENOIA RD
TYRONE, GA 30290
Business: 770-487-4038

Delivering Dealer:

Ag-Pro
Michael Lilly
81 Millard Farmer Ind Blvd
Newnan, GA 30263
Phone: 770-254-0383
mlilly@agproco.com

Quote ID: 27358912
Created On: 31 August 2022
Last Modified On: 29 November 2022
Expiration Date: 31 December 2022

Equipment Summary

JOHN DEERE GATOR™ XUV835R
(Model Year 2023)

Contract: GA #99999-001-SPD0000175-0005 (PG GB CG 22)

Price Effective Date: February 26, 2021

| Selling Price | Qty | Extended |
|----------------|-----|--------------|
| \$ 28,749.15 X | 1 = | \$ 28,749.15 |

Equipment Total

\$ 28,749.15

* Includes Fees and Non-contract items

Quote Summary

| | |
|----------------------------|---------------------|
| Equipment Total | \$ 28,749.15 |
| Trade In | |
| SubTotal | \$ 28,749.15 |
| Est. Service Agreement Tax | \$ 0.00 |
| Total | \$ 28,749.15 |
| Down Payment | (0.00) |
| Rental Applied | (0.00) |
| Balance Due | \$ 28,749.15 |

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 27358912 **Customer Name:** TOWN OF TYRONE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Ag-Pro
81 Millard Farmer Ind Blvd
Newnan, GA 30263
770-254-0383
WNewnanGM@agproco.com

JOHN DEERE GATOR™ XUV835R (Model Year 2023)

Hours:

Stock Number:

Contract: GA #99999-001-SPD0000175-0005 (PG GB CG 22)

Selling Price *
\$ 28,749.15

Price Effective Date: February 26, 2021

* Price per item - includes Fees and Non-contract items

| Code | Description | Qty | List Price | Discount% | Discount Amount | Contract Price | Extended Contract Price |
|--|---|-----|------------------|-----------|-----------------|------------------|-------------------------|
| 574BM | GATOR™ XUV835R (Model Year 2023) | 1 | \$ 32,619.00 | 13.00 | \$ 4,240.47 | \$ 28,378.53 | \$ 28,378.53 |
| Standard Options - Per Unit | | | | | | | |
| 001A | US/Canada | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 182A | Less AutoTrac™/GreenStar™ Harness | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 183B | Less JDLink™ Hardware | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 0505 | Build To Order | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 1062 | 27" Predator Heavy-Duty all-terrain radial tires on 14" Yellow Alloy Wheels | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 1950 | Less Application | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 2032 | Split Bench Seat - Stone Cloth | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 2350 | Park Position in Transmission | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 2500 | Green and Yellow | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 3003 | Cargo Box with Spray In Liner, Brake, and Tail Lights | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 3101 | Cargo Box Power Lift | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 4022 | Full Door with Side Mirrors | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 4066 | Premium HVAC Cab with Green Roof | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| 5006 | Front Brush Guard | 1 | \$ 426.00 | 13.00 | \$ 55.38 | \$ 370.62 | \$ 370.62 |
| 6349 | Less Winch | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| Standard Options Total | | | \$ 426.00 | | \$ 55.38 | \$ 370.62 | \$ 370.62 |
| Technology Options/Non-Contract/Open Market | | | | | | | |
| 1880 | Less Receiver | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |

Selling Equipment

Quote Id: 27358912 **Customer Name:** TOWN OF TYRONE

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Ag-Pro
81 Millard Farmer Ind Blvd
Newnan, GA 30263
770-254-0383
WNewnanGM@agproco.com

| | | | | | | | |
|---------------------------------------|--------------|---|---------------------|-------|--------------------|---------------------|---------------------|
| 1900 | Less Display | 1 | \$ 0.00 | 13.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| Technology Options Total | | | \$ 0.00 | | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| | | | | | | | |
| Value Added Services Total | | | \$ 0.00 | | | \$ 0.00 | \$ 0.00 |
| Total Selling Price | | | \$ 33,045.00 | | \$ 4,295.85 | \$ 28,749.15 | \$ 28,749.15 |

AG-PRO DATA MANAGEMENT POLICY

Ag-Pro, LLC (“Ag-Pro”) does **not** share customer data (of any type) with **any** third party, unless so requested by the customer or as required by Ag-Pro and approved by the customer.

Machine data is data that generally relates to how your equipment is functioning. Examples include fuel consumption, machine health indicators, vehicle diagnostic codes, and engine performance, and any such machine data will only be accessed by a Store Service manager, dedicated technician(s), I.S. (AMS) Specialists, and/or your Ag- Sales Professional.

Customer hereby grants Ag-Pro direct or remote access to customer’s machine data from customer’s equipment that is generated by, collected by, and/or stored in customer’s equipment and/or any hardware device interfacing with customer’s equipment.

Production data is data that is derived from work performed by customer with customer’s equipment. Examples include field task details, material moved, crop harvested (yield) and agronomic inputs applied. Production data will only be accessed, analyzed, interpreted, and used by the I.S. (AMS) Specialists, I.S. manager, and your Ag-Sales Professional unless otherwise requested by (you) the customer.

In addition to machine data, I hereby grant Ag-Pro I.S. (AMS) Specialists, my Ag-Sales Professional, and the I.S. Manager, the ‘Agronomic Specialist Role’ (which will give them access to my production data) to enable them to clean and format my production data for submission to and more efficient use by my agronomist. I understand that production data is generated by, collected by, and/or stored in (my) equipment or any hardware device interfacing with my equipment.

By signing this document, I, the undersigned customer, also acknowledge that, Ag-Pro, is not responsible for any data that is lost and/or destroyed.

X_____

Print Name: _____

Date: _____