

**Tyrone Town Council
Meeting Minutes
June 7, 2018**

Present:

Mayor Eric Dial

Mayor Pro Tem Gloria Furr

Council Member Ryan Housley

Council Member Linda Howard

Town Manager Jonathan Lynn

Finance Manager Sandy Beach

Town Attorney Dennis Davenport

Town Clerk Dee Baker

Planning & Zoning Coordinator Phillip Trocquet

Recreation Manager Mitch Bowman

Public Works Supervisor Billy Campbell

Council Member Ken Matthews was absent

Mayor Dial opened the meeting and gave the Invocation which was followed by the Pledge of Allegiance.

Public Comments

Approval of Agenda

Council Member Furr made a motion to approve the agenda.

Council Member Howard seconded the motion. Motion was approved 3-0.

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.*

Approval of May 17, 2018 Budget Workshop minutes, May 17, 2018 regular meeting minutes.

Council Member Housley made a motion to approve the consent agenda.

Council Member Howard seconded the motion. Motion was approved 3-0.

Presentations/Recognition:

Proclamation: Calvin Johnson Jr. Foundation

Mayor Dial stated that the former wide-receiver for Sandy Creek High School, Georgia Tech and the Detroit Lions was from the area and his parents still live in Tyrone. He stated that Calvin Johnson was active in the lives of children in need and that the proclamation would be presented to him on the night of his foundation's Catching Dreams Extravaganza.

Update from the Fayette County Development Authority.

Tracy Young, FCDA Representative

Mayor Dial informed everyone that Mr. Young would present at a future meeting.

Public Hearing:

1. Consideration for the rezoning of a one (1) acre tract with parcel number 0736-060 from Brett Vincent. The requested rezoning is from C-2 (Highway Commercial) to M-1 (Light Industrial).

Phillip Trocquet, Planning & Zoning Coordinator

Mr. Trocquet informed Council that applicant Brett Vincent submitted a rezoning request for 354 Senoia Road, parcel number 0736-060; from C-2 (Highway Commercial) to M-1 (Light Industrial). He added that Mr. Vincent's intentions were to combine this lot with the adjoining lot to the north for the purpose of building a self-storage facility and office. He stated that the property was consistent with the future development map and the comprehensive plan. The property was previously a counseling office and the adjoining property was the former BBQ Junction Restaurant. Mr. Trocquet stated that M-1 land exists to the north. Due to the increase in setbacks that would occur as a result of a rezoning, it was required that the existing building on the property be demolished in order to meet the legal setback requirements. Mr. Vincent had agreed to demolish the building within 30 (thirty) days of the rezoning if passed. If demolition does not occur within that time-frame, the property would revert back to its previous zoning. He stated that staff and Planning Commission recommended approval.

Council Member Howard asked what would be built on the property. Mr. Trocquet stated that the applicant would like to rezone the lot, combine the lot with the adjacent lot to create a climate controlled self-storage building and office.

Mayor Dial opened the public hearing for anyone that wished to speak in favor of the item. Mr. Brett Vincent spoke and stated that he had lived in Fayette County for twenty years, and Tyrone for thirteen. He stated that he was the owner of Gatekeeper property management on Highway 54. He informed Council that he has a staff of eight and recently purchased the old BBQ Junction site and the adjacent property on the corner of Senoia Road and Rockwood Road. He added that his plans were to move his office in conjunction with a climate controlled, indoor storage facility. He would make the property attractive, along with nice landscaping.

There would be a total of three structures on site; of which would be a 3,000 square foot office. He would demolish the current building on the property and adhere to asbestos requirements. The project would be very low impact in regards to pollution, lighting, noise and traffic. He anticipates no more than approximately one car per hour; which was the national average. The entire building would be enclosed with proper setbacks.

Mr. Lynn asked Mr. Vincent if he could agree to a thirty day demolition of the building on site. Mr. Vincent stated that it may be a challenge but that he had contacted all pertinent individuals needed for the project, to adhere to environmental requirements in regards to asbestos. Mayor Dial inquired about the possibility of an unforeseen problem with asbestos. Mr. Vincent stated that he did not foresee a major asbestos problem; however he was prepared.

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

Council Member Howard asked to look at the proposed property map. A discussion ensued at the dais.

Mayor Dial asked for clarification regarding the climate controlled building. Mr. Vincent stated that all units and hallways were located inside and heated and cooled. Mayor Dial inquired about glass front storage facilities. Mr. Vincent stated that the Town's ordinance required that no doors be visible; which was acceptable. Mayor Dial asked if his business had increased with the film industry. Mr. Vincent stated that his clientele were more long-term; single family tenants. Council Member Howard asked if the odd shaped lot would hinder Mr. Vincent's project; in particular the small piece on the corner. Mr. Vincent stated that he purchased the additional lot for that reason; however, it was suggested that the Town purchase the small corner piece.

Mayor Dial clarified that at this time the purchase of the corner lot was only for discussion, nothing was being considered.

Mr. Davenport suggested that Council consider allowing Mr. Vincent additional time for the demolition in the event of unexpected complications.

Council Member Housley made a motion to approve the rezoning from C-2 (Highway Commercial) to M-1 (Light Industrial) with the condition that the existing building be demolished within 45 days.

Council Member Howard seconded the motion. Motion was approved 3-0.

New Business:

2. Consideration for approval of the updated pay scales, effective July 1, 2018. ***Sandy Beach, Finance/HR Manager***

Ms. Beach informed every one of the new pay scale chart; due in part to new positions as well as the additional Parks Laborer position. She explained that the pay scale reflected twelve “steps” in position/pay; most employees were within the middle range.

Council Member Housley made a motion to approve the updated pay scales effective July 1, 2018.

Council Member Howard seconded the motion. Motion was approved 3-0.

3. Consideration to apply for the Georgia Municipal Association’s, Bark for Your Park Grant. ***Mitch Bowman, Recreation Manager***

Mr. Bowman updated Council regarding the Eagle Scout, Fabon Brown, Dog Park project. He stated that the project was nearing completion. The Scouts have added benches and planned on also adding a ramp for the dogs.

Mr. Bowman referred to the map of Fabon Brown Park. He informed Council that the Georgia Municipal Association offers a Bark for your Park Grant, in the amount of \$5,000 to \$10,000. If received, the Grant could be placed toward making a larger fenced-in area for the dogs and for the clearing of and the utilization of the adjacent wooded area for a walking trail. Council Member Furr asked if the Town had to match the funds. Mr. Bowman stated no, there was no need. Council Member Howard inquired about the current playground. Mr. Bowman stated that the playground would remain and that the grant was only applicable to the Dog Park. She then inquired about the clearing of trees. Mr. Bowman informed Council that only small trees and brush would be cleared; there was an existing trail. He ended by stating that the fenced in area would be the main focus at this time.

Council Member Housley made a motion to allow staff to apply for the Georgia Municipal Association’s, Bark for Your Park Grant.

Council Member Howard seconded the motion. Motion was approved 3-0.

4. Consideration to approve Southside Chiropractic’s Back to School BBQ. ***Mitch Bowman, Recreation Manager***

Mr. Bowman informed Council that local chiropractor; Southside Family Chiropractic was requesting the use of Shamrock Park on Friday, July 27, 2018 from 6:30 pm - 8:30 pm for a Back to School BBQ.

The event would include; vendors, bouncy house, games, a scavenger hunt and a drive for school supplies. Their goal is to “foster a closer knitted community with love, joy, peace and a continuous hope for a lasting legacy”. Council Member Howard inquired about the annual Way of Life Church celebration. Mr. Bowman stated that their event would be held on July 21st.

Council Member Howard made a motion to approve the Southside Family Chiropractic’s, Back to School BBQ event.

Council Member Furr seconded the motion. Motion was approved 3-0.

5. Consideration to approve the purchase of a Bobcat Mini Excavator, Brushmaster attachment and towing trailer. ***Jonathan Lynn, Town Manager***

Mr. Lynn informed Council that at the Council Retreat the need for a mini excavator was discussed and Council informed staff to move forward with the process. He added that \$70,000 had been budgeted for the purchase as part of the Capital Improvement Plan. The Town has received a price under the state contract from Bobcat of Atlanta for a new mini excavator with all needed attachments and an 18 foot Better Built Trailer for \$62,967.50, saving the Town approximately \$7,000. Council Member Furr asked if the equipment would assist with the clearing of trees on right of ways. Mr. Campbell stated absolutely, it also includes a thumb and bucket along with a boom. He shared that he was pleased that the cost of a new excavator with warranty was less expensive than a used one. Council Member Furr asked if a guarantee would be in place after Mr. Campbell’s departure that staff would receive proper training on the equipment and would carry-out the task and maintain the equipment properly. Mr. Campbell stated that training was part of the deal with the salesman. He added that the use of the equipment would also allow the maintenance of ponds. Mr. Campbell added that the excavator was on tracks but made of rubber as well.

Council Member Howard made a motion to approve the purchase of the Bobcat Mini Excavator, Brushmaster attachment, 24’ Tooth and Better Built Trailer for \$62,967.50 after July 1, 2018 and the approval of the FY2018-19 budget.

Council Member Furr seconded the motion. Motion was approved 3-0.

6. Consideration to approve an agreement with RedZone Robotics to perform video inspections of manhole and sewer lines. ***Jonathan Lynn, Town Manager***

Mr. Lynn stated that discussions had previously taken place regarding the inspections of manholes and sewer lines; this was also a budgeted item. The video would provide information regarding any deficiencies for any needed future repairs. The Town received a price from RedZone Robotics of \$76,850 to video inspect all 49,000 linear feet of sewer lines, 230 manholes and provide a full report of all conditions. This would save the Town \$23,150.

Mayor Dial asked if the project could be funded through the sewer fund. Mr. Lynn stated that the project was under the Capital Improvement fund.

Council Member Housley made a motion to approve the agreement with RedZone Robotics to perform video inspections of 49,000 linear feet of 8-12' sewer lines, 230 manhole covers video inspections and provide to the Town a report of all deficiencies found during inspection along with locations of each for the total price for all services in the amount of \$76,850.00, after July 1, 2018.

Council Member Howard seconded the motion. Motion was approved 3-0.

7. Consideration to approve the bid for the replacement of the Recreation Center roof.

Jonathan Lynn, Town Manager

Mr. Lynn informed Council that Mr. Bowman received a rough estimate of \$35,000 for the replacement of the Recreation roof and new awning. Through the bidding process, the Town received two bids, one for \$64,900 from the Dockery Group and one for \$72,977 from Empire Roofing and Restoration. The bidding process revealed that the original budgeted amount was very low and may not have been for the entire scope of work or as detailed. The two bids were in close proximity to one another. Mr. Lynn stated that he met with Ms. Beach regarding the placement of funds and staff recommended the approval of the Dockery Group's lower bid.

Council Member Furr asked if the new roof would be metal. Mr. Bowman stated that the new roof would be a Thermoplastic Polyolefin (TPO) roof and the skylights would be removed for better temperature regulation; along with a twenty-five year warranty.

Council Member Furr made a motion to approve the bid from the low bidder, the Dockery Group, in the total project amount of \$64,900 to install a new roof and construct an awning at the Tyrone Recreation Center.

Council Member Howard seconded the motion. Motion was approved 3-0.

Staff Comments

Mr. Bowman informed everyone that tomorrow night was the beginning of the Fayetteville Allstar games and Tyrone would have three teams represented. He wished them all good luck. Mr. Bowman also informed Council of the second wrestling match, located at the Recreation Center on Friday, June 29th. The event has already sold over one hundred tickets.

Mr. Lynn announced a flag retirement ceremony at Veterans Park from 10:00 am -12:00 pm with the new flag box from the Eagle Scout project. Mr. Lynn also announced that the Budget adoption meeting would be held on Thursday, June 21st at 7:00 pm. He informed everyone that Ms. Beach would be on vacation next week.

Council Comments

Council Member Furr informed staff that there was a pipe that runs under and around the railroad line adjacent to the four-way stop at Tyrone/Palmetto Road and Senoia Road. It was always halfway full of standing water, there must be a spring nearby; this would cause a mosquito problem if not addressed soon. Mr. Campbell stated that he was aware and had contacted Fayette County Water several times; it was always wet. He stated that stone could be added but that he was unaware of the water's origin. Council Member Furr asked for the removal of the standing water. Mr. Campbell stated that he would visit the sight tomorrow morning.

Mayor Dial specified that two months ago there was an area located on Castlewood Road near Whisperwood Road in which water ran across the cart path; that issue was repaired. A vehicle drove over the same repaired area. There was now a large drop-off that needed to be repaired for safety reasons. Mr. Campbell stated that he would visit the sight tomorrow morning.

Council Member Furr stated that complaints were received again regarding the bushes hindering traffic visibility at the white house on the corner of Laurelwood Road and Briarwood Road. Mr. Campbell stated that last year, Public Works was called out to cut them back. Mayor Dial asked if the bushes were located within the right-of-way. Mr. Trocquet stated that he would research the location.

Mr. Lynn updated Council regarding the paving of Castle Lake Drive and Court. Atlanta Paving informed him that paving was behind due to all the recent rain. They would begin the project no later than July 5th. Mayor Dial asked if the Home Owner's Association had been informed of the change. Mr. Lynn stated that he had spoken with Mr. Fludd. Mr. Lynn stated that the paving of Briarwood should commence mid-August.

Adjournment

Council Member Howard made a motion to adjourn. Council Member Furr seconded the motion. Motion was approved 3-0. The meeting adjourned at 7:51pm.

Gloria Furr, Mayor Pro Tem

Dee Baker, Town Clerk