

**Tyrone Town Council
Meeting Minutes
January 16, 2020**

Present:

Council Member, Gloria Furr
Council Member, Ken Matthews
Council Member, Linda Howard
Council Member, Melissa Hill
Town Manager, Brandon Perkins
Town Clerk, Dee Baker
Library Supervisor, Patty Newland
Court Clerk, April Spradlin
Finance Manager, Sandy Beach

Mayor, Eric Dial was absent

Public Comments

Mr. Steve Gulas, a Fayetteville resident and owner of the property at the southeast corner of Highway 74 North and Dogwood Trail, spoke regarding his 4.7-acre lot. He is proposing an assisted-living project. He shared his desire for Council to review the zoning ordinance wording regarding the required buildable space area in the C-1 and Quality Growth Overlay District. Currently it reads that the buildable area is a total of 30,000 square feet. He added that he was uncertain if the meaning actually meant a 30,000 square foot footprint or aggregate square footage. He added that by law, a certain number of staff was required per each floor of an assisted living facility. His proposal would be no more than two floors and he needed clarification on the wording in order to consider a text amendment for the project.

Approval of Agenda

Council Member Howard made a motion to approve the agenda with the removal of the State of the Town Address and the vote for Mayor Pro Tem.

Council Member Matthews 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.*

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If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

Approval of minutes, December 19, 2019

Consideration for approval of the annual Soccer and Baseball Agreements.

Approval to hire Bridget Smith for the Accounting Specialist position.

Approval of a change order to add full asphalt and curb and gutter to the Municipal Complex site plan.

Council Member Matthews made a motion to approve the consent agenda.
Council Member Howard seconded the motion. Motion was approved 3-0.

New Business:

1. Approval to add consulting services for the acquisition of furniture for the new Municipal Complex with GMC. ***Brandon Perkins, Town Manager***

Mr. Perkins shared that currently the Town's contract with GMC included only architectural services and basic interior design. It did not include the selection of furniture, which was a daunting task; he did not wish to burden staff with that responsibility. GMC has professional designers that could assist us with this task. He affirmed that the furniture would complement the colors that Council previously reviewed. He added that there would also be a guided walk-through with state contract furniture show rooms. The quote for the added services would change the contract. The fees would be 5% of the cost of the furniture, which was estimated to be approximately \$17,500, based on a furniture purchase budget of \$350,000. Mr. Perkins recommended approval of the change order.

Council Member Matthews made a motion to approve the change order to add consulting services for the acquisition of furniture for the new Municipal Complex with GMC.
Council Member Howard seconded the motion. Motion was approved 3-0.

2. Approval of a contract with Piedmont Geotechnical Consultants, LLC to perform required construction materials testing and special inspection services on the new Municipal Complex.
Brandon Perkins, Town Manager

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Mr. Perkins stated that as the owner of the Municipal Complex, the Town is required to retain a consultant to perform tests and inspection during the construction process. This ensures the structural integrity of the building such as inspecting welds, grading, etc. and to also ensures that all inspections were within the Georgia Building Code guidelines. Mr. Perkins recommended Piedmont Geotech. He added that they were also utilized to performed the soil testing during the purchase of the property. Piedmont Geotech advised to budget approximately 1% of the total build cost for the service, wish would cost approximately \$12,560. He was happy to report that the quote was much less than expected.

Council Member Howard made a motion to approve a contract with Piedmont Geotechnical Consultants, LLC to perform required construction material testing and special inspection services on the new Municipal Complex.

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

Council Member Howard amended her motion to include approval contingent upon legal review.

Council Member Hill amended her second. Motion was approved 3-0.

3. Consideration to approve Resolution No. 2020-01 authorizing incentive payments to property owners for the Town of Tyrone's acquisition of easements for sanitary sewer location/maintenance by the Town. ***Brandon Perkins, Town Manager***

Mr. Davenport shared that in regards to the sewer expansion project, there were twenty-five temporary construction easements identified that were in need of acquisition. He added that the property sizes ranged from 350 square feet to 9,000 square feet. The easements would terminate upon construction of the project not to exceed two years. Mr. Davenport, through his experience recommended that Council acquire the temporary easements for a maximum of \$500 each. He added that he would use that amount as a scale when reaching out to property owners informing them of the sewer project. He stated that property owners could also donate the easements.

Council Member Howard made a motion to approve the Resolution.

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

Council Member Howard asked for clarification regarding the two-year term. Mr. Davenport stated that the term would actually terminate upon construction completion. We have allotted up to two years for the project to be completed, in case of any unforeseen issues.

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Staff Comments

Mr. Trocquet announced the forthcoming 2020 Census. He added that he was on the Complete-Count Committee for Fayette County and the staff representative for Tyrone. He stated that during the preliminary phase the Committee would be making sure they were fully staffed and that the Census would be properly advertised. He stated that a logo had been created that compliments the Fayette County logo and the Fayette Chamber's Shape Your Future theme. Mr. Trocquet shared the importance of the Census. The Federal Government uses the Census to reapportion all House Seats based on population and to also allocate Grant Funds. He added that an official proclamation would be presented at the end of February. Mr. Trocquet added that the Census needed 500 Census takers for Fayette County and that the positions were paid positions. Ms. Newland added that the Census had a hiring event at the Library earlier that day from 10:00 -3:00 and that they would also be at the Library for the next two Thursdays as well. Mr. Trocquet added that the Census would begin on April 1st.

Ms. Brock stated that she had been working with Glendalough Manor. They have offered to donate 100 metal cushioned chairs to the Town. She added that they would be available to all departments and they make a great addition. She ended by stating that she has documentation and photos of the chairs.

Council Member Matthews made a motion to accept the 100 donated chairs from Glendalough Manor.

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

Ms. Brock shared that Mrs. Freda Abraham would like to donate a memorial bench at Shamrock Park in honor of her mother-in-law. The bench would be placed near the duck feeding station near the lake.

Council Member Hill made a motion to approve the memorial bench to be placed at Shamrock Park.

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

Mr. Perkins stated that the original complex design called for eight parking lot light poles. We have since selected a four-head LED light fixture which is bright enough to bring the count down to six lights. The lights would stand on thirty-foot posts on the outer periphery. The estimated cost to add the lights from EMC including installation would be \$750 per unit totaling \$4,500 with a monthly charge of \$94.50.

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Council Member Matthews made a motion to approve the purchase of six LED parking lot light fixtures from Coweta-Fayette EMC, totaling \$4,500.

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

Council Member Furr asked if the lights would shine toward Mr. Deyton's house and become a nuisance. Mr. Perkins agreed that it was a concern of his as well. He shared that the design reflected that no lights would shine backward. He suggested that once the lights were in place and a couple of nights pass, we would have a clearer vision. He added that it was difficult to tell if the lights were adjustable, but he would be mindful at the time of placement.

Council Member Hill asked if the lights would be on continuously. Mr. Perkins stated that the lights would only be on from dusk until dawn.

Mr. Perkins also shared that he had an on-site meeting with the builders and that they planned on "moving dirt" next week. He stated that he wanted to start the discussion regarding wall decorations for ideas and Council's thoughts. He suggested reaching out to local artists, and photographers.

Mr. Perkins announced that hopefully next week, the sewer project would begin in areas not in need of easement acquisitions. He added that contractors would be working on Commerce Drive soon.

Mr. Perkins announced that the Christmas Committee consisted of six non-elected citizens, Council Members Howard and Furr and would be Chaired by the owner of The Funky Shack. The first meeting was slated for February 3rd, giving enough time to form a financial plan prior to the budget.

Council Comments

Council Member Matthews welcomed Council Member Hill to her first meeting.

Council Member Furr requested golf cart, stop signs, at the intersection of Briarwood Road and Castlewood Road.

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Executive Session

Council Member Howard made a motion to move into executive session for items of real estate acquisition.

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

Council Member Howard made a motion to reconvene.

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

Adjournment

Council Member Matthews made a motion to adjourn.

Council Member Howard seconded the motion. Motion was approved 3-0. The meeting adjourned at 7:48 pm.

Eric Dial, Mayor

Dee Baker, Town Clerk