

**Tyrone Town Council  
Meeting Minutes  
September 3, 2020**

Present:

Mayor, Eric Dial

Mayor Pro Tem, Gloria Furr

Council Member, Linda Howard

Council Member, Melissa Hill

Town Manager, Brandon Perkins

Town Clerk, Dee Baker

Finance Manager, Sandy Beach

Town Engineer/Public Works Director, Scott Langford

Planning & Zoning Coordinator, Phillip Trocquet

Mayor Dial called the meeting to order with limited seating and broadcasted on YouTube Live at 7:00 pm, this was followed by the invocation. The public was invited to watch.

**Approval of Agenda**

Council Member Howard made a motion to approve the agenda.

Council Member Furr 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 Minutes, August 19, 2020, August 20, 2020, 6:30 pm and 7:00 pm, August 26, 2020, 9:00 am and 4:00 pm.

Consideration to approve the final Resolution adopting the Fayette County Fire Services Impact Fee Report.

Consideration to approve a Resolution amending the Qualifying fees and to give authority for a partial recompense.

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Consideration of a change order from Crawford Pipeline to add a temporary septic connection between the new Municipal Complex and the existing Police Department septic system.

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

### **New Business**

1. Consideration of a bid for landscaping at the new Municipal Building. ***Scott Langford, Town Engineer/Public Works Director***

Mr. Langford stated that staff received landscaping bids on August 26<sup>th</sup> for the new building. The only bidder was Aabby at \$73,724.40. He added that there were two bid alternates, one for \$3,162.40, for additional sod and irrigation on Senoia Road, and the other was \$10,687.20, which was for sod in the rear of the building. The total base and two alternate bids totaled \$87,574. The bids were consistent with the Town's estimated cost. He shared that funding for the project would come from the Town's Tree Fund, the SPLOST fund, and the General Fund. Mr. Langford recommended approval.

Mayor Dial asked for clarification regarding the bidding process due to Aabby being the Town's Right-of-Way Mowing Contractor and the only bidder. Mr. Langford shared that the appropriate bidding process was followed, staff advertised in the legal organ, the bid was placed on the Town's website and two additional local contractors were also contacted.

Council Member Furr made a motion to award Aabby the 2020 Town Hall Landscape project for the Base Bid plus Bid Alternates 1 & 2 equaling a total amount of \$87,547 upon legal counsel approval of the contract.

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

2. Consideration to approve the 2020 South Hampton and the Estates Sidewalk Trip Hazard Repairs. ***Scott Langford, Town Engineer/Public Works Director***

Mr. Langford shared that the project was part of the LMIG submittal and that if approved by the Georgia Department of Transportation, the project could commence. He shared that the project would be funded by the LMIG 2021 fund, the SPLOST fund, and a minor portion from the General Fund.

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Mr. Langford informed Council that Georgia Safe Sidewalks had a proprietary system of horizontally cutting the sidewalk which provided a fully ADA accessible edge and removed trip hazards. The process was also cost-effective. The bid for Southampton was \$28,800 and for The Estates was \$15,200. He added that The Estates had 254 trip hazards, and Southampton had 433, which totaled seven miles of sidewalks. He recommended approval.

Council Member Howard made a motion to award Georgia Safe Sidewalk the 2020 Southampton and the Estates Sidewalk Trip Hazard repair project for the total amount of \$44,000.

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

Council Member Howard asked if the process was new. Mr. Langford explained that when a sidewalk settles, the pavement becomes uneven. The contractor would shave only the high end of the section, rather than replacing the entire section.

Council Member Furr shared that the Town had utilized the contractor in the past. Mr. Langford stated that Georgia Safe Sidewalks had repaired a small section in Southampton and several in River Oaks. He added that it was a cost-effective, quick way to remove the hazards, making the sidewalks safer. Council Member Furr asked about the look of the sidewalk after the process. Mr. Langford explained that it does take time to blend with the remaining section, however, he had not received any complaints on the aesthetics. Council Member Furr inquired about funding from the General Fund. Mr. Langford explained that when the LMIG project list is compiled, the amount would cover the grant amount. Multiple projects are then budgeted for, and funded through the General Fund, which is supplemented with SPLOST funds. When the grant is awarded, the General Fund is then reimbursed. He estimated that the LMIG fund totaled approximately \$70,000. Funding for the project would combine, SPLOST funding, LMIG, and the General Fund. He explained that LMIG funding totaled \$107,000 and SPLOST was \$70,000. Those amounts encompassed, signage, sidewalk repairs, stormwater projects, pipe repairs, and road repairs which totaled \$20,000 to \$30,000, all of which were budgeted.

3. Consideration to approve the Traffic Study for Palmetto Road, Spencer Lane, and Arrowood Road Intersection. ***Scott Langford, Town Engineer/Public Works Director***

Mr. Langford shared that as part of the 2017 SPLOST, an intersection improvement project was approved. At that time a mini-roundabout was proposed. He stated that no information was found indicating that a traffic study was performed for that intersection, which suggested what improvements needed to be made; such as, a traffic light, a mini or large roundabout.

He added that in 2019, Fayette County conducted a Palmetto Road, Corridor Study which recommended the intersection be upgraded.

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Mr. Langford stated that he agreed with the study and that upgrades not only meet standards for today but the future as well. He stated that the low bidder for this project was Maldino & Wilburn, LLC from Newnan. He recommended approval and for the project to be funded from SPLOST.

Council Member Hill clarified that the firm would essentially inform the Town of the best solution for that intersection. Mr. Langford stated that they would investigate and make recommendations for what is best for the Town, now and in the future. The firm would also calculate a cost-benefit ratio. The results would then be brought to Council and the design phase would begin.

Council Member Furr recalled a similar study years ago. Mayor Dial agreed. Mr. Trocquet explained that the Town Manager at the time had seen a mini-roundabout in the City of Turin and asked for the Town Engineer to issue a rendering of the mini-roundabout for our intersection. He added that the image was submitted as a SPLOST project, however, no traffic study was performed.

Mayor Dial shared that he was of the same understanding that a roundabout was anticipated and was voted on as a SPLOST project. Council Member Furr asked Mr. Davenport what he recalled. Mr. Davenport recalled discussing the Turin roundabout due to its experimental nature, it was much smaller than the typical roundabout. He clarified that the default provision he understood, was a roundabout, however, if issues were to arise, there would be other options. He gave the example of expensive right-of-way acquisitions. Council Member Furr asked if a larger roundabout would have additional property acquisition costs. Mr. Langford stated that yes, and that the cost-benefit ratio would assist with making a decision. The study should identify all costs involved, such as utilities, how much paving would be needed, and if any signal devices may be needed.

Council Member Furr shared that everyone agreed that the intersection needed improvements, but that she did not want to take anyone's property away. She added that there were three homeowners within that intersection. Mr. Trocquet reiterated that the study would determine all that was needed for the intersection improvements, including the possibility of property acquisition. Mr. Perkins shared that the reasoning behind the bid for the study was what the study could tell us. Is there a need for a roundabout, or what another alternative better suits the intersection? He added that the Town generally does not take the route of acquiring property, this would give us more options to make a decision. Mr. Langford added that this would help to create a safer intersection for our citizens. Mayor Dial mentioned that a quarter of the intersection was undeveloped which could add more options. He stated that Fayette County had completed a traffic study for that intersection.

Mr. Langford stated that yes, the study from 2017 could be used as a better representation than the current traffic flow. Due to COVID, there was a lack of numbers and normal traffic such as school buses. The 2017 traffic numbers would be used for the study.

Council Member Furr made a motion to award Maldino & Wilburn, LLC the traffic study for Palmetto/Spencer/Arrowood Intersection project for the amount of \$10,000 upon legal counsel approval of the contract.

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

4. Consideration to approve a bid for the replacement of the generator at sewer pump station #1.  
***Scott Langford, Town Engineer/Public Works Director***

Mr. Langford shared that pump station #1 was having issues that essentially affected the start motor. A load test was performed and the engine block was damaged beyond repair, leaving the pump station without a generator. He stated that the generator was twenty-years-old with 20,000 hours of service. A temporary generator was provided. He added that a generator takes 8-12 weeks to be constructed. This was a call for emergency procurement. Staff reached out to three local companies in our area. The cost to repair the generator was not an option, given the age. Perkins Generator was the low bidder at \$38,450. It was also noted that the current gas feedline was from a ¾ inch pipe, which was too small, it should be a 1 ¼ inch pipe. The cost for the additional gas line would be \$2,550 for a total of \$41,000. He noted that the full bid tally was still lower than the second bidder. Mr. Langford recommended approval of the project and for it to be funded through the Enterprise Fund.

Council Member Hill made a motion to award the project to Perkins Generator for the generator replacement and the gas line upgrade for \$41,000 upon legal counsel approval.

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

### **Staff Comments**

Mr. Trocquet informed Council of a forthcoming Public Hearing for a rezoning from applicant Victor Gunnin.

Mr. Trocquet informed Council of a Public Hearing for five Text Amendments, these were from Steve Gulas revisiting the Assisted Living and square footage requirements. He added that all items have been re-advertised and would be on the same agenda.

Mr. Trocquet informed Council that the deadline for the Livable Centers RFP was September 14<sup>th</sup>.

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Mr. Perkins updated everyone on the new building. He shared that with the approval of temporary sewer, the occupancy process may begin early as late September. He added that the trim was complete, the second coat of paint was on, and the clock was in the tower. Mr. Perkins stated that the clock was placed too high and was painted too light, those changes needed to be made. Fence placement had begun in the back of the building, the furniture would be delivered in two weeks. He shared that the IT services were making headway and that landscaping should be coming soon. He thanked Mr. Langford and Mr. Trocquet for their work regarding the landscape plans and RFP creation. He stated that the sewer project was still moving along, however, there was a delay with the final boring, due to CSX not scheduling enough personnel. We were told that this would not affect our schedule, it should be running by late November. Mr. Perkins shared that he would meet with the Fayette County Environmental Health County Manager, Mr. Robert Kurbes tomorrow regarding the temporary sewer. Mr. Kurbes would like assurance that the set-up would only be temporary. He added that plumbing tests could be run as soon as next week.

### **Council Comments**

Council Member Furr wished Council Member Hill a Happy early Birthday.

### **Executive Session**

Council Member Furr made a motion to move into Executive Session to review the Executive Session Minutes from August 20, 2020.

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

Council Member Furr made a motion to reconvene.

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

Council Member Howard made a motion to approve the Executive Session Minutes from August 20, 2020.

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

## Adjournment

Council Member Hill made a motion to adjourn. Motion was approved 3-0.  
The meeting adjourned at 7:41pm.

By: \_\_\_\_\_  
Eric Dial, Mayor

Attest: \_\_\_\_\_  
Dee Baker, Town Clerk