

**Tyrone Town Council
Meeting Minutes
June 17, 2021
7:00 P.M.**

Present:

Mayor, Eric Dial

Mayor Pro Tem, Gloria Furr

Council Member, Linda Howard

Council Member, Melissa Hill

Council Member, Billy Campbell

Town Manager, Brandon Perkins was absent

Town Clerk, Dee Baker

Town Planner, Phillip Trocquet

Finance Manager, Sandy Beach

Town Engineer / Public Works Director, Scott Langford

Police Chief, Randy Mundy

Court Clerk, April Spradlin

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 and the pledge of allegiance. The public was invited to watch.

Public Comments

Mr. Bob Swenson who lives on Castlewood Road thanked Mayor and Council for their assistance with the Castle Lake dam issue.

Approval of Agenda

Council Member Campbell made a motion to approve the agenda.

Council Member Hill seconded the motion. Motion was approved 4-0.

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.*

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Approval of minutes, June 3, 2021.

Consideration to approve the IGA between the Town and Fayette County for the purpose of conducting our November 2, 2021 Municipal General Election.

Consideration to approve the Town's Wrecker Service Contract.

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

Council Member Howard seconded the motion. Motion was approved 4-0.

Public Hearing

1. Consideration from applicant Fayette County Board of Education for the rezoning a tract with parcel number 073802022, from R-12 (Residential 1,200 s.f. min.) to C-1 (Downtown Commercial). ***Phillip Trocquet, Town Planner.***

Mr. Trocquet briefed Council on all four parcels together but added that it was required they be voted on separately. He shared that the Fayette County Board of Education (FCBOE) had submitted rezoning requests for parcels 0738 02022, 0738 02033, 0738 02034, and 0738 02036 where the Tyrone Elementary School was located. The expressed intent of the applicant was to bring the commercial activity occurring on the parcels into compliance with zoning regulations. He added that the properties were currently zoned R-12 (Residential 1,200 s.f. minimum). Notwithstanding, the properties were previously zoned for educational purposes for decades, until the elementary school shutdown. Since the shutdown, businesses have utilized the school facilities for their operations: these included a dance studio and a catering company. The applicant would like the properties rezoned to C-1 (Downtown commercial).

Mr. Trocquet reiterated that the existing zoning was R-12 (Residential 1,200 s.f. minimum), and the existing land use was commercial. The surrounding zoning and land use were R-12, and C-1. The site also had sewer and water and the size of the rezoning properties totaled 5.2 acres. He added that regarding the compatibility with the Comprehensive Plan were that the petitions to C-1 were compatible with the Comp Plan and the Future Development Map. The properties lie within the Town Center character area, which allowed for C-1 zoning. The properties were also adjacent to other C-1 zoned properties. He then reviewed the history. The property contained the Tyrone Elementary school facilities, which were currently rented by businesses. The property also contained a large parking lot, and sewer access was recently built.

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Mr. Trocquet explained the compatibility with the Zoning Ordinance. He shared that the proposed zoning would permit suitable uses with surrounding residential properties to the west and commercial properties to the east and south. He added that the zoning would not adversely affect the adjacent properties. The pre-existing buffer between the school facilities and adjacent residential property limited adverse effects. Additionally, the existing parking capacity of the properties limited any potential spillover parking effects on adjacent residential properties. Mr. Trocquet stated that currently, the property did not have a reasonable economic use. The school's facilities were being preserved for a future return to educational use, an R-12 housing development was implausible. Without allowing business use of current school facilities, there was no reasonable economic use for the properties. He shared that the proposed zoning would not result in a use that would be excessively burdensome on existing infrastructure.

Mr. Trocquet stated that staff and the Planning Commission recommended approval with the condition that all parcels be replatted and consolidated within 120 days. The rezoning was more for the businesses currently occupying the property, when the school reverted to educational use, the School Board was exempt from local zoning laws.

Mayor Dial recognized Mr. Mike Sanders, Assistant Superintendent of Operations for the Fayette County School Board.

Council Member Hill asked if the TCMU zoning would be an option. Mr. Trocquet stated that C-1 was more appropriate for the current uses. She then asked when the school may open. Mr. Sanders stated that now that the school board acquired sewer, and was almost paid off, the County was just waiting for the numbers of students to increase. They were working with the businesses on a month-to-month basis and were also working with a designer for the property, then COVID hit. The numbers dropped, but for the long-term, they do plan on opening the school. Mayor Dial shared that he met with two board members recently and that the Town needed more housing. He then asked Mr. Trocquet his opinion on why tract 073802035 was not included in the petition. Mr. Trocquet shared that only the parcels that included the school building were chosen. The board could rezone the other properties later if they chose to. However, once the school reverted to education, zoning laws no longer applied.

Council Member Hill asked if the school chose not to reopen, would C-1 be the proper zoning for the property? Mr. Trocquet stated that C-1 would be the proper zoning if that were to take place.

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

Mayor Dial opened the public hearing for anyone in opposition to the rezoning. No one spoke.

Council Member Campbell made a motion to approve the rezoning with the condition that all four properties are consolidated within 120 days.

Council Member Furr seconded the motion. Motion was approved 4-0.

2. Consideration from applicant Fayette County Board of Education for the rezoning a tract with parcel number 073802036 from R-12 (Residential 1,200 s.f. min.) to C-1 (Downtown Commercial). ***Phillip Trocquet, Town Planner.***

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

Mayor Dial opened the public hearing for anyone in opposition of the rezoning. No one spoke.

Council Member Campbell made a motion to approve the rezoning with the condition that all four properties are consolidated within 120 days.

Council Member Hill seconded the motion. Motion was approved 4-0.

3. Consideration from applicant Fayette County Board of Education for the rezoning a tract with parcel number 073802034, from R-12 (Residential 1,200 s.f. min.) to C-1 (Downtown Commercial). ***Phillip Trocquet, Town Planner.***

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

Mayor Dial opened the public hearing for anyone in opposition to the rezoning. No one spoke.

Council Member Campbell made a motion to approve the rezoning with the condition that all four properties are consolidated within 120 days.

Council Member Howard seconded the motion. Motion was approved 4-0.

4. Consideration from applicant Fayette County Board of Education for the rezoning a tract with parcel number 073802033 from R-12 (Residential 1,200 s.f. min.) to C-1 (Downtown Commercial). ***Phillip Trocquet, Town Planner.***

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

Mayor Dial opened the public hearing for anyone in opposition to the rezoning. No one spoke.

Council Member Campbell made a motion to approve the rezoning with the condition that all four properties are consolidated within 120 days.

Council Member Furr seconded the motion. Motion was approved 4-0.

5. Consideration to approve Resolution No. 2021-05 adopting the Fayette County 2020 Annual Report on Fire Services Impact Fees (FY2020), including Comprehensive Plan Amendments for Updates to the Capital Improvements Element and the Short-Term Work Program (FY2021-FY2025). ***Phillip Trocquet, Town Planner.***

Mr. Trocquet informed Council that the item came before Council a few months ago and a transfer resolution was approved for the Town's portion of the annual report on Fire Services Impact Fees, including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program. The County then sent the information to the Georgia Department of Community Affairs (DCA) on our behalf. The DCA has now sent it back for final approval through a resolution.

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

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

Council Member Campbell made a motion to adopt the Fire Impact Fee Resolution.

Council Member Howard seconded the motion. Motion was approved 4-0.

6. FY 2021-2022 Budget

Ms. Beach shared that the Budget adoption would be held on June 24th at 9:00 am, in the Council Chambers. She then highlighted the recent adjustments that Council requested. She shared that the roll-up for the General Fund total for the 2021/2022 fiscal year, ending June 30, 2021, was \$8,585,024.95. She then explained that the Sewer Fund was the only enterprise fund where it accrued enough funding to defray the operating costs. The Sewer Fund could also assist with funding other projects.

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The Sewer Fund total would be \$645,273.63. She shared the other funds, Federal Confiscated Assets, Fire Impact Fee, Founders Day, SPLOST, State Confiscated Assets, and the Tree Fund. She added that the Tree Fund would be completely utilized soon and the Animal Fund would also have a zero-balance due to the retirement of Officer Bruno. Ms. Beach added that the majority of funding would come from the SPLOST Fund. The fund had a healthy balance and would be spent on large projects next year. She shared that the balance for the funds was \$3,510,015.42. She ended by stating that the proposed budget was on the Town's website, under the Finance tab. When adopted, the final budget would replace the proposed budget. The final budget would also be on the UGA, Carl Vinson Institute of Government's website which included all municipalities.

Mayor Dial opened the public hearing for anyone that wished to speak in favor of the proposed budget. No one spoke.

Mayor Dial opened the public hearing for anyone that wished to speak in opposition to the item. No one spoke. He then closed the budget public hearing. He invited everyone to the June 24th meeting at 9:00 am.

New Business

7. Consideration to approve the Debris Clearing, Remove & Disposal Contract # 1932-P.

Scott Langford, Town Engineer / Public Works Director

Mr. Langford explained that the purpose of the debris removal contract was two-fold. One reason was to remove debris in the event of a disaster, the second was to be eligible for FEMA funding. He added that FEMA followed strict guidelines and proper monitoring would assure proper funding. Every three years, Fayette County advertised an RFP on behalf of the municipalities. The municipalities were invited to the process, and Mr. Langford attended to represent the Town. The County compiled the evaluation scores and determined the top choice of firms. Ceres Environmental Services, Inc. was chosen. If the Town wished to contract the emergency services, it must enter into a contract with Ceres Environmental Services, Inc. Mr. Langford recommended approval upon Legal Counsel review. Council Member Campbell confirmed that the County would utilize the same company.

Council Member Furr made a motion to approve the Debris Clearing, Removal & Disposal contract with Ceres Environmental Services, Inc., # 1932-P for debris clearing, removal, and disposal per the RFP and other contract documents listed with the agreement upon approval of Legal Counsel review.

Council Member Campbell seconded the motion. Motion was approved 4-0.

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8. Consideration to approve the Debris Monitor Contract #1933-P.

Scott Langford, Town Engineer / Public Works Director

Mr. Langford stated that the same process took place with the County as for the debris removal contract. Council Member Campbell asked if there was a funding limit to be spent, depending on the event. Mr. Langford stated that the contract gave a unit price. He explained the process. Mr. Langford stated that major storms were tracked, when the possibility of the catastrophic storm approached the County or Town, a Notice of Activation would be sent. The contractors would then set up a command center, 3-4 hours before the storm landing. In the first 24 hours, roads would be cleared for emergency vehicles. They would then send more staff.

Council Member Furr asked about the attached 1933-P debris monitoring evaluation score chart. Mr. Langford gave the example of the tornado in Newnan, there were many acres of trees and stumps to measure the cost. Tetra Tech's score was very high. Council Member Howard asked where Tetra Tech was located. Mr. Trocquet stated that they were from California but worldwide.

Council Member Campbell made a motion to enter into an agreement with Tetra Tech, Inv. # 1933-P for debris monitoring per the RFP and other contract documents listed and upon approval of Legal Counsel review.

Council Member Howard seconded the motion. Motion was approved 4-0.

Staff Comments

Mr. Trocquet recognized Ethan Knight-Scott as serving the Planning & Zoning as an Intern. He added that he completed several projects. Mr. Knight-Scott would be completing his graduate studies at Georgia Tech in the Fall. Mr. Trocquet thanked him for his service.

Mr. Langford spoke from the audience and stated that sewer pump station #2 was now lined and operational.

Council Comments

Council Member Campbell thanked citizens Marge and Gene Garrett for their work on creating a Memorial Garden for the former Library Supervisor, Julie Digby, who recently passed. He also thanked the Friends of the Library for their assistance.

Council Member Campbell thanked Mitch Bowman, David Morte, and Matt Underwood for all that they do. They are always working and a lot goes unnoticed.

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Council Member Campbell wished all fathers a Happy Father's Day.

Adjournment

Council Member Furr made a motion to adjourn. Motion was approved 4-0.
The meeting adjourned at 7:41 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk