

**Tyrone Town Council
Meeting Minutes
January 21, 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

Town Clerk, Dee Baker

Town Engineer/Public Works Director, Scott Langford

Finance Manager, Sandy Beach

Police Chief, Randy Mundy

Lieutenant, Philip Nelson

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. The public was invited to watch.

Public Comments

Tyrone Resident, Bob Swenson spoke regarding the Tyrone Post Office. He inquired of any foreseen expansions or modifications to the building. Mayor Dial shared that he was unaware of any forthcoming changes to the Tyrone Post Office. Mr. Swenson also inquired if there was a committee for the downtown center. He alluded to the recent arrival of downtown sewer and was also aware of the ten and twenty-year plan for downtown. Mayor Dial stated that the Public Comment section was for comments only, not back-and-forth and that he would meet with Mr. Swenson after the meeting to discuss with him further.

Approval of Agenda

Council Member Howard made a motion to approve the agenda.

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

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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, January 7, 2021

Consideration to add December 31, 2021 to the approved Holiday Schedule.

Consideration to approve the annual Laser Soccer and Tyrone Youth Baseball Association agreements.

Consideration to approve Crossroads Christian School 5-K Fun Run on April 24th or May 1st in case of rain at Shamrock Park.

Consideration of approval of an extension of the Families First Coronavirus Relief Act of 2020 for Town employees through the First Quarter of 2021.

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

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

Presentations/Recognition

1. State of the Town Address. *Eric Dial, Mayor*

Each year, when I deliver the State of the Town address, I look to highlight the successes, challenges, and accomplishments of the previous year and look forward to what can be expected in the upcoming year.

My initial thought about 2020 was that it would be difficult to speak favorably, at least for very long, about why last year was a good year.

After all, like the rest of America, we were hit with the realities of a pandemic unlike any we have experienced in our lifetime. Hundreds of thousands of lives lost, a thriving economy brought to its knees, and the mental impact of being sheltered in our homes for extended periods of time.

We also endured a great deal of division and tension as a nation regarding various issues. Some of the images we have seen on television have been horrifying. Though good can come out of conflict, to say that it was an uncomfortable experience would be an understatement.

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In light of the difficulties of last year, I took a step back to re-evaluate 2020 and realized how much we actually accomplished and how proud we all are of the way Tyrone overcame its trials.

We completed a beautiful new home, a home to our residents, our staff, and all of our visitors. This is undoubtedly the biggest tangible accomplishment in our 110-year history. It is also one that generations after us will enjoy.

At a time when millions of jobs were lost, we were able to retain all of our employees without any pay cuts. This is a testament not only to our commitment to our people, but also their commitment to us.

The significance of this mutual loyalty cannot be overlooked and I look forward to the opportunity to express our gratitude financially as soon as possible. There's light at the end of this tunnel.

Our crime rate not only remained low, but decreased even further. Despite increased population and an economy ripe for crime, our crime rate has dropped for the third straight year, and it never gets old to say we are one of the safest cities in Georgia. I'm sure very few cities in the nation can make this claim.

We were actually able to continue most of our events and even begin new traditions. I applaud our recreation department and all others involved for refusing to accept defeat. We need opportunities to interact with one another and you're doing a good job of finding ways for us to do so.

Our public works team was able to proceed almost without a hiccup through 2020. In addition to all of their normal work, which is a heavy load, they maintained and improved our path system by repairing almost 700 trip hazards and replacing over 500 feet of existing paths.

Our library was faced with the challenge of pivoting how they provide their services. They excelled and with minimal closure began to offer resources in a sanitary and safe way. Our thanks to Patty and her team.

The same was true for our administrative staff and court. The employees of the East and West Wings, as I like to call them have done a magnificent job of meeting the needs of our citizens despite being forced to minimize contact. Additionally, you accepted new, COVID-19-related assignments without complaining or giving up.

If you are an employee, please raise your hand so we can acknowledge you and thank you for all you do.

In addition to providing much-needed aid to individuals and businesses, the CARES Act made funding available to local governments. We applied for and received almost \$400,000 which has softened the blow to the local economy.

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Though we are not out of the proverbial woods yet, 2021 promises to be another key year in our Town's history. We have laid a foundation for progress that preserves the integrity of our past and the sense of home that we enjoy.

We continue to invest in downtown as our citizens have directed us to. This building, sewer to support existing and new downtown businesses, improved and expanded multi-use paths, the establishment of a downtown development authority, plans for a museum, and designs for future development are all underway.

This design for future downtown development will be funded by a \$160,000 Livable Centers Initiative grant which is one of, if not the largest single grant in the state.

We are already seeing some of the fruits of the labor involved in the revitalization of downtown. Businesses are choosing to stay or relocate here. Shamrock Park has been more active in the last year than ever before.

The more we are inconvenienced by dirt and heavy equipment, the more progress we will enjoy. The next step in this process will be to invest in an expanded path system so we can bring people into town without increasing traffic.

As much as I appreciate progress and revitalization, my ultimate prayer for this great Town is that they will be accompanied by a sense of community that reflects the love and respect we should have for one another.

This past Christmas season I was reminded of just how Christ came to this earth and how He lived. Though a King – the ultimate King – He was a simple man adorned not with the finer things in life, but adorned simply with everything that screamed humility. Everything about Him was humble and understated. He didn't come to be served, but to serve.

In a world where division, conflict, hatred and self-centeredness are not only expected, but sometimes celebrated, each of us should make humility, respect and service to others a priority in how we think, speak and act towards one another – just as Christ did.

Let's all commit to making the Town of Tyrone a model of these attributes in how we live and govern. May God bless this wonderful Town that we all call home.

New Business

2. Consideration and adoption of Resolution No. 2021-01 establishing the date for Town elections and establishing fees and dates for qualifying candidates. ***Dee Baker, Town Clerk***

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Ms. Baker shared that it was an election year for the Tyrone General Election. The adoption of the Resolution established qualifying fees and election dates. The election would be held on November 2nd for Council Posts 3 and 4. Candidates must be twenty-one years of age and have lived in the Town for one year. She added that qualifying begins Monday, August 16th through Friday, August 20th, from 8:30 am to 4:30 pm. The cost to qualify for Council is \$216. She emphasized that a Declaration of Intent (DOI) form was needed to be submitted before accepting any campaign funds.

Council Member Howard made a motion to approve the 2021 General Election Qualifying Resolution.

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

3. Consideration to approve Ordinance No. 2021-01 to revise Division 1 of Article III of Chapter 38 of the Town's Code of Ordinances pertaining to connections to the Town's public sewer system.

Brandon Perkins, Town Manager

Mr. Perkins shared that the current sewer ordinance had been written approximately twenty years ago. It covered only the sewer that was available at that time, which was on the north end (Publix shopping center area). He stated that the sewer draft in the Council packets reflected redline changes made to the ordinance. He thanked Mr. Langford, Mr. Phillip Trocquet, and Mr. Davenport for their assistance. Mayor Dial shared that he wanted to ensure that what was in the draft ordinance was what the business owners were told when the right-of-way was purchased. We need to make sure that the correct information was shared with all parties. He asked Mr. Davenport if his office was confident that correct information was shared. Mr. Davenport stated that when communications took place with each property owner, some properties were under the force main, some may be under the gravity line. The question that was asked often was, "can we tie into the sewer line?". He shared that it depended on what portion of the system the property lies. This was why the ordinance and fee structures were important.

Mr. Campbell asked how the fees were established. Mr. Perkins stated that it was based on our cost to tap into and run the line from the right-of-way to the property line. The property owner would pay from the building to the tap. Mr. Langford added that staff also looked at other communities and compared the sizes. Council Member Campbell asked if the cost also depended on the Town's contractor. He added that property owners would be able to use their contractor. Mr. Perkins stated that the property owner would pay the Town tap fees to tap into our line, and also pay their contractor to provide a line outside of our right-of-way, from their building to our connection point. Their cost would be more than was reflected, they have to pay for their connection, in addition to a fee to tap-into the line.

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Council Member Campbell shared that he brought up the topic because he knew that business owners would be concerned with the cost. Mr. Perkins stated that conversations have taken place with business owners regarding the cost. He added that this would be the most effective process for some, due to their potential need for a new septic system.

Mayor Dial stated that he asked similar questions this week, why does it cost so much and why does the line need to be a “T”, instead of a straight line to the connection. Mayor Dial added that it was also explained that there could be a sixteen-foot drop in some areas and gravity issues in others. It was not a simple process, he assured that the Town had not added sewer to make money.

Council Member Hill made a motion to approve the sewer ordinance text amendments to Section 38.

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

4. Consideration of Resolution No. 2021-02 to adopt a schedule of fees related to connections to the Town’s public sewer system. ***Brandon Perkins, Town Manager***

Mr. Perkins explained that the tap fees were taken out of the ordinance to ensure a more straightforward process if the need arose in the future to amend the fees. There would be no need to change the entire ordinance, only the fee schedule.

Council Member Campbell inquired how the fees were determined. Mr. Perkins stated that it was contingent on what size of the meter they were currently running. Mr. Langford gave the example of an office using a small meter that would require less flow, than a restaurant using a full kitchen. He added that best practices would be to consult with Fayette County Water System, they would estimate the businesses water usage and all would agree on what size would be best for that type of business and flow usage. If the business was planning on expanding in the future, that would determine the size as well. The size of the water meter would determine our fees.

Council Member Furr made a motion to approve the Sewer Fee Schedule.

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

5. Consideration to approve Resolution No. 2021-03 for the adoption of the Fayette County Hazard Mitigation Plan 2020-2025. ***Brandon Perkins, Town Manager***

Mr. Perkins shared that the preparation for the Plan began a couple of years ago when he was Police Chief, he since had given the responsibility to Chief Mundy. All public safety agencies in the County were represented, including E-911.

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The representatives work together to revise the Plan every five years. He added that the County had accomplished their part, and staff was comfortable with its content, and its preparation. Each entity was required to approve their part.

Council Member Campbell asked Mr. Perkins to explain how the Town would obtain funding if it were in need due to an emergency? Mr. Perkins explained that the Town's General Fund had monies budgeted in case of an emergency. This was according to our purchasing policy. If for instance, there was a disaster such as a flood or a tornado, the Governor or the President would declare the State of Emergency. This allows the Town to apply for Federal or State Funding for reimbursement. Mr. Perkins added that the Town had not had many events such as that. We have applied for and have been reimbursed due to damage caused by ice and snowstorms. Typically, the Federal or State Government would ask the Town to submit a report indicating hours worked, and equipment purchased. Reimbursement was then determined. He reiterated that the Hazard Mitigation Plan must be in place before setting any reimbursement in motion. Council Member Campbell shared that he was once on the County's Hazard Mitigation Committee and that the County had budgeted millions for that reason. Mr. Perkins stated that although the Town did not have millions in the emergency fund, it did have contingency funding.

Council Member Campbell made a motion to adopt a Resolution approving the Fayette County Hazard Mitigation Plan for 2020-2025

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

6. Consideration to approve the purchase of a diesel-powered standby generator for the new Municipal Complex. ***Brandon Perkins, Town Manager***

Mr. Perkins stated that the new building was designed with a generator in mind. The former Police building had a generator funded by a FEMA Grant. The plan was to bring the generator to the new facility. He explained that the current generator was a Phase I, electric generator. The current building was more modern with a Phase III set-up. The generator that we own will not work. Mr. Perkins stated that the Police side of the building was wired for a generator. Once installed, it would power the Police side, two conference rooms, and the break room in case of an emergency. He added that staff had applied for a second FEMA Grant to fund an additional generator, but have been told that during these special times, the chance of receiving a grant approval from FEMA would be nil. We did, however, receive just over \$400,000 for responding to the CARES ACT, due to the pandemic. He added that \$100,000 was budgeted for a generator for the current building. He based the amount on what the electrical contractor told him it would be. He shared that he felt he could complete the project for less, and completed a bid process in October 2020. Four firms were represented in November at the pre-bid meeting.

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Mr. Perkins added that out of the four firms represented, only two had bid on the project. The bid was placed for natural gas, propane, and diesel.

He shared that Georgia Power's natural gas cost was \$54,794, propane cost was, \$54,794 and their diesel cost was, \$53,767. Georgia Power's maintenance cost was, \$1,208. He added that none of the prices he was quoted included a cost for tanks. He shared the second bidder's costs. Current Edge Solutions for natural gas was, \$76,344.84, propane was \$75,280.64, diesel was \$62,500, and maintenance was \$710.

Mr. Perkins stated that the obvious low bidder was Georgia Power, but as he informed Council, the cost did not include the tanks for propane, and diesel. He shared that he and Mr. Langford then researched the pros and cons of natural gas, propane and diesel. Both agreed that natural gas was best for the long term. It was a cleaner and a more reliable source, with a direct connection to the fuel supply. Mr. Perkins shared that to receive three days of fuel for diesel, we would need a 510-gallon tank costing \$2,046.80. For propane, we would need two 1,000-gallon tanks, costing \$19,736. He gave examples of why diesel and propane were not the best solutions. If more propane was needed, it would have to be delivered, and diesel required stabilization with a one-year shelf life.

Mr. Perkins stated that he and Mr. Langford agreed that the best solution would be natural gas. Atlanta Gas Light quoted the Town a cost of \$25,000 to install the lines and to place the meter at the generator pad. We would only pay for the amount of fuel used. Mr. Perkins added that as of today, Atlanta Gas Light has given us a written quote of \$13,236.88 to install the gas line. He shared that two weeks ago, Georgia Power and Atlanta Gas Light had said they would return their agreements. As of today, Atlanta Gas Light was received and forwarded to our legal department. As soon as the other was returned, it too would be sent to legal for review.

Council Member Campbell stated that he did agree, natural gas was cleaner and also approved of the continued service and no need for deliveries.

Council Member Hill agreed with Council Member Campbell regarding no need for deliveries. She then inquired about the building prep for the generator. Mr. Perkins clarified that the building was prepped for either solution, with a required 100 KW connection.

Mr. Davenport stated that on occasion, issues may arise with documents such as this. Although he did not foresee any issues, he asked for Council's understanding that if by chance the document would require changes, they may see the document again on the February 4th agenda.

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Council Member Campbell made a motion to approve the installation of a natural gas generator from Georgia Power for Atlanta Gas Light to install the gas line contingent on legal review for a total of \$68,030.88 from the CARES ACT Funding.

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

7. Consideration of the establishment of the Tyrone Museum. ***Brandon Perkins, Town Manager***

Mr. Perkins shared that Council Member Howard had worked hard over the last couple of months spearheading the concept of a museum to celebrate Tyrone's history. A lot of progress had been made, as several citizens have expressed interest in volunteering and otherwise supporting such an endeavor. He added that the purpose and reason for discussion on the concept was to consider a vote to officially create or establish the museum. The museum would consist of the former Council Chambers, the "fellowship/office area (former finance office)", along with the kitchen area, and one bathroom stall.

Council Member Howard stated that she had acquired many volunteers and support for the museum. She asked for the members present to please stand. She then shared a memo that she had written to the Mayor and Council Members:

In December 2020, fifteen interested citizens of the community and surrounding areas met to examine the possibility of establishing a group called, The Friends of the Tyrone Museum. They decided they will serve the Museum just as The Friends of the Library exists to support and raise funding for the Library.

As you know, I have wanted a Museum for Tyrone for a long time. But now, because I am an elected Council Member, there is a limit to how involved I can be. We got to the point at the last meeting, that I took a step back and encouraged those attending to take leadership roles and go forward with the formation of the corporation.

Tonight, we are requesting that you, the Mayor and Council of Tyrone, approve the establishment of the Tyrone Historical Museum as a Town-owned entity, and also repurpose the oldest section of the previous Town Hall as that Museum.

The offices in the back of the building will not be needed; but we feel the council chambers, kitchen area and that section of offices will be vital for the museum. I would also like to request financial support to help us get started. Paint, display cases, and supplies are a few of the expenses we will incur first. Since we were not able to have a Founders Day in 2020, Brandon has suggested the money could be redirected from Founders Day's line item to a new line for the Museum.

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This is an exciting time with lots of work ahead of us. We have a target date of May 15, 2021, to be open to the public. That is the day the Fayette County Historical Society has designated for celebrating the 200th year anniversary of Fayette County. We can think of no better way to help celebrate than for Tyrone to proudly exhibit our own historical museum. We look forward to the finished product, which we are sure will be a source of pride and a treasure for all of Tyrone.

Mr. Perkins directed the question to Ms. Beach regarding the redirection of the 2020 Founders Day funds for \$5,000. Ms. Beach clarified that moving the amount into another fund, would require a budget amendment.

Council Member Campbell asked for a clarification regarding the 501c3 status of the committee. Mr. Perkins explained that the museum would be a Town entity, it would be supported by a separate 501c3, similar to The Friends of the Library organization. This would give them the ability to seek funding. He shared that the ultimate goal was to have the museum fully supported by the 501c3 and to be housed in a Town facility. He added that the organization would need volunteers to keep it running on certain days and times and to accept artifacts and to care for its contents.

Council Member Campbell shared his concern with the continued funding for the group. Mr. Perkins reiterated that the goal was that the Town would offer the aforementioned seed money, and that the 501c3 would take over to raise all needed funding.

Council Member Hill shared her concern for the upkeep of the building and asked if funding would be provided from leasing the office space in the back of the building. Mr. Perkins stated that the goal was to lease that section out to a business and to keep a portion of the funds for the upkeep of the building. Mr. Davenport advised that Council place the designated area and the funding source in the motion.

Council Member Howard made a motion to approve the establishment of a museum as a Town entity and to allow it to operate in the former Council Chambers, and all areas leading to the connecting glass doors at 881 Senoia Road and to move the 2020 Founders Day funding in the amount of \$5,000 as seed money to the Museum Fund.

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

Council Comments

Mayor Dial thanked Ms. Susie Matthews for being in attendance, and reflected on the loss of Council Member Ken Matthews, “He is now dancing on the streets of glory”.

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Council Member Furr shared her appreciation to Mayor Dial for his State of the Town speech.

Adjournment

Council Member Furr made a motion to adjourn. Motion was approved 4-0.

The meeting adjourned at 7:52 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk