

**TYRONE TOWN COUNCIL
MEETING
MINUTES
April 17, 2025 at 7:00 PM**

Eric Dial, Mayor
Gloria Furr, Mayor Pro Tem, Post 4

Jessica Whelan, Post 1
Dia Hunter, Post 2
Billy Campbell, Post 3

Brandon Perkins, Town Manager
Dee Baker, Town Clerk
Dennis Davenport, Town Attorney

Also present:
Randy Mundy, Police Chief
Sandy Beach, Finance Manager
Lynda Owens, Recreation Manager

Council Member Furr was absent.

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, Seconded by Council Member Hunter.

Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter.

VI. 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.*

1. Approval of the Annual Planning Workshop minutes from March 27, 2025, and regular meeting minutes from April 3, 2025.
2. Approval of the Bouncin' Bubbles event open to the public at Shamrock Park on Saturday, July 12 from 10:00 a.m. - 4:00 p.m.

3. Approval of Christmas decorations along Senoia Road for \$7,481.

A motion was made to approve the consent agenda.

Motion made by Council Member Whelan, Seconded by Council Member Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter.

VII. PRESENTATIONS

4. State of the Town Address - Eric Dial, Mayor

It has been my honor to present the state of this town that we all love fourteen times now. Each time, including tonight, I could confidently say that the state of our town is strong and blessed.

Like any community, we have never been without our challenges, but overall, we can consider ourselves one of the best places in Georgia to live and work.

Tonight, I want to present to you a deeper look into our town and share with you the reasons we, as your leaders, make the decisions we make and set the stage for making decisions in the future.

I thought an effective way of doing so would be to utilize a SWOT analysis model. What are our strengths, weaknesses, opportunities, and threats?

After going through this exercise, hopefully, we will all know where we stand and how we can work together to decide where we want to go.

I think everyone would agree that our greatest strength is our people. Our residents AND our employees. As we look at our other strengths, many of them are a direct result of our people.

Our exceptional quality of life. Our annually top-rated safety. Our county's highly respected schools. All of these would not be possible without our people.

As for our employees, without hesitation, I would compare them with any other municipality. They're hard-working, bright, experienced, and they sacrificially commit themselves to the success of Tyrone. We thank you. Let's thank all of our employees.

I have always been comfortable in communicating our level of efficiency to our taxpayers. Council and staff share a philosophy of lean, effective governance. All spending, regardless of its purpose, is filtered through a lens of responsible stewardship.

Our team has done a great job of implementing new programs to enhance education and communication for our citizens. With Tyrone 101, Talk of the Town, social media, and email, we're certainly doing our part on keeping our people informed.

Another strength is our location. We are perfectly situated close enough to – and far enough away- from the interstate, one of the world’s busiest airports, Atlanta, the new U.S. Soccer Federation Headquarters, and Trilith.

This characteristic has and will be to our advantage as businesses look for a home. We have the potential to build on the success of attracting Microsoft by attracting other developments that are conducive to our desired vision.

We have done a good job of establishing a plan consistent with what the citizens have communicated to us. Through the Downtown Development Authority’s work and our own good planning, we have a reliable tool for improvement.

Our path system is undoubtedly a benefit to life in Tyrone. We are committed to its expansion within our town and connectivity with other areas.

Good leadership should never fail to recognize its weaknesses, so we know where to improve and what not to repeat.

Our tax base is far too dependent on the residential taxpayer. Many people don’t realize that almost without exception, residential development costs the town money in the long run.

We have grown as a bedroom community in suburban Atlanta, which is fine, but a healthy municipality has to balance its revenue, so we’re not forced to raise our millage rate.

As we inevitably grow, we are beginning to realize pressure on our infrastructure. We have to be mindful of our roads and sewer capacity as we make future decisions.

Additionally, we have prominent properties, especially in the downtown area, that are in need of improvement or utilization. We need to identify these properties and either utilize them ourselves or look for ways to encourage others to do so.

While we have a fantastic staff, we can’t take advantage of them and fail to offer the support they need. We recognize the expectations we have and the pressure we apply by operating so lean.

One final weakness is our reluctance to accept change. We need to all understand that growth will occur. It’s how we handle this growth that’s critical. We have to have a deliberate and controlled strategy rather than a “last person out turn off the lights” mentality.

So considering our strengths and weaknesses, what are our opportunities for a better Tyrone? Being stagnant will not result in a better Tyrone, but growing irresponsibly won’t either.

Our county is experiencing some exciting progress and planning for things in which we can participate to the extent we desire.

The technology, sports and entertainment industries worldwide are now calling Fayette County home. They recognize our value and attractiveness, and we would be foolish not to capitalize on this.

Our planning, zoning, and architectural standards all have to take into consideration a desire to attract businesses that are peripheral to these new industries and residential options that will draw new residents, especially in the younger demographic.

We are almost always engaged in some type of planning, and we turn to our residents and stakeholders to participate, so this opportunity is in your hands. We challenge you to get engaged and assist us in establishing the future of our town.

There are several accomplishments and wins on the horizon for Tyrone. The arrival of Microsoft, some low-impact commercial developments, a food truck park, a new stage at Shamrock Park, and various infrastructure improvements – these are all steps in the right direction to enhance an already great home.

Let's now evaluate the potential and existing threats to our success.

First and foremost, we have to all understand the realities of our revenue sources. Fortunately, the voters have approved two SPLOSTs in a row so we can depend on that funding for at least the next few years.

However, we have now been dealt a bad hand on our property tax revenue by way of HB 581 which places a cap on annual increases. If costs increase for us, which they inevitably do, we can only realize revenue increases of approximately 3%.

Therefore, if we want to fund capital improvements, give raises, etc., we have to find other ways to do so. As we push for more economic development to ease the burden, we are also forced to accept the fact that other, more undesirable alternatives are possible.

We've already discussed the fact that we operate on a very lean budget, so cuts are difficult to find.

Regardless of what we decide is the right formula, you can always count on the fact that our unanimous ultimate desire is to keep your taxes as low as possible while providing the standard of services you deserve.

Another threat falls directly on our backs as leaders as we are faced with making difficult decisions. Upon election, we commit to doing what is right, and that is not always what is popular.

Following the law, policies and private property rights are paramount. As someone who is naturally a people-pleaser, I'm the first to say this is not easy, but ultimately, it's our sworn obligation.

Like any community, we always consider the threats of crime, disasters, traffic, personal conflict, and varying belief systems, among others, but by God's mercy, we have done a good job of handling these things and have to continue to keep them in mind.

Moving forward, it's critical that we work together – council, staff, and the citizens – to plan and make decisions. We have to respect one another and be willing to compromise.

In a world of identity politics, frivolous litigation, and partisan polarization, we can be different from those who allow disagreement to divide them.

We should seek to be a refuge from the things that drive a wedge between us. This requires humility, patience with one another, wisdom, discernment, reason, and most importantly, God's provision and guidance.

In closing, let's commit to one another to mutually seek these things. If we remain in God's will, our town will be blessed.

I believe I speak for council in saying it is a pleasure and honor to serve you. You can trust that we understand the gravity of our positions and make every effort to represent you well. Thank you

5. Recognition of Fayette County High School Intern from the Fayette County Work-Based Learning Program. Devon Boullion, Environmental Specialist

Ms. Boullion recognized Fayette County High School Senior and Valedictorian, Ms. Jesna Thomas, for her internship with the Community Development and Civil/Environmental Engineering Departments. Ms. Boullion listed many duties Ms. Thomas had while she worked with us.

Ms. Melanie Duncan, Coordinator for the Fayette County Work-Based Learning Program, thanked Council and added that through the program, young people received opportunities to better understand what they may want to do for a career. Jesna thanked Ms. Boullion and Mr. Langford for their assistance through her internship.

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

6. Consideration to approve the 2024 Adams Lake Dam Improvements project PW-2024-10 plans and start land acquisition Scott Langford, PE Public Works Director & Town Engineer

Mr. Langford explained that currently, Adams Lake Dam was a Category 2 dam with the potential of being a Category 1. Council Member Campbell asked for the difference. Mr. Langford stated that Category 1 was the potential for loss of life. Council Member Whelan asked if the repairs would be for a Category 1 or 2. Mr. Langford stated that the repairs would be for the current rating, however, they would build upon it if upgraded.

If 90% of plans were approved, staff could begin land acquisition. The project would be funded by 2023 SPLOST funds. Mr. Langford shared that there was a possibility that through land acquisition there may be a piece of property that would be nonconforming because of the Town's actions. Mr. Davenport stated that when the time came, the property owner would be made aware.

A motion was made to approve the 90% construction plans and begin the land acquisition process with legal counsel for the 2024 Adams Lake Dam Improvements project number PW-2024-10.

Motion made by Council Member Hunter, Seconded by Council Member Whelan.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter.

X. NEW BUSINESS

7. Consideration of an update to the Town's Procurement Policy. - Brandon Perkins, Town Manager

Mr. Perkins explained that the packet had all red-letter proposed changes. He stated that in Section C, the Assistant Town Manager was added to the approval process and that threshold amounts were added so Public Works would have more leniency to obtain materials timelier for repairs. He reviewed each threshold amount and its increased amounts, along with the reasoning behind them such as time constraints and simplifying cumbersome procedures. He added that *Only the Mayor or the Mayor Pro Tem, in the absence of the Mayor, are authorized to sign binding contracts and purchase agreements on behalf of the Town.*

Council Member Campbell inquired about gratuities and gifts. Mr. Perkins stated that if Council wished to remove the section, they could but that there had not been an issue in the past with the \$25 limit nor accepting gifts such as tins of popcorn around the holidays from vendors. Council Member Hunter inquired about the future rise in costs of materials and vehicles. Mr. Perkins shared that he would come back to Council if the costs became too exorbitant.

A motion was made to approve the Town's Procurement Policy updates.

Motion made by Council Member Whelan, Seconded by Council Member Hunter.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter.

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

Ms. Baker announced that next week was the Georgia Municipal Association's 26th annual Georgia Cities Week and that Mr. Perkins intentionally scheduled the Tyrone 101 course to begin that week for those who have enrolled. Mr. Perkins added that he would like a couple of Council Members to attend the opening of Tyrone 101 on Tuesday night beginning at 6:00 p.m.

Mr. Perkins announced that Town Offices would be closed on Good Friday.

XIII. COUNCIL COMMENTS

Council Member Hunter wished everyone a Happy Easter.

Scout Sam Brown from Troop 79 at Hopewell United Methodist was in attendance and addressed Council by saying that he wanted to learn more about the Town on his way to becoming an Eagle Scout.

Mayor Dial stated that the Spring Festival at Shamrock Park was a huge success and that he liked the set-up. Ms. Owens added that once again there was record-breaking attendance.

Council Member Whelan shared that the Open Space Prayer Walk event also went well with heart-felt prayers for the Town and community.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from April 3, 2025.

Motion made by Council Member Campbell, Seconded by Council Member Hunter.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter.

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter.

The meeting adjourned at 7:42 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk