

**TYRONE TOWN COUNCIL
MEETING
MINUTES
September 03, 2026 at 7:00 PM**

Eric Dial, Mayor
Billy Campbell, Mayor Pro Tem, Post 3

Jessica Whelan, Post 1
Dia Hunter, Post 2
Maureen Wheeler, Post 4

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

Also present:

Krista McClenny, Recreation Manager

Absent: Phillip Trocquet, Assistant Town Manager

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.*

Mollie Larsen, who lives on Kellsworth Way, expressed ongoing concerns regarding sewer capacity for the data center, noting a potential 110,000-gallon wastewater spike. She requested Council mandate closed secondary loop cooling and require Microsoft to fund independent hydraulic modeling, on-site equalization infrastructure, and 48-hour emergency containment. She also requested answers to an email she sent on August 21, 2026.

Carrie Klarl, who lives on Mann Road, voiced opposition to the data center. She urged Council to enact stricter ordinances immediately, including mandates for ecological impact assessments, real-time public chemical discharge dashboards, a PFAS ban, advanced air filtration, strict noise limits, and a fully funded decommissioning plan.

Darcy White, who lives on Mann Road, followed up on requests for a deadline to update town ordinances. She expressed concern that once Microsoft submits construction plans, the town will be prevented from applying new restrictions.

Donna Wesley, who lives on Millbrook Village Drive expressed frustration over the lack of direct response from the Town regarding the environmental, health, and financial impacts of the data center.

Eric Larsen requested a clear, consolidated list of the fifteen building requirements and rules for the data center to improve transparency for residents.

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, Council Member Wheeler.

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 August 20, 2026 minutes.
2. Approval of the Rongo and Friends band for one hour on October 3, 2026, for Founders Day, not to exceed \$900.00.
3. Approval of The Human DJ band contract for October 3, 2026 for Founders Day with a 20% deposit of \$120.00 not exceeding \$600.00.

A motion was made to approve the consent agenda.

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

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

4. Consideration to approve a contract with the Town of Tyrone Downtown Development Authority and Night Market LLC for a "Night Market" event on September 18th, 2026 at Shamrock Park. Brandon Perkins, Town Manager

Mr. Perkins shared that Council has previously approved the date, but not the contract. The event features a single-license alcohol vendor with designated boundaries.

A motion was made to approve the contract between the Tyrone Development Authority and Night Market LLC for the Night Market event on September 18, 2026, at Shamrock Park.

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

X. NEW BUSINESS

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.*

Mollie Larsen presented her own noise calculations based on EPD permits for other Microsoft facilities. She estimated the Tyrone site could utilize sixty-four generators and fifty-five air chillers, which could produce noise comparable to a jackhammer or heavy traffic. She offered her data to Council.

Eric Larsen complimented the Town's grounds crew for their recent work and the new pavilion at Shamrock Park.

Carmen Ross, who lives on Mann Road, pointed out that standard \$1,000-per-day noise ordinance violation fines would not deter a company like Microsoft, urging the Council to create stricter penalties.

Carrie Klarl thanked Mollie Larsen for her research. She asked when the Town will officially know the exact utility usage and equipment specifications for the data center, so it is not too late to act.

XII. STAFF COMMENTS

Mr. Perkins announced that Police Sergeant Doug Morris and Assistant Town Manager Phillip Trocquet received Braveheart Awards from the Fayette County Chamber of Commerce. He congratulated both gentlemen for their public service.

Mr. Perkins shared that Council Member Whelan asked him to respond to public comments during the last Council meeting regarding the Microsoft Development of Regional Impact (DRI) study. He stated that a DRI is a state-required intergovernmental review process for certain large developments and, in this case, focused specifically on regional traffic impacts. It is not a detailed engineering, construction, or permitting review. While an initial DRI submittal form referenced 1.5 million square feet, the DRI documents consistently evaluated a two-building project totaling approximately 504,600 square feet, which is the project that was approved by Council in 2024. The water and sewer figures listed on the initial form were planning estimates, and the 75,000-gallon sewer figure related to the initial filling of the closed-loop system, not ongoing wastewater discharge. Microsoft has consistently represented ongoing sewer demand at approximately 4,000–5,000 gallons per day and has stated that the project will use closed-loop cooling designed to minimize or eliminate water use for cooling during normal operations.

He added that because Microsoft has not yet submitted its site plan, construction plans, mechanical plans, or permit applications, the final cooling system and actual water and sewer demands cannot yet be independently verified. Those details will be reviewed during the Town's development and permitting process, when the project must demonstrate compliance with Town standards and available capacity before permits are issued.

Council Member Campbell asked if there was time to change the ordinances once Microsoft submitted their plans. Mr. Davenport shared that once the development plans are submitted, the Town's ability to make ordinance changes will depend on the project's vested rights and the specific circumstances. Generally, a project that has invested substantial resources may be subject to the ordinances in effect at the time of vesting; however, exceptions may apply, particularly when public safety issues are involved. While there are limitations on what the Town can change after vesting. The Town is not without options and each situation must be evaluated based on the plans and information presented.

Council Member Whelan also noted that staff was also directed to review and address ordinances related to noise and light pollution, as well as associated fees, with any adopted public safety measures applying as legally appropriate. She also encouraged everyone to review the previous meeting, which detailed the evaluation standards. Mr. Perkins encouraged citizens to reach out to him, 8:00 am to 5:00 pm Monday through Friday.

Council Member Whelan announced that the Sandy Creek JROTC was meeting at the flagpole on September 11th beginning at 7:30 am for the 25th, 9/11 memorial.

Ms. Baker announced that Assistant Town Clerk Ciara Willis was nominated for Secretary of the Georgia Records Association.

XIII. COUNCIL COMMENTS

Council Member Hunter stated, Go Jackets!

Mayor Dial thanked Mr. Perkins for his role today at the Fayette Chamber for giving the keynote address. He did a phenomenal job.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session to discuss one item of threatened litigation and to review the Executive Session minutes from August 20, 2026.

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

A motion was made to reconvene.

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

A motion was made to approve the Executive Session minutes from August 20, 2026.

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

Mr. Davenport reported that Tyrone was at an impasse with the City of Fairburn regarding the renewal of an intergovernmental agreement for 250,000 gallons per day of sewer capacity. He declared a conflict of interest because he also represents the Middle Chattahoochee Regional Water and Sewer Authority, of which Fairburn is a member. He recommended hiring Attorney Christopher Balch as outside counsel to handle negotiations. He presented Council with an engagement letter.

A motion was made to approve the engagement letter with Christopher Balch.

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

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,
Council Member Wheeler.

The meeting adjourned at 8:23 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk