TYRONE TOWN COUNCIL MEETING

MINUTES

October 15, 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:
Sandy Beach, Finance Manager
Krista McClenny, Recreation Manager
Absent: Dia Hunter, Council Member
Scott Langford, Town Engineer/PW Director

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.*

Eric Larsen, who lives on Kellsworth Way, critiqued fiscal analyses used by the Fayette County Development Authority (FCDA) regarding residential versus commercial service cost ratios and municipal deficits/surpluses. He asserted that the 2024 data point was an anomaly, showing Tyrone maintains a multi-year surplus and that residential service costs are closer to $1.02 per $1.00 revenue rather than $1.15.

Ellie Varela, who lives on Mann Road stated ongoing opposition to "Project Rita" and requested independent baseline studies on water, wastewater capacity, utilities, and operational impacts. She urged comprehensive emergency response planning before permit issuance. She requested robust ordinances preventing light pollution and asked for a timeline on data center ordinances, noting that the Town website has lacked updates since May of this year.

Mollie Larsen, who lives on Mann Road, urged an outright ban on evaporative cooling systems for data centers, noting that closed-loop systems still dissipate heat via evaporation. She outlined her water and usage concerns, such as 400,000 versus 650,000 gallons per day. She shared that an open records response indicated zero capacity from Fairburn, and Fulton County's 400,000 gpd figure.

She referenced the September 3, 2026, Council vote to retain outside legal counsel to negotiate regaining 250,000 gpd capacity from Fairburn, and she questioned outside legal and study expenditures.

La'Shawn Dudley, who lives on Hedgewick Way, addressed Mayor Dial regarding Fayette Forward and alleged potential conflicts of interest across mayoral, non-profit, and private consulting roles. She cited state code provisions on conflicts and requested documentation on payments from the Development Authority to Fayette Forward since 2025 and funds reaching Mayor Dial. Mayor Dial shared that she had his cell number but never called him personally with questions. He invited her again to reach out to him.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, Seconded by Council Member Whelan.
Voting Yea: Council Member Campbell, Council Member Whelan, 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 October 1, 2026, minutes.

2. Consideration to approve a request to waive rental fees for Clearwater Academy's use of the Roger Spencer Center on January 9, 2027, for their Winter Dance.

3. Approval to purchase one fully equipped 2026 Ford Police Interceptor from Wade Ford under State Contract and upfitting by 144th Marketing Group at a cost not to exceed $59,715.00.

4. Consideration to authorize Integrated Science & Engineering (ISE) to conduct a preliminary engineering study to evaluate a potential future sewer connection to Peachtree City with an increased scope and at a cost not to exceed $11,000.00.

5. Consideration to approve the purchase of a SnowEx deicing brine tank in an amount not to exceed $8,459.42 from Dultmeier Sales.

6. Approval of the Icy Lights contract for professional Christmas lights installation, maintenance, and removal for the Town for $11,680.

   A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

7. A Public Hearing for the proposed 2026 Millage Rate to Remain at 2.889 - Brandon Perkins, Town Manager

   Mr. Perkins shared that the Town would propose maintaining 2.889 mills for the nineteenth year in a row, with an estimated $18.92 annual increase on a homestead property valued at $575,000 and $17.42 on a non-homestead property valued at $525,000. The 5-year digest history presented estimates net taxes levied for 2026 at $2,096,035 toward a $12 million budget. The estimated property tax revenue increase of $45,234 over last year would account for approximately 16.5% of the General Fund. He gave a breakdown of how the funds are allocated, with the Fayette County Board of Education receiving the majority and the Tyrone receiving approximately 9.54% of the total property tax bill.

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

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

   Mr. Perkins shared that the next public hearing would be at 6:00 pm on Monday, October 19th. The last public hearing and adoption would be on Tuesday, October 20th at 9:30 am.

8. Consideration of a rezoning request from applicant Hobgood Family LP of an approximately 9.3-acre property with parcel number 0727068 at property address 983 Tyrone Road from O-I (Office Institutional) to R-18. Phillip Trocquet, Assistant Town Manager

   Mr. Trocquet shared that the applicant wished to have the item tabled to the November 19th Council meeting.

   A motion was made to table the item to November 19, 2026.

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

IX. OLD BUSINESS

X. NEW BUSINESS

9. Consideration to approve a new agreement with American Tower for the lease of Town property located at 145 Commerce Drive. - Brandon Perkins, Town Manager

Mr. Perkins informed Council that the Town has an existing agreement dating from November 1998 (originally with Wauka Communications, later American Tower) expiring November 5, 2026. An RFP issued in June yielded one proposal, from American Tower. The current structure consists of a base ground rent of $781.96/month plus colocation revenue sharing ($6,145.06/month), totaling $6,927.02/month ($83,124/year). The proposed structure consisted of a guaranteed base rent of $5,820/month ($69,840/year) with a 3% annual escalation, plus 18% colocation revenue sharing (estimated initially at $4,018.58/month). The financial impact estimated first-year total revenue of $122,862.96 ($40,000 annual increase). Estimated 10-year total revenue is approximately $1.3 million compared to $831,000 under the expiring agreement. Mr. Davenport clarified that Georgia Law limits municipal lease contract durations. A 10-year term with one 10-year renewal option would comply with statutory limits.

A motion was made to approve the new lease agreement with American Tower of the Town property located at 145 Commerce Drive.

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

10. Consideration to Award the 2026 Surveying Services for Downtown Sewer, project number PW-2026-13, to Land Engineering for an amount not to exceed $27,500. Scott Langford, Public Works Director & Town Engineer

Mr. Trocquet presented for Mr. Langford. He recommended retaining Land Engineering for field verification of sewer line surveys, legal descriptions, and metes and bounds along Senoia Road and Commerce Drive for approximately ten properties.

A motion was made to award the 2026 Surveying Services for Downtown Sewer, project number PW-2026-13, to Land Engineering for an amount not to exceed $27,500.

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

11. Consideration to approve Change Order 1 for time only, 126 calendar days, on the Roundabout - project number PW-2021-14-04. Scott Langford, Public Works Director & Town Engineer

Mr. Trocquet presented for Mr. Langford and stated that the change order was for time only due to delays occurring between October 14 and February 6 resulting from utility relocation miscommunications involving Atlanta Gas Light and Coweta Fayette EMC. The original completion date of October 1, 2026, is extended to February 4, 2027. He added that the project was substantially complete and operational; however, it required top-coat asphalt paving, leveling, electrical, lighting, landscaping, and signage.

Council Members Campbell and Wheeler sheared concerns regarding truck speed limits, signage, Arrowood Road crossing leveling, crossing lights, and traffic management during paving. Mr. Trocquet confirmed that speed advisory signs were included. Paving would begin next week, including a smooth transition for Arrowood Road, and paving would include flagging and partial lane closures, not complete closures. He added that speed signs were a part of the scope of work.

A motion was made to approve Change Order 1 for 126 calendar days (time only), on the Roundabout project number PW-2021-14-04.

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

12. Consideration to approve Amendment 3 to Task Order 4: Arrowood/Palmetto/Spencer Roundabout (PW-2021-13-04) of the 2021 Transportation Engineering Services project contract to POND, Inc. Phillip Trocquet, Assistant Town Manager

    Mr. Trocquet shared that the amendment scope included construction inspection services and engineering oversight due to delays in the project time. Engineering oversight costs would be $5,000 and construction inspections cost would be $10,000, not to exceed $15,000. He reminded them that the costs resulted from utility delays, not the contractor, and that the project was funded through the 2017 SPLOST, with available funding.

    A motion was made to approve Amendment 3 to Task Order 4, of the Arrowood/Palmetto/Spencer Roundabout Project, number PW-2021-13-04, of the 2021 Transportation Engineering Service project contract to POND, Inc. not to exceed $15,000.

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

13. Consideration to approve a contract amendment with SAFEbuilt Georgia, LLC to provide sewer field inspection and plan review services as needed. Phillip Trocquet, Assistant Town Manager

    Mr. Trocquet stated that the contract would be on an as needed basis for engineering field inspections and engineering plan reviews. Larger developments such as the Ardmore subdivision along Palmetto/Arrowood Roads require more consistent coverage. Inspections would consist of gravity lines, force mains, air valves, manholes, and pump stations. Engineering, environmental, and code enforcement staff would also be involved on a regular basis. The services would be funded through the engineering services budget. Council Member Campbell inquired whether staff looked at other companies.

Mr. Trocquet stated that two to three companies were also considered and that SAFEbuilt was the cheapest, and we have a building and planning contract with them. Council Member Whelan asked how often Town staff would be involved. Mr. Trocquet shared that staff already played a major role in new development, mostly daily, that would not change. Council Member Wheeler shared concerns regarding the possible rise in cost due to need. Mr. Trocquet stated that Town staff would usually take the lead and manage the time and cost. Council Member Campbell inquired about SAFEbuilt's liability. Mr. Trocquet stated that SAFEbuilt would be reporting to Town staff including pictures. There would also include a surety bond and letters of credit from the developer.

A motion was made to approve a contract amendment with SAFEbuilt, LLC to provide sewer field inspection and plan review services as needed.

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

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.*

Mr. Larsen questioned the $15,000 POND Inc., inspection expenditure, arguing extended inspection fees should not accrue due to project delays. He requested clearer engineering documentation, general fiscal restraint, and questioned the necessity of the Microsoft project.

Ms. Dudley restated concerns of transparency, conflicts of interest involving economic development entities, and citizen representation of data centers. She urged Council to adopt procedural guardrails.

XII. STAFF COMMENTS

Mr. Trocquet announced that the Comprehensive Plan engagement webpage and online survey are live and an email blast would be sent soon. Several public engagement events and meetings with HOAs would also take place.

Ms. Baker reminded everyone that advance voting began for the November 3rd General Election at the Tyrone Recreation Community Room, located at 881 Senoia Rd., and would end Friday, October 30th.

Mr. Perkins informed everyone that the new Ardmore development along Arrowood Road and Palmetto Road did not include apartments. It would be comprised of 104-106 single-family residential lots, not apartments.

Mr. Perkins stated that regarding ordinance revisions for light and noise, staff made some changes and it was sent to legal for review. He added that the legal department requires at least 45 days for review. Ordinance changes take time for research, staff review, and legal review. The changes then go to Council for approval.

Mr. Perkins requested Council's availability of the ARC 101 Training in Fayetteville, coming up in December. He asked for a preference for December 1st or 2nd from 1:00 pm to 4:00 pm.

Mr. Perkins began a discussion regarding the Founders Day 50th Anniversary Committee. He proposed forming an 8–12-member citizen subcommittee, including two council members. Council Member Whelan shared that throughout the years, the committee had dwindled. Council Member Wheeler suggested waiting on the citizen survey results before moving forward.

A motion was made to review a citizen survey before moving forward with the planning of the 50th Founders Day in 2027.

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

Voting Nay: Council Member Whelan. Motion passed.

Ms. Baker reminded everyone of the Trunks, Tents, and Treats event at Shamrock Park for Halloween on Friday, October 30th from 3:00 pm to 5:00 pm.

XIII. COUNCIL COMMENTS

Council Member Wheeler addressed Ms. Dudley and apologized if she ever felt intimidated. Council must remain one-sided during public comments. Their silence was not meant as disrespect and they are listening. Mayor Dial reiterated that he would like to speak with Ms. Dudley and hopes that she did not feel intimidated. He felt attacked as he felt she was describing corruption. He would like the opportunity to speak with her as he stated at the last meeting. Ms. Dudley shared that she was not intimidated and that she had rights to say what she wanted. When she has time, she will call.

Council Member Whelan gave a shout-out to Kristie McClenny and Derrick Buckner for planning their inaugural Car Show and Founders Day. At times only five people attended the committee meetings. She invited citizens to sign up to volunteer for committees with the Town, Recreation. Library, and Veterans.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one personnel item and to review the Executive Session minutes from October 1, 2026.

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

A motion was made to reconvene.

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

A motion was made to approve the October 1, 2026, Executive Session minutes.

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

The meeting adjourned at 9:11 pm.

By: _____ Attest: _____
Eric Dial, Mayor Dee Baker, Town Clerk