

**TYRONE TOWN COUNCIL
MEETING
MINUTES
August 06, 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:

House District 68 Representative-Elect Timoria McQueen Saba
Randy Mundy, Police Chief

Absent: Council Member Maureen Wheeler

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.*

Mayor Dial introduced House Representative-Elect Timoria McQueen Saba. She shared that she was a healthcare advocate and emphasized that healthcare was the foundational framework for addressing community issues. She committed to transparency, accessibility, and representing constituents with dignity.

Toni Leslie, who lives on Mann Road and works in the healthcare system, spoke regarding the data center. She shared concerns regarding the water system, noise, EMF pollution, and public health. She cited a Wisconsin class-action lawsuit over noise. She added that citizen concerns were not being addressed.

Ellie Varela, who lives on Mann Road, criticized Council for their inaction. She urged Council to act and suggested visiting the areas in Palmetto, Fairburn, and Tyrone that would be affected by Microsoft.

Donna Wesley, who lives on Millbrook Village Drive, shared that she was not opposed to economic development but requested safeguards for electricity, water, and quality of life. She asked Council to implement protections before construction.

Carrie Klarl, who lives on Mann Road, requested that ordinances be created specifically for data centers. She gave examples of Arkansas, Arizona, Fairburn, and Troup County, which addressed generator testing, setbacks, utility capacity documentation, and tonal noise regulation. She also shared concerns regarding water usage documentation and cooling systems.

Carmen Ross, who lives on Mann Road and is a member of St. Matthew Church on Kirkley Road, spoke regarding her health and well-being concerns for those who work, live, attend church, and school near the data center. She cited studies from Harvard and Virginia case studies as they pertained to the impacts noise and data centers have on our well-being. She questioned the alignment with the Town's mission statement of a safe and healthy environment.

Tammy Barr, who lives on Laurel Circle, cited large water usage from the QTS data center; she referenced Bible verses regarding being good stewards of the earth. She also shared concerns regarding PFAS or forever chemicals and cited the Environmental and Energy Study Institute (EESI).

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 July 16, 2026, minutes.
2. Approval of the Civic Plus migration agreement for meeting management.
3. Approval to designate various Town assets as surplus property.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

4. Consideration to adopt an update to Sec. 2-138 of the Town's Code of Ordinances regarding the Employee Handbook. Brandon Perkins, Town Manager

Mr. Perkins shared that Ordinance 2009-12 ties the employee handbook to a specific version, making it challenging to update the handbook. He recommended adopting generic language within the ordinance: *The Mayor and Council hereby approve and adopt the Employee Handbook for the Town of Tyrone which is on file with the Town Clerk. The Mayor and Council may, from time to time, provide revisions to the Employee Handbook. Any revisions to the Employee Handbook made by the Mayor and Council shall update the Employee Handbook then on file with the Town Clerk.* This alleviates the need to adopt a new ordinance every time changes are made to the handbook.

A motion was made to adopt the update to Section 2-138 of the Town's Code of Ordinances regarding the Employee Handbook.

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

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

5. Consideration of a resolution to adopt an update to the Town's Employee Handbook. Brandon Perkins, Town Manager

Mr. Perkins shared that along with simplifying the process, he also updated reformatted the handbook, making items easier to track. He also updated the Town Hall address. Per previous meeting discussions, there were updates to place the hiring authority for non-police positions with the Town Manager. He explained that the department head would interview and background check along with HR, then the Town Manager would have the final approval for hiring. The Police Chief would remain as the final approval for hiring within the police department. He added that the Town Manager and Police Chief would require Council approval for any newly created positions.

A motion was made to approve a resolution adopting the update to the Town's Employee Handbook.

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

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

6. Consideration to approve a purchase of a SKYJACK SJ4726E Scissor Lift from Ariel Titans in an amount not to exceed \$20,850. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that the purpose of the purchase was to improve safe, efficient maintenance of tall fixtures and facilities and to save money from renting the equipment. The scissor lift has a 24'-26' height, giving our crew a 32'-34' working height. He added that the purchase has a one-year warranty.

A motion was made to approve the purchase of a SKY JACK SJ4726E Scissor Lift from Ariel Titans in an amount not to exceed \$20,850.

Motion made by Council Member Campbell, Seconded by Council Member Whelan.
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.*

Carrie Klarl shared that in 2024, Council overruled the citizens. It feels like the gateway character areas, Mann Road, River Crest, and River Oaks, have been disregarded. She stated that the incoming tax dollars will be offset by the drop in property values. She shared that she stopped by a house near a Microsoft data center. The homeowner stated that there was buzzing from the cooling fans, smells from the diesel generators, and big booms when the generators started. The owner added that the tree line was removed and replaced by a small fence and small trees; he also receives run-off from the data center.

Kevin Leslie, who lives on Mann Road, asked if the public works department had a trailer to haul the new lift. He also mentioned that properties near him usually sell quickly. However, one property, because of its proximity to the proposed data center, still has not sold, and that was alarming.

Chris Guerriero, who lives on Calverton Lane, thanked Council for their service and a good job on the handbook. He shared strong opposition to the data center and asked for attorney assistance and for preparations for ordinances, including health, and to stop or mitigate the data center. Citizens are willing to help. He also looked forward to hearing staff presentations on data centers.

XII. STAFF COMMENTS: Mr. Trocquet presented a comparative analysis of data center-related ordinances across Georgia jurisdictions. He identified 15 common impact areas, where Tyrone covered 12. He highlighted Tyrone's strengths such as building placement, design, height, setbacks, impervious surface caps, and noise limits. Areas for potential enhancements were prescriptive sound attenuation construction standards, dark-sky lighting limits, perimeter fencing requirements, decommissioning plans, and power-related provisions. He also discussed continued reliance on letters of serviceability for utilities. He explained the coordination with the Fayette County Fire Marshal through the technical review process, which also included Environmental Health and Fayette County Water Systems. He stated that the presentation would be published along with the full matrix and spreadsheet with references from the Georgia Tech EPICenter and the University of Virginia databases and references from Coweta and Troup Counties ordinances.

Mr. Perkins recognized Public Works Supervisor Mitch Bowman and thanked him for being the designated Safety Coordinator through the Georgia Municipal Association, and for organizing the next staff CPR Training session. As a part of being the Safety Coordinator, he also must coordinate with the grant program to obtain safety equipment.

Mr. Perkins invited everyone to register for the Tyrone 101 Citizen's Municipal Academy to learn how each department works. Registration closes August 12th. The course is every Tuesday night from 6pm to 8pm September 8th through October 27th.

XIII. COUNCIL COMMENTS

Council Member Whelan asked Mr. Davenport to explain the pitfalls of having data center-specific ordinances. Mr. Davenport explained the legal rationale for using broader zoning districts rather than creating use-specific ordinances for single business types. He warned that use-specific districts could be legally risky and viewed as discriminatory. He noted that changes such as increasing setbacks affect all properties in those zoning districts and could create non-conforming properties. He added that health and safety-based noise standards could apply to existing as well as future developments.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one item of threatened litigation and to review the Executive Session minutes from July 16, 2026.

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

A motion was made to reconvene.

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

A motion was made to approve the Executive Session minutes from July 16, 2026.

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

The meeting adjourned at 9:00 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk