

**TYRONE TOWN COUNCIL
MEETING - ANNUAL PLANNING
WORKSHOP**

MINUTES

March 31, 2026 at 9:00 AM

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:

Tracy Young, Fayette County Development Authority, Tyrone Downtown Development Authority

Phillip Nelson, Police Major

Curtis Carson, Engineering & Public Works Specialist

Jake Canter, Environmental Specialist

Patty Newland, Library Supervisor

Lynda Owens, Recreation 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.*

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.*

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

1. An Overview of Foremost Fayette - The Fayette County Development Authority's Strategic Plan - Niki Vanderslice, FCDA President

Ms. Niki Vanderslice, President and CEO of the Fayette County Development Authority, shared the five-year strategic plan for Fayette County.

Mr. Tracy Young shared that he and the Tyrone Downtown Development Authority (DDA) were also working on a similar plan for Tyrone. They planned on hiring a consultant and utilizing Town staff, with clear lines of separation. Mr. Trocquet and Mr. Young agreed that the Tyrone Comprehensive Plan and the DDA plan could incorporate public engagement toward their goals.

2. Financial Position and Sustainability - Brandon Perkins, Town Manager

Ms. Beach informed everyone that as of March 30, 2026, the Town had a total of \$19.2 million in cash accounts. Investments totaled \$2.3 Million. Ms. Beach reflected that in FY 2014/2015, the Town had over 20 months in reserves with \$5.5 million. Currently, we have \$8.8 million, which is less than 15 months' worth of reserves. This was an indication of how much costs have increased. She shared departmental breakdown of budget versus actual. She touched on American Rescue Plan Act (ARPA) funds. Most of those funds are from projects that need to be completed. She also spoke on the Pendleton Dam Grant. She explained that the grant was for the Town to pay 25% of the project, and for the Federal/State government to pay 75%. This grant was approved in 2019 when costs were much lower. The Town has requested an amendment to the grant.

Fiscal Sustainability

Mr. Perkins began his presentation by stating that for years he has reported that the Town would not be able to keep the doors open by maintaining the same millage rate and level of service with the current revenue options. We would need to cut services, cut people, or find other options. He shared a 5-year revenue versus expenditure projection. He explained that the Town has continued to operate at a deficit. The basic audited numbers for operating costs were \$7,010,781.80; the average revenue was \$6,961,271.60. We are understaffed, and we pay 70% of the average pay rate. The average revenue was 6.7%, and expenses were at 8.2%, with a 1.5% gap. Over 5 years, salaries and wages increased by 40%, benefits by 22%, operations by 25%, and equipment/vehicles by 13%. He explained that over the 5-year span, the increases alone were \$1.95 million. He added that the LOST sales tax would not be a reliable source moving forward.

We have operated on a tight budget for years. By FY 30, the Town would have a deficit of \$860,000. Mr. Perkins gave two examples of revenue models. One was keeping the same millage rate, which was the lowest in the region. We would rely on property taxes, which would change with a possible House Bill. This would be temporary relief for property owners, but very harsh on local governments.

We would also supplement with LOST sales taxes, which would only bring in \$2 million. The needs approach would be to fill the gap by raising the millage rate to balance the budget. Last year, our millage rate needed to be 7 mills to balance our budget; ours is currently 2.889 mills. He added that having a higher baseline revenue would result in higher tax bills but a greater fiscal cushion.

House Bill 1116

Mr. Perkins explained House Bill 1116. The Local Option Sales Tax (LOST) and the Homestead Option Sales Tax (HOST) taxes would stay intact. He added that all cities and counties would be under House Bill 581, which would create the new Local Homestead Option Sales Tax (LHOST), which would eliminate homestead property taxes. This would require a local act with voter approval, and which would replace FLOST. This would negatively impact lower-income and older residents. There is also a 3% growth cap or Consumer Price Index (CPI) cap, whichever is greater. He explained that if the Bill were approved, there would be no threat to LOST collections, and the LHOST would not be mandated. He shared that the 3% cap would be a concern. Mayor Dial shared that we attracted large industrial development to take some burden off the residential tax base. He inquired, what does that mean for us now? Mr. Perkins stated that if HB1116 passes, it will realize new growth. If the Senate Bill passes, there will be a 3% cap, which would not help keep property taxes low. It is more detrimental to Tyrone because our tax base is made up of 60% residential.

Senate Bill 382

Mr. Perkins explained that the floating homestead exemption would be eliminated, and cities could adopt a FLOST. He then explained that SB 382 would cut the Town's property tax revenue in half. To make up for the difference, the millage rate would need to be 5.778 (2031). Council Member Campbell asked how Peachtree City would do with having more industrial and commercial properties under the bill. Mr. Perkins stated that they would do better, and they also have higher millage rates. We need more industrial and commercial properties for balance.

A discussion ensued regarding the two bills and how the Town's hand was being forced to make hard decisions. Council Member Campbell stated that if either bill passed, it would leave us no choice but to raise the millage rate. Council Member Hunter inquired about the East Group and Microsoft development's contribution to the tax base. Mr. Trocquet stated that a very rough estimate would be a comparison to 1.5 mills. All agreed that either bill could be detrimental to the Town's revenue.

He shared a bill comparison and a fiscal impact summary. He then shared that under the proposed bills, Peachtree City would produce \$710,000, Fayetteville \$293,000, and Palmetto \$172,000. Tyrone, with its lowest millage rate, would only produce \$63,557, which does not cover one police officer with benefits.

A discussion ensued regarding the cost of operating a fire department. Mr. Perkins stated that it would cost double 2.889 mills to run a fire department.

Residents pay the County more mills for the fire department than it costs to run the Town of Tyrone. Mr. Perkins stated that the window for raising the millage rate would be either this year or the latest next year to get ahead of the curve. Mr. Perkins shared a chart for increased millage rates. Even if the Town doubled its millage rate, it would only increase revenue by \$127,114. Council Member Wheeler asked how the increase would affect a homeowner. Mr. Perkins illustrated that at 2.889 mills, the average Tyrone homeowner would pay \$584.92 a year to the Town. If 1 mill was added, they would pay \$787.39.

Mr. Perkins gave five options to assist with generating additional revenue. The options were to increase business taxes, fines, and permits, and to add new revenue sources such as a stormwater utility. Additional options were to raise the millage rate, reduce programs and services, or reduce personnel. He added that we do not want to implement the last two. Council Member Campbell thanked Mr. Perkins for his presentation and reiterated that Council needed to choose an amount and raise the millage rate, it would not be popular, but it had to be done to sustain, especially if a bill passed. Council Member Wheeler shared that the message had to be clear. Council Member Hunter was concerned about the aging and lower-income citizens; however, we need to do something. Mr. Perkins stated that if neither bill passed, the Town could offer an exemption for the 65 and older population. Council Member Whelan shared that she would like to see the spending down of the reserve funds protecting legacy residents. Mayor Dial stated that, if one passes, we should hear from the Georgia Municipal Association before we make any decisions. Mr. Perkins agreed that we need to spend down the reserve funds; however, we do not have the staff to complete all the current projects. Over the years, we have been trying to spend that money.

Everyone took a 10-minute break.

3. Revenue Considerations - Town Staff

Mr. Perkins asked Council to keep an open mind toward the following presentations. Mr. Perkins shared that staff members would now give Council options for other sources of revenue. Staff believed that, along with raising the millage rate, some of the following suggestions could free up funds from the General Fund moving forward.

Stormwater Utility

Mr. Trocquet began with a stormwater utility overview. He shared that stormwater maintenance was not an option, and specific state requirements had to be met each year. The goal would be to have a sustainable infrastructure; however, the funding comes from the overburdened General Fund.

A solution would be a utility fee. It would be a revenue stream, distinct from a tax. He explained that the more impervious surface, the more runoff it creates and the higher the utility fee would be. Mr. Trocquet explained the calculation. One Equivalent Residential Unit (ERU) is equivalent to a single-family home of 2,000-5,000 square feet. A non-residential property would have multiple ERUs.

If a utility fee were implemented, the first phase would be education and outreach, which would include an advisory committee, mailers, meetings, and transparent and clear messaging. Phase two would consist of collecting extensive data and GIS mapping and creating agreements with properties for active stormwater management. Council Member Hunter shared that permitting processes would also need to be included with expansions to properties. Mr. Trocquet stated that phase three would consist of a feasibility study on existing ditches, pipes, and culverts that the Town currently maintains. He added that on average, \$400,000 is allocated to stormwater projects. Currently, some of the funds come from SPLOST, but that will run out. Council Member Campbell inquired about churches or exempt properties. Mr. Trocquet shared that technically, they would not be exempt because it was a utility, not a tax. Staffing was then discussed. Mr. Trocquet shared that phase four would consist of an engineering firm performing a stormwater utility, which would include rates, funding, and staffing. The rate structure would essentially close the gap between your level of service and the cost. Phase five would be creating an ordinance, a billing structure, and implementing a utility fee. Mr. Trocquet gave examples of surrounding cities and their fees. The city of Senoia charged \$12.50 a month, Hapeville charged \$3.50 a month, and Peachtree City charged \$14 per month per ERU. He added that small cities also have a stormwater utility, which is a way to take the burden off the General Fund. Council Member Hunter mentioned that all taxpayers were contributing to the General Fund; however, this utility would place the heavier burden on those such as businesses with higher ERUs. Council Member Whelan asked if the work would be worth it, especially if it would need additional staffing. Mr. Trocquet stated that it would depend on the outcome of the study. His guess was that it would yield up to \$200,000. Council Member Wheeler asked for a timeline. Mr. Trocquet stated that it would be a minimum of one year. Mayor Dial asked what the downside would be. Mr. Trocquet stated that we pay a consultant for the study and found that it would not be beneficial. Mr. Perkins stated that the bottom line is that it costs to live here. Sustainability can be achieved through a combination of taxes and fees or more taxes.

Occupational Taxes

Ms. Baker shared that surrounding cities and cities of our size obtain business taxes through gross sales and number of employee methods. She stated that Tyrone had approximately 600 businesses, many were legacy businesses, 30% being home occupations. She stated that the occupation tax fee has not increased since 2004, and an administration fee was added in 2008. The Town also collects insurance fees of \$50 per business which is calculated according to population. It is a simple method and was ideal for limited staffing; however, it does not scale with business revenue. Neighboring cities like Fayetteville and Union City use a revenue-based method that significantly collects higher fees. Fayetteville and Union City collect much higher fees through the gross sales method, and both cities have a higher commercial base. Ms. Baker shared that the current ordinance has a cap of 100 employees at \$1,500. She added that the revenue-based model captures more funding but requires more documentation, verification, oversight, and perhaps a study and additional staffing as well. Some cities use a hybrid of both methods and a tiered method.

Using the employee-based method with five employees, the business would pay \$130; the revenue-based method could bring in \$1,000 to \$20,000. Ms. Baker shared that if the Town maintained the employee-based method, we could increase the per-employee fee, increase the cap, or revise the employee tier structure. A conversation ensued regarding different methods. Council Members and Mayor Dial were in favor of researching hybrid structures. Council Member Wheeler inquired about the balance between millage and additional fees. Mr. Perkins stated that it would be 7 mills without additional fees, but there is a balance. We need to demonstrate to our residents that we tried everything else first. Mr. Perkins stated that the third revenue source was sewer fees and would be part of Mr. Langford's regular presentation. The sewer enterprise fund was not keeping up with the cost, in part due to the rate and not mandating that everyone who now had access to sewer tie-in. We need to look at our rate structure.

Mayor Dial changed the order of presentations.

4. Library - Patty Newland, Library Supervisor

Presenting for Ms. Newland was Ms. Kate Chambers, Children & Youth Services Coordinator. Ms. Chambers shared that all five library goals were met. She shared statewide library statistics stating that there were 46 million visitors and 36.2 million circulations. The Tyrone Library had 79,267 circulations, 20,305 visitors, 355 programs, and 441 new users. Tyrone experienced a 34% increase in e-devices and kit circulation, 10% in new cards issued, 10.4% increase in young adult circulation, and 12.6% increase in kids' circulations. She shared that 50% of attendees are from outside Tyrone. She names several partnerships and experience passes among which were, Service for the Blind and Print Disabled, Traveling Exhibits (Fox in a Box), Georgia Memory Net, Georgia State Parks and Historic Sites, Emory Michael C. Carlos Museum, The Breman Museum, Go Fish Education Center, and the Center for Puppetry Arts.

Ms. Chambers named several online resources that the library offers, among which were the Atlanta Journal-Constitution, Galileo (virtual library), Mango Languages (70 languages), Learning Express Library (test prep and study guides), Ancestry, Libby, FinancialFit (for all ages), The Palace Project, and NoveList Plus. Ms. Chambers shared that through the LibTech Grant, staff were able to purchase new barcode scanners, receipt printers, and new copy printers. She shared that Summer Ready was their biggest event of each year. Last year there were 511 registrations, almost double from 2022, hours read were over 10,000, and over 75% of participants earned at least one prize. She thanked the recreation department for housing most events as there were over 1,500 attendees. The theme for this year is Unearth a Story with 4 performers, 21 programs, and 5 different prize levels. The programs would be for all ages. In June, one program for adults would gain access to equipment that could digitize photographs, slides, vinyl albums, VHS, and cassettes. She shared that another largely attended program was the Lunch & Learns. These events ranged from planning funerals to flower arranging and wills. Rosie the Riveter attended in March. Ms. Chambers stated that there were over 32 monthly programs for all ages, stuffed animal sleepovers for smaller children, T3 Meetup that included tweens and teens, and the popular Zombie Apocalypse which included Nerf guns and Tyrone Police Officers.

Ms. Chambers shared their goals to add more adult programming, reach the 28% Tyrone membership, and to expand their large print section. She stated that staff had good relationships with the surrounding schools. She added that their membership with PINES allowed partitioners to access over 10 million items for free. She invited everyone to come and visit the library. Mayor Dial thanked Ms. Chambers and gave a shout-out to Ms. Patty Newland for her years of service at the Tyrone Public Library.

5. Recreation - Lynda Owens, Recreation Manager

Presenting for Ms. Owens was Ms. Kristie McClenny. She shared the vision of the department was to strengthen community connections, expand programs, maintain and improve the parks, and support economic impact through events and rentals. She shared highlights from last year, which included inspections and mulching of playgrounds, ant extermination, refurbishment of the Redwine Park ballfield, expanding Christmas lights, adding a car show, and hosting a roller derby practice. She thanked Mr. Gatty for his assistance with the Redwine Park ballfield. She was happy to add that last month, the Pickleball shade was installed. She shared many classes, programs, and workshops, among which were Zumba, Line Dancing, Double Dutch (jump rope), a new STEM Lego Camp, and a Grief Group was held. Ms. McClenny stated that the Fayette County Extension, through a grant, would host training for the Farmers Market Promotion Program. Ms. McClenny shared that the Tyrone Youth Baseball Association program continues to grow, offering programs for ages 4-14. She added that the Lazars Soccer Club attendance was also very good and that with both groups, all coaches had their background checks.

Ms. McClenny updated everyone on the rental fees for the Roger Spencer Center, Shamrock Park Picnic Pavilion, the Shamrock Multi-use Stage, and the Handley Park Pavilion. She shared that prior to opening to rentals, staff would like to have the Roger Spencer Center inside painted, a clear inventory of chairs and tables, take marketing pictures and videos, and combine and revamp the rental forms and policies for the public. Ms. McClenny shared that the first Tyrone Farmers Market would be on May 5th, continuing every Tuesday from 9:00 am to 1:00 pm, with no retail and crafts, and add local musical artists. The Fayette County Extension will assist with the development of the program. The program is to boost the income of local farmers and get food directly to communities. She stated that the Shamrock Park event opener, Spring Festival, would take place on April 18th and would present, The Andrews Brothers Dueling Pianos. The cost would be \$4,000 and include light and sound. We have a sponsor for \$1,500 and 34 vendors. She shared a rendering of the staging, which would include highlighting the sponsor, Renewal by Andersen. Ms. McClenny also shared the budget for the America 250, July 4th celebration. She stated that it was currently under budget and performers were in place. There will be a mini parade around the lake, and vendors will not be charged for this event. Staff would also reach out to the Freedom Truck (mobile museum), and commission a Warbird flyover. Ms. McClenny shared information regarding the annual Founders Day, the weekend of October 2nd, including a Car Show and the possibility of a train display and local talent. She shared an Eagle Scout project from a local scout. The project would correspond with the Town's goal for an outdoor classroom area, located near the recreation center, library, and toddler playground.

The scout project would include a sensory path that leads to a mobile music wall. Ms. McClenny ended her presentation by sharing the Recreation budget. The budget was \$441,887.40; expenses \$271,287.92, leaving a remaining balance of \$170,599.48. She added that Handley Park had six fields and was experiencing drainage problems with a cost of \$30,000 to rectify. Staff and TYBA would begin with two fields and repair more every year. Council Member Wheeler opened a discussion regarding TYBA and Lazer Soccer budgets, and the role of the Town. Ms. McClenny stated that both entities signed a field use agreement with baseball, bringing in additional funding through travel ball. Council Member Wheeler shared that the Town needed more oversight with the potential of additional funding through sports. Council Member Wheeler inquired about park and playground maintenance. Ms. McClenny shared that repairs usually happen in the springtime. Council Member Campbell shared that he was informed that there was no more room for memorial benches. Ms. McClenny stated that there was room for more. Mayor Dial also thanked Ms. Lynda Owens for her service to the Town.

Lunch Break 1:10 p.m.

6. Public Works - Scott Langford, Public Works Director

Transportation/Stormwater

Mr. Langford began his presentations with the completed projects from FY20-26, among these, were asphalt resurfacing of several roads, sidewalk repairs, the Dogwood Road TIP sustainability, annual stormwater reports, and the right-of-way mowing RFP. He then named projects that were currently under construction.

The Palmetto/Spencer/Arrowood Rd roundabout, Lake Pendleton Dam upgrade, the public works maintenance facility, 2026 sidewalk repairs, and stormwater structure maintenance, just to name a few. He then listed a few projects that were under design and/or under land acquisition. Among them were asphalt resurfacing of several roads, crack seal, on Senoia/Commerce/Brentwood Roads, an emergency access road for Shamrock Industrial Park, and Shamrock Park Dam improvements. Mr. Langford then moved to environmental and stormwater goals. A few major stormwater projects were Handley Dam improvements, Shamrock Park Pond improvements, and stormwater infrastructure improvements. He named a few goals which included continued quarterly dam inspections, infrastructure evaluations, EPD reports, education and awareness for the public, and ordinance revisions. Mr. Langford then spoke regarding the department's transportation goals. He shared that currently; the Town has a good Pavement Condition Index (PCI) rating to do preventative road maintenance. Other goals consisted of an Asset Management System to guide projects, such as combining stormwater and road projects. He added to complete the roundabout, resurfacing more roads, sidewalk repairs, and streetscape improvements, and multi-use paths. Council Member Campbell asked for a finish date for the roundabout. Mr. Langford stated that the construction should be completed by tomorrow, and the landscaping and lighting should be completed by August or September. Council Member Hunter inquired about the Tullamore, Dogwood Trail Path Crossing. Mr. Langford stated that the project was still under land acquisition. Mr. Langford returned to the PCI ratings. Since 2019, 61 roads were moved from failure to excellent and good conditions. The PCI has increased from 75% to 86 over 10 years.

He shared a chart with Council indicating how, by evaluating the roads and utilizing preventative maintenance, it could save the Town in the long run. Mr. Langford then shared goals for our facilities for the next budget year, which were to remove the old pole barn for potential sale, complete the 881 Senoia Road renovations, improve the Shamrock Park restroom floors and partitions, improve the Town Hall parking lot with Micro Surface, and improve the Library/Recreation parking lots, to name a few. He added that their equipment request for the next fiscal year would be a scissor lift to repair the clock tower, hang banners, and change lights in the recreation center. This would save the Town money on rentals.

Sewer Fund

Mr. Langford shared the completed or under-construction sewer projects. He reminded everyone of the emergency sewer force main repair in March. The Pumpstation 4 reserve pump was complete, and the annual and emergency contracts and manhole designs were 90% complete. He then named their sewer goals for the fiscal year among which were to combine the sewer master plan update along with the sewer rate study, improve education on grease traps including inspections, the conversion of pump station 3 to natural gas, pipe and manhole repairs, sewer capacity, investigating the River Crest force main, pump the Handley and Redwine Parks' septic tanks.

Mr. Trocquet stated that approximately \$140,000 was collected from the General Fund for the Sewer Fund, and the rate study would assist with that. He added that we need more users.

Council Member Hunter began a discussion regarding sewer tap fees. Mr. Trocquet stated that the future homes being developed behind Town Hall would give some relief. Mr. Langford suggested that the Town offer incentives for those to tie-in now at a lower rate if the Town chooses to raise the tap fees later. Sewer also makes property more attractive. Mr. Langford then listed 2017 and 2023 SPLOST funded projects, among them were the roundabout, asphalt resurfacing for several roads, and culvert replacements, work on three dams, and the Spencer Road multiuse paths at the roundabout, Laurelwood Rd connector, and East Crestwood connector, to name a few. He then mentioned a few goals for the 2017 SPLOST projects, which were completing the roundabout and multiuse path, and 881 Senoia Road renovations, along with continuing debt reduction payments and working with Fayette County and Finance to close out project. Mr. Langford then mentioned many 2026 SLOST goals which were continuing right-of-way pruning, multiuse paths, working on dam improvements, infrastructure for stormwater projects, and the Senoia/Palmetto Roads intersection improvements. Mr. Perkins reminded everyone that the Town's insurance company would only cover any liability damages, up to \$2 million, if the Shamrock Lake Dam were to break. He also confirmed that if the Town was not maintaining the dam, the insurance company would also not cover any liability damages. He emphasized the importance of maintaining the dam. The discussion continued regarding the ongoing maintenance of Shamrock Park Dam.

A discussion then ensued regarding the Sandy Creek High School multiuse path which was on hold due to land acquisition. Council then discussed the multiuse path route from the Legacy Theatre area to the Publix shopping center. Mr. Trocquet clarified that along with the roundabout, there would be a cart path partially along Spencer Road, connecting Arrowood and Senoia Roads for the route as GDOT owns the crossing of Highway 74.

Mr. Langford then continued with the 2023 SPLOST goals. The goals consisted of new signage for Town buildings and parks, streetscaping, continued improvements to Shamrock, Veterans, Handley, Fabon Brown, and Redwine parks, and sewer capacity. Mr. Langford's presentation ended with a short discussion regarding the Tree Fund. Council Member Campbell inquired about the trees being removed with Highway 74 and Jenkins Road development. Mr. Langford explained that they removed the trees for development; however, they were counted and would be a part of their landscape plan. If they do not meet the threshold, they will pay the remaining money, which would go toward the Town's Tree Fund for downtown streetscaping.

7. Community Development - Phillip Trocquet, Asst. Town Manager

Mr. Trocquet began with accomplishments, a few of which were the Town Center Streetscape LCI plan, alcohol ordinance updates, Shamrock Park Pavilion and Master Plan, and the hiring of a full-time Code Enforcement Officer, for whom he would share the current return from the hire. He shared the building department numbers.

He shared that 205 permits were issued, fees collected were \$315,000, and 25% went to the Town; total value of construction projects was \$34.1 million and only five new homes were permitted. He shared a graph indicating the revenue from permit fees with a spike last September from one of the Greenway Industrial Park (Hwy 74/Jenkins) shell buildings, totaling \$137,000. This was under the previous scale with Safebuilt. He added that from March 25 to March 26, 67% of buildings were residential, and 33% were commercial buildings. He stated that HVAC permits were number one at 31%; however, 53% of all fees were for five commercial shells. Commercial permits represented only 33% of volume, but 81% of the fee revenue. This number would increase under our new fee schedule. Council Member Campbell inquired about the progress of the homes on East Crestwood. Mr. Trocquet stated that two of the three were built. Mr. Trocquet explained that with the new Code Enforcement Officer, Cherish Mitchell, 126 cases were investigated, 226 violations were processed at an 87% closure rate, and currently, only 16 cases are open. He added that most work was completed upon her arrival from October to March. He broke down violation types, the top being abandoned junk vehicles, parking in restricted areas, unpermitted work, and unpermitted signs. Ms. Mitchell recognized that several signs did not meet the requirements. Some were internally lit or not permitted. He shared that Ms. Mitchell, compared to Safebuilt's actions, had 429 at 83% versus 73 at 14% of completion.

Community Development

Mr. Trocquet began his 2026-2027 priorities by stating that the Comprehensive Plan was the most important project forthcoming.

Other projects were property maintenance, code enforcement, and Town Center ordinance reviews, condemned homes, training for public works and code enforcement, and the website and GIS overhaul and upgrades. Mr. Trocquet mentioned that regarding the budget, he was confident that he could manage the Comprehensive Plan in-house.

The public engagement portion of the Comp Plan, he requested \$25,000 to outsource contracted services. Postage would increase due to two separate mailers to inform the public about the Comp Plan. He requested an increase in training for a similar incentive program to the police department. Mayor Dial asked how our Comp Plan project compares to surrounding cities. Mr. Trocquet stated that if communities outsourced the entire project, it would cost approximately \$100,000. Doing it in-house would save approximately \$75,000. He informed Council that public engagement would begin in May closing in March 2027, and then adoption will be in June 2027. Mr. Trocquet planned to visit schools, churches, and HOAs as part of the outreach. Mr. Perkins added that the next Talk of the Town would be on April 21st, which would be the launch of the Comp Plan for the public. Mr. Trocquet stated that there would be a Steering Committee consisting of ten people and approved by Council. There would also be an interview process for up to fifteen stakeholders. Mr. Trocquet then further explained the training incentive program. He wished to initiate the program to retain current public works and code enforcement staff as an incentive for future recruits. Employees would gain larger certifications and be compensated accordingly.

Mr. Trocquet moved to code enforcement priorities, which were to revise the code enforcement ordinances, tackle abandoned homes that were health hazards and establish a true property maintenance code for building standards. He shared pictures of Tyrone homes that were in disrepair. The current nuisance code was grey and high; it needed to be changed. Mayor Dial inquired about the timeframe for residents to come into compliance with the ordinance. Mr. Trocquet stated that the timeframe would be tightened and better managed.

Town Center Ordinance Update

Mr. Trocquet reminded Council that due to strong public opposition to townhomes within the Town Center district, they were removed to create better standards moving forward. He brought forth the proposed changes. The topics consisted of garage placement, housing mix with a minimum of 25% single-family homes, bringing back townhomes with strict orientation, and design standards, offering density bonuses, and initiating an infill ordinance. Mr. Trocquet listed the main standards for reintroducing townhomes, internal facing, no all townhome developments, no more than four per building, minimum square footage, ten feet between buildings, and rear garage access only. Mr. Trocquet asked for feedback. Council Member Campbell shared that he did not want to see any townhomes in Tyrone. Council Member Whelan shared that with controls in place, there could be a place for townhomes. Council Member Hunter shared that townhomes would give retiring residents more choices of housing. The density would better sustain our budget. Council Member Wheeler shared that she was not for or opposed but would be willing to listen; there could be a space for it. She did not want apartments. Mr. Trocquet explained the difference between cottage-style homes and townhomes. Cottage homes were single-family detached with a common courtyard. Townhomes were attached.

Council Member Campbell shared that the development behind Town Hall will be a detriment; we do not need more homes. The citizens do not want townhomes.

Mr. Trocquet stated that the purpose of the discussion for homes downtown was to support the establishment of walkable commercial, not to have more residential downtown. He added that four townhomes would use as much sewer as 1 ½ single-family homes. The comp plan calls for some mixed-use downtown. Mayor Dial clarified that this discussion was only for options not proposals. Mr. Trocquet stated that he would prepare a draft ordinance presenting Council with the new townhome standards. He also clarified that town homes were only allowed in certain parts of the Town Center district. Mr. Trocquet then introduced cottage court single-family homes. These homes are separate homes that share open space, one entry lane from the main road, no individual driveways, attractive street frontage, and shared parking. Council Member Wheeler began a discussion regarding the homes becoming short-term or long-term rentals and the considerations of HOAs. Mr. Trocquet stated that the Town could not prevent rentals. Mr. Davenport stated that the development would be too small for an HOA. Mr. Trocquet stated that he would research the minimum number of homes for a cottage court.

He then shared pictures of three examples of different sized lots and their homes. He also shared examples of front-facing, recessed and rear-loaded garages for downtown homes. The front-facing dominant was currently not allowed downtown. A discussion ensued, which also included detached garages. Mr. Trocquet then moved to density bonuses for infill development facing Senoia Road, in certain parts of downtown, 20 acres or less. The standard base of units per 1-acre lots would remain at 4 units. The bonuses would be very restrictive. Developers would need to earn their bonuses by going above and beyond the ordinance standards. If eight standards were met, it could allow for eight units per acre. Mr. Trocquet shared that the amendments could accomplish housing patterns in line with the comp plan and the Town's master plan, allow for more commercial and mixed-use downtown, more greenspace and trail connectivity, strengthen the tax base, and reduce the additional sewer user's subsidy burden. Mr. Trocquet stated that the purpose of the presentation was to get Council feedback for staff to move forward with a draft ordinance. If approved, then the private market would build from there. The presentation was also created from citizen input from the last comp plan update. Council Member Whelan asked for an approximate number of properties that could be affected by the changes. Mr. Trocquet shared that there were approximately ten properties.

8. Municipal Court - April Spradlin, Court Clerk

Ms. Spradlin shared her department's mission statement, and purpose of ensuring that all matters are resolved expeditiously, equitably, and without bias. She shared that she, her assistant, Ms. King, Judge Alisha Thompson, and Prosecutor Alaina Granade were up to date on all training and certifications. She mentioned that Judge Thompson was also the coach for the Whitewater High School Mock Trial Team, and that Ms. Granade gave two presentations, one at the Institute of Police Technology and Management in Miami, and at the Man Tracker Public Training Conference in Coweta County. Ms. Spradlin also shared that she was gaining her master's certification through the Georgia Court Council and obtained her Clerk Certification through the Georgia Municipal Court Clerks Council.

Ms. Spradlin shared her department's accomplishments, among were the revision of the new bond schedule, which was a fluid document, coordinate with the police department to provide bailiff training for the improvement of courtroom security and court operations. She reported that there were no appeals or formal complaints. She shared that in 2025, there were 867 citations issued which included traffic, drug cases, and DUIs. Ms. Spradlin shared her slide for fines collected and paid to the County for the use of their jail. She added that the fees were to increase soon from \$59 to \$95 a day. Fortunately, Judge Thompson uses alternative methods to jail-time, unless constrained. She then closed with her department's goals, which were a continuation of last year's, with the addition of improving proficiency with Microsoft 365 and Chat GPT.

9. Public Safety - Randy Mundy, Chief of Police

Chief Mundy began his presentation by announcing that Tyrone was awarded the 6th Safest City in Georgia from Safewise. Crimes against persons declined by 43.8%, crimes against property declined by 16.4%, and crimes against society declined by 43.5%.

Chief Mundy stated that training hours almost doubled from 2025, in part because an officer was in the academy and officers were taking advantage of virtual training. He shared that the department reported 661 incidents, 195 accidents, 2,835 traffic stops with 2,114 warnings, and one fatality. There were 1,423 residential checks (out of town) and 5,960 business checks. They added two additional events to the community outreach list. The car seat safety check-up was added along with a bicycle rodeo. He added that the department was currently fully staffed and that they were planning on purchasing two Ford Explorer Interceptors as their customary purchases.

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

Mr. Perkins thanked Council for their time and staff for their hard work.

XIII. COUNCIL COMMENTS

Council Member Campbell thanked everyone for a great job. Council agreed.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Whelan.

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

The meeting adjourned at 3:48 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk