



## **TOWN COUNCIL MEETING November 06, 2025 at 7:00 PM**

*950 Senoia Road, Tyrone, GA 30290*

**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

### **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**

### **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. Approve the minutes from October 16, 21, and 23.
2. Approval of the Pony Perfect Party contract for the Christmas Tree Lighting and Market on November 30, 2025, at Shamrock Park for \$1,025.00.
3. Approval of a contract for Deep South to provide fireworks for the Christmas Tree Lighting and Market on November 30, 2025 for \$8,000.
4. Approval of the Icy Lights agreement for the installation, maintenance, and removal of Town Christmas Lighting for \$7,500.

### **VII. PRESENTATIONS**

5. Recognition of Flat Rock Middle School Students. **Dr. Monica Reckley, Principal**

## VIII. PUBLIC HEARINGS

### IX. OLD BUSINESS

6. Consideration to approve an adoption resolution for the Tyrone Town Center Streetscape and Mobility LCI. **Phillip Trocquet, Assistant Town Manager**

### X. NEW BUSINESS

7. Consideration to approve an Emergency Access Easement Agreement with Cresswind Peachtree City Community Association, Inc. **Phillip Trocquet, Assistant Town Manager**

- 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

### XIII. COUNCIL COMMENTS

### XIV. EXECUTIVE SESSION

### XV. ADJOURNMENT

**TYRONE TOWN COUNCIL  
MEETING  
MINUTES  
October 16, 2025 at 7:00 PM**

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**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:  
Sandy Beach, Finance Manager  
Randy Mundy, Police Chief  
Philip Nelson, Major  
Eric DeLoose, Captain  
Doug Morris, Corporal  
Terry Noble, Planning Commissioner

**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.*

Police Chief Randy Mundy introduced everyone to the newly promoted Sergeants, Doug Morris and Cody Clark (not in attendance). Their new positions would go into effect for the new pay period. Everyone congratulated the former Corporals on their new positions. Sergeant Morris thanked Council and shared that it was a privilege to work for the Town.

Mayor Dial recognized almost Council Candidate (Unopposed) Maureen Wheeler and Planning Commissioner Terry Noble in the audience.

**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 Furr, Council Member Whelan.

**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 2, 2025, minutes.
2. Approval to designate Town assets as surplus property.

A motion was made to approve the consent agenda.

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

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

## **VII. PRESENTATIONS**

## **VIII. PUBLIC HEARINGS**

3. A Public Hearing for the Proposed 2025 Millage Rate to Remain at 2.889. - Brandon Perkins, Town Manager

Mr. Perkins reviewed the presentation and explained that the Town's millage rate was 2.889 mills, and the Town would receive \$2.889 for every \$1,000 of assessed value of property taxes. This revenue helps the Town provide police services, pave roads, maintain parks, and pay staff. He shared that the Town's millage rate had remained the same for 17 years. He added that property taxes usually accounted for 2/3 of the General Fund, Tyrone's was currently at 15.46%. He reported that Tyrone's millage rate was one of the lowest in the area and the State. Among those in the area, Senoia was at 4.806 mills, Peachtree City was 5.844, Fairburn was 8.1, and Chattahoochee Hills was 8.2. The comparison on a \$545,000 home, Tyrone would bring in \$606.69 of municipal tax funds. The state average was \$1,362.06.

He stated that, compared to other cities, Tyrone's taxes were slightly higher, however, our municipal tax was the lowest (Brooks did not have the services Tyrone does). When receiving your tax bill, the Board of Education mills (amount) were the highest, County taxes were next, the percentages for Fire/EMS were next, then E911 was the least. He then broke down Tyrone tax percentages for every dollar the Town received for your tax bill, Court had the lowest percentage at \$0.02, Finance \$0.03, Planning \$0.05, Leisure Services \$0.07, Administration \$0.10, Police \$0.20, and Public Works \$0.52. Public Works was higher this year due to the Pendleton Dam project, which inflated the budget (a grant was received).

Mr. Perkins then moved to how House Bill 581 would impact the Town's revenue. He added that he had mentioned HB 581 at many Council meetings, and that it was doing what it was designed to do. It reduces the appraised value growth of homestead properties, which reduces the millage rate's impact on those properties.



The average growth rate over the last four years averaged 8.99%; this year, it grew by 1.82%.

Mr. Perkins stated that there were other factors involved. He explained that the tax digest was the total taxable property value. Slow digest growth plus low millage equaled revenues increasing slowly and costs rising faster. He shared that the equation for 1 mill in Fayette County equaled \$10.5 million, in Peachtree City \$4 million, Fayetteville \$1.8 million, and Tyrone was \$709,000. He explained that our revenue had not kept up with the rate of inflation. He shared that \$1 today buys about what \$.67 bought in 2008 when the Town's millage was last adjusted.

Mr. Perkins shared that the Fayette County Development Authority and the County Cities joined with Georgia Tech for an economic study. It was found that any Tyrone home valued below \$502,412 did not cover the cost of its services (public safety, public works, etc.). He added that for every tax dollar received for residential property, the Town paid \$1.15 for services. For every dollar of commercial property tax revenue the Town collected, it would pay \$0.88 in services. For farming and agricultural, the Town would spend \$2.08. The Town pays a difference of \$219,449.06 in services. He added that 55% of Tyrone's residents are below the \$502,412 home value.

Mr. Perkins shared many concerns he had for the future, among them the rising personnel costs, slow digest growth, inflation, and maintenance costs. We cannot keep relying on reserves to balance the budget. Tyrone has operated on a lean budget; the next step would be to decrease services. This year's Public Safety budget was \$2.6 million, Personnel was \$4.2 million, and the property tax revenue was \$2 million. He added that a millage rate increase had to be considered in the future to ensure sustainability of services.

Mr. Perkins gave examples of the cost of Tyrone's personnel, in 2020 personnel costs were \$2.38 million, in 2026 \$4.82 million. The U.W. Median wage for full-time employees this year was \$65,416; Tyrone's was \$59,945. We are not overpaying our employees, and we are not overstaffed. Other factors, the cost of asphalt per ton increased by 39%, crack seal increased by 15%, and roadway striping by 52%.

He added that if Council considered a 1 mill increase, the revenue would increase from \$2.04 million to \$2.75 million, 2 mills \$3.4 million, and the state average at 6.486 mills would gain \$4.6 million of tax revenue. As a prospective, the staff pulled \$3.9 million from reserves this year to balance the budget, which equates to 8 mills, including 2.889 (5.49). He added that during the budget preparation for next year, he would meet with Council regarding how to move forward. Staff recommended for this year maintaining the 2.889 mills, but moving forward, he would suggest making changes.

Council Member Campbell inquired about unassigned funds. Mr. Perkins stated that when Council approved the budget in July, \$3 million was pulled from the reserves which was 50%. Next year, the bulk of the Public Works budget will be lower as the Pendleton Dam project will be off the books.

Next year he stated that he would create the method most used by cities. Begin with the estimated revenue, then minus the property taxes, then figure out what the gap would be, and the actual millage rate would be without dipping into reserves. He stated that it would be a large number, but we could work backward to see what could be comparable. He suggested incremental increasing the millage until we get to a goal.

Mayor Dial also suggested perhaps raising the millage rate but also offset the homestead exemption so the property owner would get the reduction in cost. Mr. Perkins stated that Peachtree City was going through a similar process currently, and that it would take a vote from the citizens.

Mayor Dial opened the public hearing for anyone who wished to speak in favor of the proposed 2025 millage rate of 2.889. No one spoke.

Mayor Dial asked if anyone wished to speak in opposition to come forward. No one spoke.

Mayor Dial closed the public hearing.

4. Consideration of a rezoning petition from applicant Tyler Childs for an approximate 3.33-acre tract with parcel number 0738-167 at property address 285 Briarwood Road from AR (Agricultural Residential) to R-18 (1-acre 1,800 s.f. min home). Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that applicant Tyler Childs applied for a rezoning from a parent tract that came before Council in the past. The purpose of the rezoning is to have more flexibility for the classification. He stated that according to his assessment, the rezoning was suitable and would not negatively affect the surrounding properties. The Planning Commission recommended approval, staff did also.

Council Member Campbell inquired about the surrounding zoning. Mr. Trocquet stated that the property was surrounded by mostly AR and R-12. Council Member Campbell asked if the home would be built to be rental property. Mr. Trocquet stated that he was not aware but that if it was built for that purpose, it would have to be registered as such, including registering for a possible short-term rental. Mr. Trocquet asked if there were short-term rentals near the property. Mr. Perkins stated that he believed there was a registered short-term rental near the property.

Council Member Furr asked why the property owner would want to rezone if most of the surrounding properties were zoned AR. Mr. Trocquet clarified that it was common practice because it gave property owners more flexibility for construction on a smaller lot as AR is usually 3 acres and R-18 is normally 1 acre.

Mayor Dial opened the public hearing for anyone who wished to speak in favor of the rezoning petition for the 3.33-acre tract located at 285 Briarwood Road from AR to R-18.

Mayor Dial asked if anyone wished to speak in opposition to the item to come forward.

A motion was made to approve the rezoning request from Tyler Childs for the approximate 3.33-acre tract with parcel number 0738-167 located at 285 Briarwood Road from AR (Agricultural Residential) to R-18 (1-acre 1,800 s.f. min home).

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

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

## **IX. OLD BUSINESS**

5. Consideration to approve Change Order 1 for PW-2022-14, the Handley Park Public Works Building Project regarding adding 75 calendar days to the contracted time for Substantial Completion and adding \$3,900.00 to the project cost. Scott Langford, PE Public Works Director and Town Engineer

Mr. Langford shared that construction began in April, and due to additional rain delays, unsuitable soil, and third-party vendor delays, the Corbett Group has requested an additional 75 days for the completion of the project. The original date of completion was September 20, 2025; the new date would be December 4, 2025. He added that the associated cost would be \$13,900, which would be funded by \$10,000 that was already in the contract as Special Allowance and the remaining \$3,900 from Change Order 1. If approved, the change order would still be under the Fiscal Year 2026 budget for the project.

Council Member Campbell asked for clarification regarding the \$13,900. The unsuitable soil was part of the original restroom relocation to the project. Why would the Town be charged for items of that nature? Mr. Langford explained that there were many factors involved, one of which was that most of the \$4,200 went toward the electrical work, which was not part of the initial project. The \$3,900 of the \$4,200 would have been in the new building if the restroom had stayed in the new building. Other items, such as cutting into the concrete floor and a value, played a part too. Council Member Campbell asked if the \$10,000 was a special line item in the budget for the project. Mr. Langford explained that amounts such as that were in every project to keep the project moving, avoiding the time it would take to come to a Council meeting for approval. Council Member Campbell wanted clarification that \$13,900 was budgeted. Mr. Langford stated that yes, the original project was for \$710,000 and was awarded \$672,350. He added that the change order for \$3,900, along with the already budgeted \$10,000 brought the total to \$676,250, making the project \$33,750 under budget. Mayor Dial asked why would staff come to Council for such a low amount. Mr. Trocquet explained that it was a contract amendment.

Council Member Whelan asked if, due to the delays, would the building completion would take an additional 49 days. Mr. Langford explained that they asked for 90 days, but that it took an additional 49 days for the weather.

A motion was made to approve Change Order 1 for PW-2022-14, the Handley Park Public Works Building Project, to add 75 calendar days to the contracted time for Substantial Completion and add \$3,900 to the project cost.

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

## **XII. STAFF COMMENTS**

Mr. Trocquet shared that Cherish Mitchell, our new Code Enforcement Office, had started on Monday and that she had a scheduled chorus event with her children. Mr. Trocquet gave Ms. Mitchell a shoutout for assisting in resolving issues with a home in Southampton that was a source of contention with residents at the last Council meeting.

Mr. Perkins announced that Tuesday morning at 9:00 a.m. would be the second millage public hearing and that the 23<sup>rd</sup> at 6:00 p.m. would be the third, and that same evening the millage adoption would be at 6:30 p.m.

Ms. Baker announced that early voting had opened on Tuesday at Town Hall and the hours were 9:00 am to 5:00 pm through October 31st, including two Saturdays. Most of Tyrone would be voting at the library this year on Election Day, November 4th. She added that the count so far in Tyrone, which included other neighboring residents voting, was approximately 270.

## **XIII. COUNCIL COMMENTS**

Council Member Campbell inquired about progress for the emergency exit within Shamrock Industrial Park. Mr. Trocquet explained that the Cresswind HOA had the contract and should present it to their board soon.

Council Member Whelan asked staff and Council to investigate more funding sources other than property taxes such as working with other cities for road stripping or a TSPLOST. However, a TSPLOST was on the radar for discussion.

Mayor Dial stated that our revenue will need to be a new potpourri of thoughts. The flexibility of property taxes has been taken away with HB581.

Mr. Perkins stated that he just completed a GMA revenue certificate program and what the Town needs to look at is raising the Occupational Tax fees.

**XIV. EXECUTIVE SESSION**

A motion was made to move into Executive Session for one personnel item and one item of real estate.

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

A motion was made to reconvene.

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

**XV. ADJOURNMENT**

A motion was made to adjourn.

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

The meeting adjourned at 9:22 p.m.

By: \_\_\_\_\_  
Eric Dial, Mayor

Attest: \_\_\_\_\_  
Dee Baker, Town Clerk

# TYRONE TOWN COUNCIL MEETING - MILLAGE PUBLIC HEARING

## MINUTES

October 21, 2025 at 9:00 AM

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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:

Phillip Trocquet, Assistant Town Manager

Sandy Beach, Finance Manager

Absent: Eric Dial, Mayor, Dennis Davenport Town Attorney

### 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.*

### VII. PRESENTATIONS

### VIII. PUBLIC HEARINGS

1. A Public Hearing for the Proposed 2025 Millage Rate to Remain at 2.889. - Brandon Perkins, Town Manager

Mr. Perkins shared that today was the second public hearing for the millage rate. He added that staff placed the required ads along with the 5-year history. He announced that if approved, the millage rate would have remained the same for eighteen years in a row. He reviewed the presentation from last Thursday.

He explained that a millage rate was the property tax applied per \$1,000 of assessed value. That revenue helped provide services such as public safety, paving of roads, parks, and administrative services. He stated that the current rate made up only 15.46% of the Town's General Fund revenue, whereas property taxes usually account for two-thirds of the General Fund.

Mr. Perkins explained that Tyrone's millage rate was among the lowest in the state. The state average on a \$525,000 home collected \$1,362.06; Tyrone collected \$606.69. He gave a breakdown of the average property tax bill. Most of the tax bill was allocated to the Fayette County Board of Education, then Fayette County, Municipal tax, fire services, emergency services, and the least collect was from E-911. The breakdown per department was public works, police, administration, parks and recreation, planning and zoning, finance, the smallest portion went to court services.

He explained that the introduction of House Bill 581 reduced the appraised value growth of homestead properties, which also reduced the millage rate impact. He further explained that, on average, for the last 4 years, Tyrone's growth rate was at 8.99%; this year, it would average 1.82%. He stated that the impact of one mill on Tyrone would be \$709,448, whereas Peachtree City's would be \$4.07 million due to the commercial industry they had. The impact of low tax rates over time affects the town greatly. In 2025, \$1 buys about what \$.67 did in 2008 when we initially set our current millage rate.

Mr. Perkins explained the Georgia Tech study in which the Fayette County Development Authority participated in for the cities showed that a home valued under \$502,412 did not cover the cost of services it consumed. For every dollar collected in residential tax revenue, the Town would pay out \$1.15 on services for residents. For commercial tax revenues, the Town spends \$0.88, and for agricultural, the Town would spend \$2.08. The Town's tax base is 78% residential. The difference last year was a loss of \$219,449 from what the Town gained in revenue, as to what was spent on services. He added that 55.47% of homes were below the break-even valuation of \$502,412.

He shared a few concerns about operating under a low millage rate, rising personnel costs, including benefits, slow tax digest, a rise in fuel, utilities, and supplies, and cost maintaining infrastructure. He added that the construction of the Microsoft center would bring in a little, but not enough. He shared that he and Mr. Trocquet met with our IT contractor yesterday and that it was time to replace the aging servers and thirty computers, which would cost a great deal, along with the IT services. Staff may be able to operate with one less server, but an assessment would need to be made.

Mr. Perkins stated that staff already operate lean and cannot further reduce the budget without reducing services. We are still understaffed in finance and public safety. He shared that the property tax revenue was \$2 million, and the public safety budget alone was \$2.6 million. The personnel budget was \$4.2 million. A millage rate increase needs to take place soon, which includes other options like increasing fees. Mr. Perkins stated that the national median wage for full-time employees in 2025 is \$65,416, and the Town's average is \$59,945. We are not overpaying and are not overstaffed.

Mr. Perkins shared that another factor for increased road repair costs was an increase in asphalt by 39%, a 15% increase in crack seal, and a 52% increase in roadway striping. He shared some considerations. The projected revenue for this year was \$2.04 million. If one additional mill was added, it would generate \$2.7 million 2 mills (4.889) \$3.4 million, and at the state average rate (6.486), would generate \$4.6 million. He gave the perspective of the Town pulling \$3,900,395.64 from surplus this year to balance the FY26 budget. This would be the equivalent of 5.5 mills. He added that we are currently operating at 8 mills, 6-7 mills without the Pendleton Dam project. Mr. Perkins stated that he recommended maintaining the 2.889 mills for now, mid-term consider increases based on assessed needs, then long term, monitor and adjust accordingly.

Council Member Hunter suggested changing the ordinance requiring businesses along the sewer line to tap into the sewer lines. The Town could increase the sewer tap fee line in the budget. Mr. Perkins agreed that the ordinance could be changed to reflect that; however, that would be through the Enterprise Fund. Mr. Perkins stated that Tyrone needed to operate as the successful larger cities, our costs have increased, and our expectations have increased. The ongoing projects will need to be maintained in the future. He added that we are coming into our own, and we need to sustain by acquiring more tax revenue. Council Member Hunter added that with the additional SPLOST projects and maintenance, more public works staff would be needed. Mr. Perkins added that along with other increases the cost of a basic police car had risen exponentially.

Council Member Hunter added that over the past few years, we have not had a full staff. If we are ever fully staffed and running as we are currently, it could be problematic. Mr. Perkins added that the hiring process for an office usually took time and resources.

Council Member Whelan inquired about the residential development behind Town Hall. Are those homes valued at or above the break-even amount? Mr. Perkins shared that they were going to be approximately \$600,000 to \$700,000. Mr. Trocquet stated that the Georgia Tech study was just an average and didn't factor in infrastructure and road frontage, streetlights, and curb and gutter. The new neighborhood should be more profitable because it is at a higher density. There would be two homes per acre, not 1-acre lots.

Council Member Campbell shared that the real estate market had slowed considerably. Mr. Perkins gave the example of residential estate zoning such as River Oaks, with 3-acre lots and million-dollar homes, compared to two \$600,000 homes on one lot. More would be coming back to the Town to pay for services.



Mayor ProTem Furr opened the public hearing for anyone in opposition to the item. No one spoke.

Mayor ProTem Furr opened the public hearing for anyone in support of the 2.889 millage rate. No one spoke.

Mayor Pro Tem Furr closed the public hearing.

**IX. OLD BUSINESS**

**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.*

**XII. STAFF COMMENTS**

Mr. Perkins announced that the last millage-rate public hearing would be held this Thursday at 6:00 p.m. and the adoption would follow at 6:30 p.m.

**XIII. COUNCIL COMMENTS**

**XIV. EXECUTIVE SESSION**

**XV. ADJOURNMENT**

A motion was made to adjourn.

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

The meeting adjourned at 9:31 a.m.

By: \_\_\_\_\_  
Eric Dial, Mayor

Attest: \_\_\_\_\_  
Dee Baker, Town Clerk

**TYRONE TOWN COUNCIL  
MEETING - MILLAGE PUBLIC  
HEARING**

**MINUTES**

**October 23, 2025 at 6:00 PM**

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**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:

Absent: Dennis Davenport, Attorney

Phillip Trocquet, Assistant Town Manager

Sandy Beach, Finance 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 Hunter, Seconded by Council Member Whelan.

Voting Yea: Council Member Campbell, Council Member Furr, 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.*

**VII. PRESENTATIONS**

## VIII. PUBLIC HEARINGS

1. A Public Hearing for the Proposed 2025 Millage Rate to Remain at 2.889. - Brandon Perkins, Town Manager

Mayor Dial opened the public hearing for anyone who wished to speak in favor of maintaining the 2.889 millage rate. No one spoke.

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

Mayor Dial closed the public hearing.

## IX. OLD BUSINESS

## 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.*

## XII. STAFF COMMENTS

Mr. Perkins shared that the presentation was presented at the October 16, 2025, meeting and would be placed online soon.

## XIII. COUNCIL COMMENTS

## XIV. EXECUTIVE SESSION

## XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.

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

The meeting adjourned at 6:04 p.m.

By: \_\_\_\_\_  
Eric Dial, Mayor

Attest: \_\_\_\_\_  
Dee Baker, Town Clerk

**TYRONE TOWN COUNCIL  
MEETING - SPECIAL CALLED  
MEETING**

**MINUTES**

**October 23, 2025 at 6:30 PM**

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**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:

Absent: Dennis Davenport, Town Attorney

Phillip Trocquet, Assistant Town Manager

Sandy Beach, Finance 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 Furr, Seconded by Council Member Hunter.

Voting Yea: Council Member Campbell, Council Member Furr, 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.*

**VII. PRESENTATIONS**

**VIII. PUBLIC HEARINGS**

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

1. Approval of the Town's municipal millage rate for 2026 to remain at 2.889 mills. -  
Brandon Perkins, Town Manager

Mayor Dial shared that all public hearings had been heard, and this meeting would require a vote for adoption.

Mr. Perkins shared that staff recommended that the millage rate remain the same for the eighteenth year in a row and that the presentation that was presented at the October 16, 2025, meeting would be online soon.

A motion was made to approve the Town's 2026 millage rate to remain at 2.889 mills.

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

**XIII. COUNCIL COMMENTS**

**XIV. EXECUTIVE SESSION**

**XV. ADJOURNMENT**

A motion was made to adjourn.

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

The meeting adjourned at 6:33 p.m.

By: \_\_\_\_\_  
Eric Dial, Mayor

Attest: \_\_\_\_\_  
Dee Baker, Town Clerk



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** November 6, 2025

**Agenda Item Type:** Consent Agenda

**Staff Contact:** Lynda Owens

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### STAFF REPORT

**AGENDA ITEM:**

Approval of a contract with Pony Perfect Party ponies and petting zoo for The Town Tree Lighting, November 30, 2025, in the amount of \$1,025.00.

**BACKGROUND:**

The Recreation Department sought quotes from three pony companies. Pony Perfect Party was the lowest, responsible quote.

**FUNDING:**

Budgeted. Line item# 100-60-52.1350

**STAFF RECOMMENDATION:**

Staff recommends approval of contract.

**ATTACHMENTS:**

Pony Perfect Party

**PREVIOUS DISCUSSIONS:**

No previous discussions.

**INVOICE**

## PONY PERFECT PARTY

4709 Rivers Edge Dr.  
GAINESVILLE, GA

30506

Date	Invoice#
2/12/2025	1907

Bill To
Town of Tyrone 950 Senoia Rd Tyrone, Ga 30290 Krista McClenny

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	<p>PONY RIDES on November 30, 2025 from 3-6 p.m. bringing 3 ponies to ride of <u>different</u> sizes that will be hand walked by our team members. A check can be written to Pony Perfect Party and given to the team driver day of the event or can be mailed to 4709 Rivers Edge Dr Gainesville, Ga 30506 to arrive before the event date. Any questions please ask Dori at 678-725-0647</p> <p>No Deposit is required for Government, Schools, and Churches.</p> <p>By Accepting this Invoice and signing below is our contract of service. Please e-mail back a copy of this invoice signed. Thank: You.</p> <p>Signature -----</p> <p>Provider Of Service: <u>Doris Baker Munn</u> <u>Pony Perfect Party</u></p>	1,025.00	1,025.00
It's been a pleasure working with you!		<b>Total</b>	\$1,025.00



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** November 6, 2025

**Agenda Item Type:** Consent Agenda

**Staff Contact:** Lynda Owens

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### STAFF REPORT

**AGENDA ITEM:**

Approval of a contract for Deep South to provide fireworks for Tyrone Tree Lighting Celebration on November 30, 2025 in the amount of \$8,000.00.

**BACKGROUND:**

The Recreation Department sought bids for a fireworks show for November 30, 2025. Deep South was the overall, lowest, responsible bid. Bid awarded to Deep South not to exceed \$8,000.00. Please see attached bid tab for a full breakdown.

**FUNDING:**

Budgeted line item #100-60-52.1300

**STAFF RECOMMENDATION:**

Staff recommends approval of this purchase not to exceed \$8,000.00.

**ATTACHMENTS:**

Deep South contract

Bid tab

**PREVIOUS DISCUSSIONS:**

none





## ***SALES AGREEMENT FOR SERVICES***

Deep South Fireworks LLC

This Sales Agreement for Services (this "Agreement") is made effective as of June 17, 2025, by and between Deep South Fireworks LLC, and The Town of Tyrone, GA.

**1. DESCRIPTION OF SERVICES.** On November 30, 2025, Deep South Fireworks LLC will provide The Town of Tyrone, GA with the following services (collectively, the "Services"):

**2. Services:**

**Firework Display November 30, 2025 lasting 9-10 Minutes**

Fireworks that will be used are 1.4g and 1.4 Professional Product.

This will include: the product, insurance, set-up, and coordination of the show along with clean up.

Deep South Fireworks will cover all permit fees associated for this display.

The location for this show is Shamrock Park, Tyrone, GA.

Time of the show is TBD by The Town of Tyrone, GA.

**3. PAYMENT.** The payment shall be made to Devin Vargas of Deep South Fireworks LLC. The deposit of 50% will be due by September 15, 2025, in the amount of \$4,000. The remaining balance of \$4,000 will be owed on or before November 30, 2025.

Payments are accepted by check, cash, bank transfer, cash app, Venmo, or PayPal. The address if using a check, the address is 47 Lake Susie Rd Hawkinsville GA 31036.

**4. WARRANTIES.** Deep South Fireworks LLC shall provide its services and meet its obligations under this Agreement in a timely and professional manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in Deep South Fireworks LLC's community and region, and will provide a standard of care equal to, or superior to, care used by service providers like Deep South Fireworks LLC on similar projects.

**5. CANCELLATIONS.** In the event of inclement weather as defined as rain, wind, lightning and/or severe conditions (tornado, hurricane, thunderstorm watch/warnings) that compromise the safety of the spectators and/or Deep South employees, the show may be delayed until it is safe to fire, but the show may be shot during a rain event at the sole discretion of Deep South. The employees of Deep South have the right to cancel or delay the show for any unsafe conditions. If Deep South Fireworks cancels for any reason other than bad or unsafe weather, the client is entitled to a full refund. Outside of any of the above issues, if the customer, The Town of Tyrone, GA, decides to cancel the event and it is paid in full, half of the money will be refunded, but the deposit is non-refundable. In the event of bad weather, the show can be arranged for another day within 365 days at no additional cost to the customer aside from travel and permit fees to not exceed \$1,000.00 (\$.65 per mile roundtrip) depending on the distance and permit fees. The rescheduling date will be determined by availability of Deep South.

**6. LITIGATION COSTS AND EXPENSES:** If any party institutes any legal suit, action, or proceeding against the other party to enforce this Agreement (or obtain any other remedy regarding any breach of this Agreement), arising out of, or relating to this Agreement, including, but not limited to, contract, equity, tort, fraud, and statutory claims, the prevailing party in the suit, action, or proceeding shall be entitled to receive, and the non-prevailing party shall pay, in addition to all other remedies to which the prevailing party may be entitled, the costs and expenses incurred by the prevailing party in conducting the suit, action, or proceeding, including the prevailing party's actual attorneys' fees and expenses, expert fees, and court costs, including, without limitation, all fees, taxes, costs, and expenses incident to appellate, bankruptcy, and post-judgment proceedings.

**7. REMEDIES ON DEFAULT.** In addition to all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term, or condition of this Agreement (including without limitation the failure to make a monetary payment when due), the other party may terminate the Agreement by providing written notice to the defaulting party. This notice shall describe in sufficient detail the nature of the fault. The party receiving such notice shall have 30 days from the effective date of such notice to cure the default(s). Unless waived by a party providing notice, the failure to cure the default(s) within such time shall result in the automatic termination of this Agreement.

**8. LATE PAYMENT:** If the Town of Tyrone, GA fails to make any payment due to the terms of this agreement within seven days, The Town of Tyrone, GA, will pay Deep South interest at the rate of 1.5% per month compounded on any amount that is delinquent commencing with the date that payment became delinquent.

**9. JURISDICTION AND VENUE:** This Agreement shall be governed by and interpreted in accordance with Georgia law. In entering into this Agreement, The Town of Tyrone, GA expressly and irrevocably submits itself to the exclusive jurisdiction of the Superior Courts of Pulaski County, Georgia for the purpose of all disputes. Should The Town of Tyrone, GA initiates litigation against Builder, its parents, subsidiaries, or one of its affiliated entities on any claim arising out of, connected with, or concerning this Agreement or performance hereunder The Town of Tyrone, GA consent to and must bring such action in the Superior Court of Pulaski County, Georgia.

**10. ENTIRE AGREEMENT.** This agreement contains the entire agreement of the parties regarding the subject matter of this Agreement, and there are no other promises or conditions in any other agreement whether oral or written. This agreement supersedes any prior written or oral agreements between the parties.

**11. AMENDMENT.** This Agreement may be modified or amended if the amendment is made in writing and signed by both parties.

**12. WAIVER OF CONTRACTUAL RIGHT.** The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and comp strict compliance with every provision of this Agreement.

Signatures on next page

IN WITNESS WHEREOF, the parties hereto signed, sealed and delivered this Agreement this \_\_\_\_ day of \_\_\_\_ 2025.

TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

(SEAL)

ATTEST:

Eric Dial, Mayor

Ciara Willis, Secretary

Dee Baker, Town Clerk

Deep South Fireworks LLC

Devin Vargas 6/17/2025

Devin Vargas, Owner

ATTEST:

(Corporate Seal)

, Secretary

**BID/PRICING RECAP FOR FIREWORKS SHOW**

**FOUNDERS DAY 2025  
BIDS/QUOTES FOR SHOW**

- |                          |                   |             |
|--------------------------|-------------------|-------------|
| • DEEP SOUTH FIREWORKS   | FOUNDERS DAY 2025 |             |
| \$8,000.00               |                   |             |
| • PYRO ENTERPRISES       | FOUNDERS DAY 2025 | \$9,600.00  |
| • SOUTHERN SKY FIREWORKS | FOUNDERS DAY 2025 | \$8,750.00  |
| • PYROTECNICO            | FOUNDERS DAY 2025 | \$10,500.00 |



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** November 6, 2025

**Agenda Item Type:** Consent Agenda

**Staff Contact:** Lynda Owens

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### STAFF REPORT

**AGENDA ITEM:**

Approval of the Icy Lights agreement for the installation, maintenance and removal of Town Christmas Lighting for \$7,500.00.

**BACKGROUND:**

The Recreation Department sought bids for the Town Christmas Lighting at Veterans Park, Shamrock Park, The Town Hall and the fencing at the Tyrone Museum. Pricing was obtained from three companies. Please see the bid tab for all information.

**FUNDING:**

Total: \$7,500.00.

Line item# : 100-60-53.1006

**STAFF RECOMMENDATION:**

Staff recommends approval of this hire not to exceed \$7,500.00.

**ATTACHMENTS:**

Bid tab.

Icy Lights contract.

**PREVIOUS DISCUSSIONS:**

none

# Light Up Tyrone, 2025

A proposal submitted by IcyLights, a Tyrone based company.

IcyLights is one of the highest rated Christmas Lights installation companies in the greater Atlanta area. Based in Tyrone we have been in business for over a decade with a focus on excellence in design, service, and product. IcyLights only uses the highest quality décor that looks amazing and endures the elements. We are a full-service company, providing design ideas, purchasing, installation, maintenance throughout the season and storage until next year.

Some of IcyLights’ work can be viewed on our website – [www.icylights.com](http://www.icylights.com)

## Contractual Agreement

IcyLights agrees to install the design attached below on November 7th, 2025.  
IcyLights will provide all the décor, listed below and maintain it throughout the season. If anything breaks, or, falls we will come out and fix it.  
Our team will take our décor down in early January and store it at our facility until next year's install.


IcyLights retains ownership and full responsibility for all décor (except the décor supplied by the Town for the Christmas Tree). When something breaks or needs replacing over its lifetime, we replace it without increasing the cost of your annual install.

Tyrone Town agrees to provide electrical power at the different install sites.

Payment for this install will be due on completion of the work.

\_\_\_\_\_  
On behalf of Tyrone Town

\_\_\_\_\_  
Date

Andrew Scott (Co-Owner)  
  
\_\_\_\_\_  
On behalf of IcyLights

10/20/2025  
\_\_\_\_\_  
Date

The following proposal contains all the requests from the Recreation Manager.

Item	Details	Itemized Price
<b>Town Hall</b>		
Roof Line	Front roof line across the front part of the building including three sides of roof of the tower. C9 Warm White lights 12 inches apart.	\$1225
Main Sign	Sign at entry – Two Pre-Lit Warm White Sequoia Garlands on top of sign.	\$395
<b>Shamrock Park</b>		
Right Corner of Grass beside Lake	Wrap 8 trees in right corner near playground up to 18 feet high. Warm white mini lights	\$3200
Pavillion at Play Park	Roofline including sides and peaks on both sides. C9 Warm White lights 12 inches apart.	\$1200
Bridge	Wrap top of railing with warm white mini lights <i>Suggesting not to put garland on railing due to expense – approx \$2750.</i>	\$475
Christmas Tree	Install lights and ornaments on Tree in Park. Lights & Ornaments supplied by Town	\$500
<b>Veterans Park</b>		
Gazebo	Basic roofline on all sides using magnetic clips. C9 Warm White lights 12 inches apart	\$355
<b>Museum</b>		
Museum	White picket Fence to the front left Warm white mini lights weaved between top and middle rung.	\$150
Total		\$7,500









Shamrock Park Gazebo – roof line wrapped with Warm white C9's



8 trees wrapped in the right corner next to Gazebo.





Bridge alternative to garland as mentioned in table above. Wrapping with mini lights will make the bridge stand out as much as the garland would but at a fraction of the cost. The town arches will be installed also (by town) to give the bridge a stand-out effect.



**CHRISTMAS LIGHTING RECAP 2025**

<b><u>COMPANY</u></b>	<b><u>ITEM</u></b>	<b><u>COST</u></b>
North Metro	Main tree	\$900.00
Christmas Décor	Main tree	\$2,165.00
Icy Lights	Main tree	\$500.00
North Metro	Wrapped trees	\$800.00
Christmas Décor	Wrapped trees	\$1,408.00
Icy Lights	Wrapped trees	\$2,400.00
North Metro	Pavilion	\$425.00
Christmas Décor	Pavilion	\$737.96
Icy Lights	Pavilion	\$935.00
North Metro	Gazebo	\$895.00
Christmas Décor	Gazebo	\$2,170.96
Icy Lights	Gazebo	\$355.00
North Metro	Town Hall	\$921.00
Christmas Décor	Town Hall	\$1,290.30
Icy Lights	Town Hall	\$410.00
North Metro	Town Hall Sign	\$470.00
Christmas Décor	Town Hall Sign	\$348.03
Icy Lights	Town Hall Sign	\$250.00
North Metro	Garland on Bridge	\$1,800.00
Christmas Décor	Garland on Bridge	\$1,545.00
Icy Lights	Garland on Bridge	\$475.00
<u>Misc.</u>		
Christmas Décor	Timers	\$825.00
Christmas Décor	Lift	\$750.00
Icy Lights	Museum Fencing	\$150.00
North Metro	Jumper Line	\$300.00
North Metro	Wrapped Poles	\$1,200.00
<b><u>TOTAL</u></b>		
<b>North Metro</b>		<b>\$7,711.00</b>
<b>Christmas Décor</b>		<b>\$11,240.25</b>
<b>Icy Lights</b>	<b>(inc. Museum fence)</b>	<b>*\$7,500.00</b>
<b>*1 year contract \$7,500.00</b>		
<b>*3 year contract \$5,475.00</b>		





# CERTIFICATE OF LIABILITY INSURANCE

Section VI, Item 4.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The Assured Group 4355J Cobb Pkwy SE PMB 506  Atlanta GA 30339		<b>CONTACT NAME:</b> J. David Hancock <b>PHONE (A/C, No, Ext):</b> 404-867-8503 <b>FAX (A/C, No):</b> 678-272-0497 <b>E-MAIL ADDRESS:</b> david@assuredgroupins.com	
<b>INSURED</b>  Icy Lights dba Holiday Sparkle 453 Castlewood Rd  Tyrone GA 30290		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Nautilus Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 17370	

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NN1751094-1	10/23/2025	10/23/2026	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
						GENERAL AGGREGATE \$ 2,000,000	
						PRODUCTS - COMP/OP AGG \$ Excluded	
							\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

Town of Tyrone 950 Senoia Road  Tyrone GA 30290	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>  <b>AUTHORIZED REPRESENTATIVE</b> <i>J. David Hancock</i>
--	--



## RESOLUTION \_\_\_\_\_

### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF TYRONE, GEORGIA TO ADOPT THE TOWN CENTER STREETScape AND MOBILITY LIVABLE CENTERS INITIATIVE PLAN**

**WHEREAS**, the Town of Tyrone has completed the Streetscape & Mobility Livable Centers Initiative (LCI) planning study focusing on the Downtown core and its primary corridors; and

**WHEREAS**, the purpose of the LCI is to serve as a guiding document to advance planning and design solutions for Downtown Tyrone, key downtown intersections, and streets, improving accessibility and comfort for pedestrians, cyclists, and golf carts; enhancing vehicular and pedestrian safety and traffic flow; and beautifying Senoia Road as Downtown Tyrone's main street corridor; and

**WHEREAS**, the Mayor and Town Council support regional efforts to develop a more balanced transportation corridor with complete street improvements, to prepare for future growth and to enhance placemaking; and

**WHEREAS**, the study also addresses infrastructure planning, and detailed survey data for Senoia Road, Commerce Drive, and Arrowood Road to understand constraints and engineer realistic right-of-way improvements to better inform and align with capital project planning and budgeting; and

**WHEREAS**, the adoption of an LCI study is a prerequisite for and unlocks eligibility and competitiveness for regional, state, and federal transportation funding, including but not limited to ARC LCI Implementation, TAP, LMIG, and Surface Transportation Block Grants, and supports the Town's pursuit of GDOT LAP certification; and

RESOLUTION:

**WHEREAS**, the Mayor and Council support a vibrant, cohesive downtown that provides safe connections for all users, attracts economic development, enhances placemaking, positions the Town to prepare for future transportation and infrastructure improvements, and supports regional efforts for the same; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Tyrone sitting in regular session on \_\_\_\_\_, that the Downtown Streetscape and Mobility LCI Plan (Exhibit A) is hereby adopted.

**APPROVED:**

\_\_\_\_\_  
Mayor Eric Dial

**ATTEST:**

\_\_\_\_\_  
Town Clerk Dee Baker

**RESOLUTION:**



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Type:** Council - Regular

**Meeting Date:** November 6, 2025

**Agenda Item Type:** New Business

**Staff Contact:** Phillip Trocquet

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### STAFF REPORT

#### AGENDA ITEM:

Consideration to approve an Emergency Access Easement Agreement with Cresswind Peachtree City Community Association, Inc

#### BACKGROUND:

The Shamrock Industrial Park emergency access project PW-2024-09 encountered the issue of necessitating grading beyond the Town's property and limits shortly after preliminary engineering design commenced last year. As such, approval from the adjoining property owner, Cresswind Community Association, was needed in order to perform this grading work to tie into the emergency access roadway the Town was designing.

The following agreement was created after much discussion between staff and the association and has been reviewed and approved by legal counsel. Upon approval, Town staff will immediately resume final engineering of the project and move towards bidding as the project has been budgeted this FY. Plans are approximately at 90% design with no land acquisition necessary. Anticipated time to bidding the project is under 3 months.

#### FUNDING:

Assigned Funds – Capital Projects

#### STAFF RECOMMENDATION:

Staff recommends approval of the agreement

#### ATTACHMENTS:

Copy of agreement signed by Cresswind.

#### PREVIOUS DISCUSSIONS:

Approval of Emergency Access Project award PW-2024-09 to Keck and Wood on 01/04/2024





## EMERGENCY ACCESS EASEMENT AGREEMENT

This Emergency Access Easement Agreement (the "Easement Agreement") is made and entered into as of this 17<sup>th</sup> day of October, 2025, by and between the Town of Tyrone, Georgia, a municipal corporation of the state of Georgia, acting by and through its Mayor and Council, hereinafter referred to as the "Town," and the Cresswind Peachtree City Community Association, Inc., a nonprofit corporation duly registered and existing under the laws of the State of Georgia, acting by and through its Board of Directors, hereinafter referred to as "Cresswind", for the purpose of the Town constructing, maintaining, and utilizing a certain emergency access easement which burdens property owned by Cresswind.

### WITNESSETH:

**WHEREAS**, the Mayor and Council of the Town is the duly elected governing authority empowered to act on behalf of the Town; and

**WHEREAS**, the Board of Directors of Cresswind is the duly elected governing authority empowered to act on behalf of Cresswind; and

**WHEREAS**, an ingress/egress easement is located between 214 and 302 Cottonwood Circle, Peachtree City, Georgia 30269, in Cresswind, per Plat Book 100, Page 316, Fayette County records (the "Emergency Access Easement"); and

**WHEREAS**, the Mayor and Council of Peachtree City have adopted Ordinance Number 1163 (LUR-14) with specific provision under paragraph (f), subparagraph 16, to "allow future access to Rockwood Road;" and

**WHEREAS**, the Town and Cresswind acknowledge the aforementioned "future access to Rockwood Road" is at the same location as the Emergency Access Easement; and

**WHEREAS**, the Town and Cresswind intend to work in a spirit of mutual respect and collaboration in the constructing, maintaining, and utilizing the Emergency Access Easement;

**NOW, THEREFORE**, for and in consideration of the mutual premises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Town and Cresswind, the Town and Cresswind hereby agree as follows:

1. **USE:** The Town and Cresswind shall permit use of the Emergency Access Easement whenever Rockwood Road is obstructed to the degree that motor vehicles are unable to navigate the railroad crossing to access Senoia Road. The Town and Cresswind recognize that the Emergency Access Easement runs with the land and will burden any future owner of the Cresswind property where the Emergency Access Easement is located. Use of the easement for secondary access to and from Shamrock Industrial Park by the general public is expressly prohibited.

2. **SECURITY:** The Town owns the property adjacent to the Emergency Access Easement as the Emergency Access Easement terminates at its northernmost point within the property owned by Cresswind. The Town shall install a secure gate and accompanying fencing at a location on the Town's property, north of the termination of the Emergency Access Easement. The gate shall be secured with a lock, with access granted exclusively to the Town, and Emergency Services personnel. The need for additional security measures, such as cameras, shall be evaluated and coordinated jointly by all parties as necessary.
3. **AESTHETIC STANDARDS & MAINTENANCE:** The Emergency Access Easement shall remain in its current condition, graded and grassed, with maintenance responsibilities retained by Cresswind, except for the construction activity as set forth in Paragraph 5, below. The Emergency Access Easement will not require a curb cut. The Town shall improve the Town's property to a standard sufficient to accommodate emergency vehicles. Any gate or fencing installed by the Town shall be located on the Town's property, and will not be visible from Cottonwood Circle.
4. **POTENTIAL DAMAGES:** In the event that the Emergency Access Easement is utilized for emergency purposes, resulting in damage to infrastructure or landscaping, the Town shall be responsible for restoring the affected areas to their prior condition.
5. **CONSTRUCTION ACTIVITY:** Cresswind and the Town understand that limited construction will occur within the Emergency Access Easement for a timeframe not to exceed six (6) months to allow for the proper grading, construction, and landscaping of improvements to the Emergency Access Easement necessary to accommodate emergency service vehicles. The Town will be responsible for conducting this construction activity which will allow the Emergency Access Easement to be at, generally, the same grade as the Town's property, for ease of utilization of the Emergency Access Easement by emergency service vehicles. The Town will notify Cresswind prior to the commencement of the construction activity.
6. **NOTICES:** All notices required to be provided by this Easement Agreement shall be deemed given if mailed, sent via overnight delivery, or emailed to the following address:

CRESSWIND

Cresswind Peachtree City Community Association, Inc.

101 Cresswind Blvd.  
Peachtree City, Georgia 30269

Email: istone@cmacommunities.com

TOWN

Town of Tyrone  
Town Manager  
950 Senoia Road  
Tyrone, Georgia 30290  
Email: \_\_\_\_\_



IN WITNESS WHEREOF, the parties hereto have caused this Easement Agreement to be executed as of the date first above written, and the signatories of each party below is clothed with the authority to bind their respective party to the terms and conditions of this Easement Agreement.

MAYOR AND COUNCIL FOR THE  
TOWN OF TYRONE, GEORGIA

(SEAL)

By: \_\_\_\_\_

Eric Dial, Mayor

ATTEST:

\_\_\_\_\_  
Dee Baker, Town Clerk

CRESSWIND PEACHTREE CITY  
COMMUNITY ASSOCIATION, INC.

(SEAL)

By: Michael C. C...

President

[Signature]

ATTEST:

R Austin  
2-7-2026

