



**TOWN COUNCIL MEETING -
REVISED**

April 16, 2026 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

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

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. Approval of minutes from March 31, and April 2, 2026.
2. Approval of the Tyrone Soccer (TSL) Field Use Agreement for 2026.
3. Approval of Eagle Scout Service Project "Tyrone Inclusive Discovery Path" for Russell Emmanuel LaGrande, Troop 79.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

4. Approval of an updated lease agreement with WOW! Internet, Cable, and Phone for its facility located at 145 Commerce Drive. **Brandon Perkins, 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 - 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 NovelList 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

**TYRONE TOWN COUNCIL
MEETING**

MINUTES

April 02, 2026 at 7:00 PM

Eric Dial, Mayor

Billy Campbell, Mayor Pro Tem, Post 3

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

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

Also present:
Sandy Beach, Finance Manager
Terry Noble, Planning Commissioner

I. CALL TO ORDER

Mayor Dial noted that the data was not on the agenda. There will be a public meeting for concerned citizens in late April and May. He added that the data center was approved in 2024.

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.*

Mr. Reshard Snellings spoke regarding Dr. Mark Baker and his campaign for State House District 68. He spoke of his integrity and that Dr. Baker was a former law enforcement officer. Residents of South Fulton and Tyrone agree that data centers were not the best use of land. Dr. Baker never voted for a data center when serving on Council in South Fulton. He added to vote for Dr. Baker on May 19th.

Mr. Steven Castlen, who lives on Castlewood Road, thanked Council for supporting the Castle Lake Funding Group regarding their dam. He updated Council and stated that FEMA may be looking favorably on their dam grant application. He added that the citizens of Castle Lake collected \$445,000 for their match.

Lisa Landsberg, who lives on Wind Chime Way, shared her frustration regarding the Federal Post Office in Tyrone that has still not opened. She requested additional signage along Castlewood Road for golf cart path safety. She expressed concern about the data center at Highway 74 and Kirkley Road and asked whether issues such as this could be placed on a ballot for public vote.

Mayor Dial reminded everyone that public comments were not meant to be Q&A, Council and staff would be happy to meet with you after the meeting.

Pennie George, who lives on Gaelic Way, spoke regarding a data center moratorium. The Town needs to update its ordinance to define AI and data centers, a water and power impact study was needed, and a noise ordinance needs to be conducted. Although she lived in the county, utility rates, noise pollution, traffic, and environmental issues also affected her. Focus less on financial gain and more on the families.

Melinda Rose-Lied, who lives on Castle Lake Drive, shared that she attended the meeting in the past and spoke against the data center. On our country roads are monster utility poles. Is our data center going to have monster utility poles? The public is saying, is this the best for us. Nothing has happened yet. Please rethink your decision.

Michael Dalcoe, who lives on Winslow Court, shared his frustration with how the public is informed. He proposed that the Town create a community app and have everyone sign up. National and local governments are not doing what the people want. We do not want the data center, and it is still moving forward.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Approval of March 19, 2026, meeting minutes.
2. Approval to designate the Public Works pole barn at 945 Senoia Road as surplus.
3. Approval of the contract for Deep South to provide fireworks for America 250, The Tyrone Founders Day Festival, and The Town of Tyrone Tree Lighting.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

- 4. Petitions from applicant Jerry Crozier for a 5-acre tract with parcel number 0739-023 at property address 155 Briarwood Road. Phillip Trocquet, Community Development
 - a. Consideration of an annexation petition for parcel 0739-023 at property address 155 Briarwood Road from applicant Jerry Crozier.
 - b. Consideration of a rezoning petition for parcel 0739-023 from applicant Jerry Crozier from AR (Unincorporated) to R-18 (Tyrone Incorporated).

Mayor Dial explained that 4b would be discussed first, as it is a public hearing, then 4a would be discussed. Mr. Trocquet explained that the annexation and rezoning was for the 4.67-acre property on the corner of Palmetto Road and Briarwood Road from Agricultural Residential to R-12 residential. Surrounding properties were zoned AR and R-12. He stated that Mr. Crozier’s desire was to rezone to R-12, have Tyrone services and improve the lot. The Fayette County Board of Commissioners approved the annexation in February, and it met the Town’s requirements. He explained that R-18 zoning would prevent the property owner from moving forward as the home did not meet R-18 standards. He stated that staff and Planning Commission recommended approval. He noted that if annexed, that 500-foot portion of Briarwood would become the Town’s responsibility.

Council Member Campbell inquired about the AR to R-12 zoning. Mr. Trocquet shared that it was mis-advertised as R-18 in the paper and signage. The owner’s desire was R-12. Council and the Planning Commission are never allowed to vote on a higher density, only lower density.

Mayor Dial opened the public hearing for anyone who wished to speak in favor of the item.

Jerry Crozier thanked Mr. Trocquet for his explanation. He added that the current home would not meet R-18 standards, so R-12 was the best.

Mayor Dial opened the public hearing for those in opposition to the item.

Marior Wells, who lives on Strawberry Lane, shared during the Planning Commission meeting that, Mr. Crozier planned to split the lot for four homes. Smaller homes would devalue surrounding properties. He asked Council to consider an R-18 zoning.

Council Member Wheeler asked for the implications if R-18 were approved. Mr. Trocquet stated that it would make the property illegal against our ordinance, limit the property owner, and place the burden on him to bring the lot into compliance. He added that R-12 zoning surrounded the property.

Mr. Davenport stated that if rezoned to R-18, the petitioner could either increase the size of the home or tear it down with very little time allotted. Council cannot create a non-conforming structure for the petitioner. Council Members Wheeler and Campbell inquired about lot sizes in the area.

Mr. Trocquet stated that the properties on Strawberry Lane were also zoned R-12 but were larger homes. He added that in R-12, 1200 sq. ft. indicated the minimum allowable home size. Council Member Campbell asked if Mr. Crozier could split the lot for more homes. Mr. Trocquet stated that technically, he could. There were many requirements including staff review, and Planning Commission and Council approvals.

Mr. Crozier shared that if he did decide to place additional homes on the property, they would be at least 2,5000 sq. ft. homes. He had to rezone to R-12 for the current home.

4 a. A motion was made to approve the annexation of parcel 0739-023 at property 155 Briarwood Road.

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

Council Member Whelan shared concerns regarding why Mr. Crozier wanted to annex into Tyrone. Mr. Crozier stated that dealings with Tyrone were more favorable, and he had friends in Tyrone. Council Member Whelan asked if it was unusual to place a 2,000 sq. ft. home on a one-acre lot. Mr. Trocquet clarified that there had been no new homes like that in his tenure. Council Member Hunter shared his concerns regarding the additional 500 ft. of road to maintain. Mr. Trocquet shared that the county usually formed an IGA with Tyrone for shared roads, and we work well together.

4b. A motion was made to approve the rezoning petition for parcel 0739023 from applicant Jerry Crozier from AR(Unincorporated) to R-12 (Tyrone Incorporated).

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.

IX. OLD BUSINESS

- 5. Consideration to approve a resolution to adopt the Capital Improvements Element and Short-Term Work Program of the Town of Tyrone Comprehensive Plan for 2026-2030. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that Fayette County collects impact fees on new construction as part of our service delivery agreement. The fees are reported to the Atlanta Regional Commission (ARC) as amendments to the Short-Term Work Program and Capital Improvement Element of the Comprehensive Plan. He added that the Georgia Department of Community Affairs and the ARC have approved the submission from our last meeting.

A motion was made to approve the resolution adopting the Capital Improvements Element and Short-Term Work Program of the Town of Tyrone Comprehensive Plan for 2026-2030.

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

X. NEW BUSINESS

- 6. Consideration to approve a resolution of support for the SR 54 Fayette/Coweta Connectivity Study proposed for funding through the Atlanta Regional Commission's 2027-2028 Transportation Improvement Program (TIP). Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that Fayette County was preparing a grant application to the ARC for a corridor study along Highway 54 from Costco through Fayette Square. The study costs \$700,000, with \$560,000 in grant funding and a shared match of \$140,000 split among jurisdictions. He added that the study would evaluate land use, traffic operations, safety, multimodal needs, access management, and connectivity along the corridor. Although Highway 54 was not part of Tyrone, we sit on the committee, and Highway 54 does affect residents. Tyrone would not be responsible for any funding; the resolution expresses our support. Council Member Hunter shared that Tyrone has always supported our neighbors; his hope was that mutual support would continue.

A motion was made to approve the resolution of support for the SR 54 Fayette/Coweta Connectivity Study proposed for funding through the Atlanta Regional Commission's 2027-2028 Transportation Improvement Program (TIP).

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

- 7. Consideration to award the Shamrock Pavilion A/V System Design & Install RFP (TYR-2026-01) to S&L Integrated Systems, LLC, in an amount not to exceed \$107,125.66. Phillip Trocque, Assistant Town Manager

Mr. Trocquet stated that an RFP was procured for audio, visual, and lighting for the constructed Shamrock Park pavilion, which would be funded through the 2023 SPLOST and Assigned Funds (ARPA). The system would be easily operated by staff and whoever staff deemed appropriate. If approved, the contract would come back to Council for a vote. S&L Integrated Systems was the lowest priced and highest ranked bidder. Council Member Hunter asked if renters would be trained on the system. Mr. Trocquet stated that there would be training. It would only be staff using the system in the beginning. Council Member Campbell shared that he wished for only staff or contracted personnel to use the system. He then asked what was included in the cost.

Mr. Trocquet stated that it included design and engineering, audio, video with screen, lighting, and other miscellaneous items such as warranty and surge protection. The highest cost was the video portion with conduit already in place. Mr. Perkins added that the audio system would not cover a full band, they would still need to bring their own sound system. Council Member Whelan inquired about security, cameras, and lighting.

Mr. Trocquet stated that staff was waiting for WOW Internet to connect to the internet. He added that there would be cameras and a lock box.

A motion was made to award the Shamrock Pavilion AV System Design & Install RFP (TYR-2026-01) to S&L Integrated Systems, LLC, in an amount not to exceed \$107,125.66.

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

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.*

Jonathna Bonner, who lives in Millbrook Village, shared that he was running for Georgia State House 68. He was just approved by the North Georgia Labor Council. He was the only candidate from the Fayette County School system. He added that he gave away \$6,000 in school supplies and helped feed over 2,000 families. Fayette County was an aging community that needed policies to reflect that.

Derrick Jackson, who lives on Park Haven Lane, was strongly against the data center. River Crest was in the middle of large buildings along Highway 74, the rock quarry, and a data center. We need to keep the small-town feel, bring in more restaurants and places of employment. The community needs to hear the benefits of a data center, what's in it for me.

Cynthia McCall, who lives on Gaelic Way, spoke against the data center. We do not need another one, it will take a lot of energy and devalue our homes. How are the kids going to get home with all the traffic from the development on Highway 74 and Jenkins Road? There will be large generators. She asked if there was a feasibility study.

Dr. Mark Baker shared that he was running for District 68 House of Representatives. With a law enforcement background, he currently wished for a jurisdictional task force to share best practices. He added that data centers would have until 2033 to impact our communities due to legislation. If the extra space is not needed, the buildings will become eyesores. He added that municipalities can charge the entities within the data centers. Visit his website for more information, baker4georgia.com

Chris Guerriero, who lives on Calverton Lane, thanked Council for the invocation and pledge of allegiance. He spoke regarding the data center and was not aware of its coming. He wanted to know more about the pros and cons and the process.

XII. STAFF COMMENTS

Ms. Baker shared that advanced voting would begin on April 27 - May 15 at Town Hall for positions in the Senate, Congress, the Governor, Lt. Governor, Secretary of State, Attorney General, Justices, appellate judges, local judges, Sheriffs, DAs, and state and local school representatives. To mention a few.

Election Day will be held at the Tyrone Library on May 19th; however, please check your voter registration at myvoterpage.com. Please check our website and the County Elections website for specific days and times.

Mr. Perkins reminded Council that Recreation Manager Lynda Owens and Library Supervisor Patty Newland were retiring on April 10th. As part of the Town's continuity plan, we advertised internally and two internal candidates have applied. Recreation Assistant Kristie McClenny and the Children & Youth Services Coordinator Kate Chambers applied for their positions. Both ladies presented a 90-day plan. He announced that as of April 11th, Ms. Chambers will be the new Library Supervisor and Ms. McClenny will be the new Recreation Manager. He also announced that Officer Penny Mentch passed the Corporal test. She has been an asset to the department. He congratulated the women.

Mr. Perkins shared that Town offices would be closed tomorrow for Good Friday.

Mr. Perkins announced that the next public Talk of the Town would be on April 21st at 6:00 p.m. at Town Hall. It is a quarterly event that includes staff members and members from Council to update the public on projects and any other news. The April meeting would include information on the Comprehensive Plan process. He explained the significance of citizen involvement with the Comp Plan. Citizens should voice their opinions on what they want and do not want in the Town. Staff will be hosting several meetings throughout the year including meetings with HOAs. There will be surveys and maps for citizen's input. He encouraged citizens to attend these meetings.

XIII. COUNCIL COMMENTS

Council Member Campbell wished everyone a Happy Easter and thanked everyone for attending and how important it was to take an interest in your town.

Council Member Whelan thanked Mr. Perkins for hosting the Talk of the Town. He also sends monthly emails which include all meeting dates. Sign up on our website for the email blast, tyronega.gov. The packets with all information were listed under minutes and agendas on the website. Our board is transparent. We are glad to see you, Happy Easter.

Council Member Hunter relayed, He has Risen.

Mayor Dial shared that there was no new update on the Federal Post Office. They communicated a little through our congressman’s office. Our congressman questioned the Postmaster General of the United States regarding the post office in Tyrone. He said he would investigate it.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from March 19, 2026.

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

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 8:20 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: April 16, 2026

Agenda Item Type: Consent Agenda

Staff Contact: Kristie McClenny

STAFF REPORT

AGENDA ITEM:

Field Use Agreement for Tyrone Lazars Soccer 2026

BACKGROUND:

Annual soccer agreement. The \$3,000 field us fee has been received for 2026.

FUNDING:

N/A

STAFF RECOMMENDATION:

Approval of agreement

ATTACHMENTS:

Agreement attached

PREVIOUS DISCUSSIONS:

none

Youth Sports Association Facility Agreement
Tyrone Lazars Soccer Club
and
The Town of Tyrone
2026

GENERAL

- 1. The Tyrone Lazars Soccer Club agrees to provide a RECREATIONAL youth sports program as a service for the Town of Tyrone. In return for giving the youth sports program and fulfilling this Agreement's other requirements, the Town hereby waives other, usual fees for field usage routinely charged to other non-affiliated organizations.
- 2. The term of this Agreement will begin April 16th, 2026, and continue through December 31, 2026. Should both parties agree, a new agreement, with substantially the same terms and conditions as this Agreement, may be entered into after the term of this agreement. If either party desires to enter into a new agreement, said party shall provide notice to the other party at least thirty (30) days before the termination of this Agreement.
- 3. The Town agrees to authorize the Tyrone Lazars Soccer Club to use the field (s) and facilities on a non-exclusive basis to conduct a soccer pt opt am at the following locations: Handley Park Soccer Field hereinafter referred to as the "Facility".

For purposes of this agreement, the Tyrone Lazars Soccer Club soccer program is designed as a program where all children who register under existing Tyrone Lazars Soccer Club guidelines will be able to play on a team that matches their age and ability. This agreement also covers other State of Georgia-sponsored youth sports, such as traveling teams and All-Star teams. As such, these programs fall under the same policies of this agreement.

- 4. The Tyrone Lazars Soccer Club must provide, before the beginning of its playing season, to the town of Tyrone's Recreation Department the current versions of:
 - (a) A current list of Board of Directors and Association Officers, a set of by-laws, with amendments, if applicable
 - (b) A current roster of participants, to show how many youths registered, their ages, and where they reside i.e., city and county.
 - (c) Proof of liability insurance/certificate of insurance coverage ensuring Tyrone Lazars Soccer Club with the down of Tyrone named as an additional insured. Coverage should include, at a minimum:
 - I. one million dollars (\$1,000,000) of Commercial General Liability on an occurrence basis with not less than \$1,000 deductible per incident or claim; and
 - II. one hundred thousand dollars (\$100,000) of coverage per participant accident.

5. The Tyrone Lazars Soccer Club shall require all coaches, assistant coaches, and managers to be certified through the National Youth Sports Coaches Associations (NYSCA), and require all coaches, assistant coaches, and managers to have proof of such certification when utilizing the Town of Tyrone facilities in their official capacity. The Tyrone Lazars Soccer Club shall also require all coaches, assistant coaches, and managers to comply with the rules and requirements of their governing organizations. The Town of Tyrone Recreation Department may request Proof of NYSCA Certification at any time.

- 6. The Tyrone Lazers Soccer Club will provide the Town of Tyrone Recreation Department with notice and location of all board meetings, including called or specially called meetings, and copies of minutes of all regular meetings, and all annual or specially called meetings of the officers, Board of Directors, or general membership within 30 days of each meeting. In addition, the Association shall provide to the Town copies of any newsletters or special correspondence to membership.
- 7. The Tyrone Lazers Soccer Club shall provide the Town of Tyrone, within three (3) calendar days a preliminary written record of any incidents during their activities involving any parent, coach, or official. This shall be followed by a written record within three (3) calendar days of resolution of, or action taken by, the Tyrone Lazers Soccer Club concerning such incidents.
- 8. The Tyrone Lazers Soccer Club shall put forth reasonable efforts to control the behavior of participants and spectators during each Tyrone Lazers Soccer Club event. The Tyrone Lazers Soccer Club agrees to exercise reasonable efforts to ensure that the behavior of the coaches, parents, officials, and youth is appropriate, and, to that end, the Tyrone Lazers Soccer Club agrees to distribute for each coach and each parent whose child participates in the soccer program a code of ethics for coaches and parents to follow. Additional copies may be posted online or at the recreational fields and facilities for reference.
- 9. The Tyrone Lazers Soccer Club agrees to indemnify and hold harmless the Town of Tyrone from any injuries of any kind to any person or damage to any property that occurs while attending or participating in Tyrone Lazers Soccer Club activities on the town's property, in the absence of a clear showing of negligence on the part of the Town.
- 10. To the extent permitted by law, The Town of Tyrone agrees to indemnify and hold harmless the Tyrone Lazers Soccer Club from and against any claim alleging damages that are based upon or attributable to a breach by the Town of any of its obligations set forth in this agreement.
- 11. The Tyrone Lazers Soccer Club IS REQUIRED TO CONDUCT BACKGROUND CHECKS FOR ALL COACHES, ASSISTANT COACHES, and MANAGERS INVOLVED WITH THE Tyrone Lazers Soccer Club. These background checks must be in accordance with the adopted Background Check Policy set by the Town of Tyrone and facilitated by the Town of Tyrone Recreation Department. The appropriate background check form will be provided to the Tyrone Lazers Soccer Club by the Town of Tyrone Recreational Department. Coaches, Assistant Coaches, and Managers may return the completed background check *form* directly to the Town of Tyrone Recreational Department. These background checks must include background information from other states and /or countries, as applicable. The results of these background checks shall be forwarded to the Tyrone Recreation Department after acceptance from the Tyrone Police Department. Background checks for any coach, *assistant* coach, or manager who has aged more than two years. The Town of Tyrone's staff reserves the right to monitor the background checks conducted by the Association. Audits shall be conducted with no advance notice and the Association shall be prepared to produce the requested information or documentation.

SCHEDULES

- 12. The Tyrone Lazers Soccer Club agrees to provide the Tyrone Recreation Department with a written general schedule of games and practice times prior to the first scheduled game or practice. Dual seasons (fall/spring) will require dual schedules. Schedules should list, at a minimum, fields/facilities, dates, and times. The Tyrone Lazers Soccer Club will also provide updates or changes to the original schedule. The Tyrone Lazers Soccer Club shall not schedule regular practices or games on any Wednesday unless prior arrangements have been made between the Association and the Town. The Recreation Department must

review the schedule (which must include all the times needed for games, practices, and field maintenance) before the Tyrone Lazars Soccer Club can use the fields. If the Tyrone Lazars Soccer Club opts to schedule and be responsible for travel teams, the schedules of these teams shall also be submitted to the Recreation Department. Once the Recreation *key* at *Trident* has approved the schedule, the Tyrone Lazars Soccer Club shall have exclusive use of the fields for all times listed on the approved schedule. The Tyrone Recreation Department shall have a minimum of five workdays to review the proposed schedule, but shall not unreasonably withhold approval of the schedule.

FACILITIES/SECURITY

13. The Tyrone Lazars Soccer Club agrees to regularly monitor all areas of the Facility being used to ensure that trash and litter are cleaned up after use. A cleanup/damage/security deposit of \$500 will be escrowed prior to the beginning of each season. If cleanup for each event is not completed within twenty-four (24) hours, the Town of Tyrone shall complete the cleanup of the facility and shall invoice the Tyrone Lazars Soccer Club for the cost of the cleanup. The cost of the cleanup shall be forty dollars (\$40.00) per hour required by the Town to complete the cleanup. Any unused portion of the security deposit will be credited toward the required deposit for the next season.

14. The Tyrone Lazars Soccer Club shall notify the Director of the Tyrone Recreation Department of any damage, vandalism, needed repairs, and/or safety issues at the Facility as soon as possible, but not later than the next working day. The Tyrone Recreational Department will determine the cause and cost to repair the damages and thereby notify the Tyrone Lazars Soccer Club of its findings. If any damage is determined to be caused as a result of Tyrone Lazars Soccer Club members' negligence or failure to comply with the Town's operational or security measures, the Tyrone Lazars Soccer Club shall reimburse the Town of Tyrone for all costs of repair due to this negligence or failure to comply with the Town's operational or security measures. A copy of the operational or security measures policy shall be provided by the Town.

15. The Tyrone Lazars Soccer Club is responsible for monitoring the *restrooms* during its *use* of the Facility. The Tyrone Lazars Soccer **Club** shall ensure that all restrooms are locked at the conclusion of each usage of the facility.

16. The Tyrone Lazars Soccer Club must contact proper enforcement authorities when violations have been noted concerning the use of any tobacco products, alcoholic beverages, and/or illegal drugs to be consumed on the grounds of the facility.

1.7. All vehicles *shall* be parked in designated parking spaces unless specifically authorized by the Recreation Department.

18. The Tyrone Lazars Soccer **Club** shall be responsible for lining their fields for play.

19. The Tyrone Lazars Soccer Club shall turn off all lights and lock the designated gates or doors at the conclusion of each night's activities. Any costs incurred because of this provision not being followed shall be assessed against the Tyrone Lazars Soccer Club.

20. The Tyrone Lazars Soccer Club shall not alter, add, delete, or improve the Fields/Facility without prior written consent of the Town of Tyrone, and the Town shall not unreasonably withhold approval of such Facility improvements to be performed and paid for by the Tyrone Lazars Soccer Club.

21. All tournaments and events other than regularly scheduled games shall be approved by the Recreation Department. To host such tournaments or events sponsored by organizations other than the

Tyrone Lazars Soccer Club, the Tyrone Lazars Soccer Club shall pay the Town of Tyrone a rental fee that shall be in accordance with a schedule of fees prepared in accordance with this contract by the Recreation Department.

22. All funds generated at tournaments will, to the extent possible, be earmarked for field maintenance and/or capital improvements to the same. If any tournament does not involve teams from the Tyrone Lazars Soccer Club, net proceeds will be equally divided between the Town of Tyrone and the Tyrone Lazars Soccer Club. Tyrone residents shall not be charged a parking *See* for tournament attendance.

23. If the Tyrone Lazars Soccer Club desires to serve food items, the **Tyrone** Lazars Soccer Club shall request the Fayette County Health Department to conduct an inspection of the concession stands at the Facility and shall explain the level of food service the Tyrone Lazars Soccer **Club** will be requesting. The Tyrone Lazars Soccer Club shall also provide the Town of Tyrone with documentation from the Health Department, as to the permit issued.

24. The Town of Tyrone and the Tyrone Lazars Soccer Club acknowledge that a comprehensive field maintenance program is required to preserve the life of the fields, reduce long-term capital expenditures, and ensure safe playing conditions. The Town of Tyrone will provide certain services in accordance with the available budget and human resources. In turn, the Tyrone Lazars Soccer **Club** will supplement this maintenance effort either with materials, funding, or other available resources at its disposal.

25. Within sixty (60) days prior to the signing of the 2026 agreement, key representatives of the Tyrone Lazars Soccer Club and the Town of Tyrone will meet to develop a joint maintenance program outlining frequencies, services, and which party will perform these functions. The Town of Tyrone and the Tyrone Lazars Soccer Club will coordinate to ensure compliance with the program.

26. The Town of Tyrone's insurance covers only the Town's buildings and fields. It is the responsibility of Tyrone Lazars Soccer Club to ensure any contents are stored in its concession stands, office, and storage buildings.

FINANCIAL

27. The Tyrone Lazars Soccer Club agrees to an annual flat fee of \$3,000.00 without revenue collection from the travel teams, or \$4,000.00 with the revenue collection from the travel teams. 50% of the fee is to be paid prior to the commencement of each season and the remaining 50% is to be paid prior to the start of the second season.

28. The following special provisions apply to the use of the Facility by the Association:

- (a) The Association will not schedule activities of any kind on October 2, 2026, and October 3, 2026.
- (b) During these same dates, the Town of Tyrone assumes all responsibility for the use of the Facility including the use of all restroom facilities except as provided below.
- (c) The Town of Tyrone will not permit the use of, nor assume responsibility, for concession or meeting facilities located in concession buildings by others.

29. Receipts and Disbursements: Tyrone Lazars Soccer Club shall properly maintain records, receipts, and disbursements of all funds for each season completed. The appropriate invoice or documentation shall support all disbursements.

30. Following the conclusion of this season, the entire storage area shall be cleared for the next season.

Should any organization choose to sell remaining concession products, this transaction shall take place prior to the beginning of the next season and must be reported with that season's receipts.

31. The Tyrone Lazars Soccer **Club** shall submit back-up documentation based on participant registration numbers. The Tyrone Lazars Soccer **Club** shall have all required documentation, such as the Association by-laws, player and coach registrations, field /player insurance, in and out-of-county player participation numbers and fees, background check forms, coach NYSCA certification, team rosters, game and practice schedules. Failure to have all documentation submitted to the Town one week prior to the opening day of the season will result in LOSS OF USE OF FACILITIES UNTIL IN COMPLIANCE WITH CONTRACT.

32. This agreement will be governed by and construed in accordance with the laws of the State of Georgia, USA, without giving effect to its conflicts of law principles.

33. This Agreement constitutes the entire understanding between the parties with respect to Tyrone Lazars Soccer Club's use of the Facility and supersedes all prior and contemporaneous negotiations, discussions, and understandings of the parties, whether written or oral, between the parties with respect to Tyrone Lazars Soccer Club's use of the Facility. No amendment or modification of this Agreement will be valid or binding on the parties unless made in writing and executed on behalf of each party by its duly authorized representative.

Signed and agreed upon this the
Signed and agreed upon this 16th day of April, 2026 by:

Tyrone Lazars Soccer Club, President

Eric Dial, Mayor



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: April 16, 2026

Agenda Item Type: Consent Agenda

Staff Contact: Kristie McClenny

STAFF REPORT

AGENDA ITEM:

Approval of Eagle Scout Service Project “Tyrone Inclusive Discovery Path” for Russell Emmanuel LaGrande, Troop 79

BACKGROUND:

Russell LaGrande has proposed an inclusive community service project to be completed at a Town of Tyrone Park located near the toddler playground and pollination garden. The proposed project consists of the construction of a sensory walkway and adjacent music activity area designed to provide an accessible, engaging experience for children and caregivers of varying abilities.

The project includes installation of a 24-inch-wide by 12-foot-long S-shaped walkway composed of individual 24-inch by 24-inch sensory tiles featuring varied textures. The walkway will be bordered and separated by brick or brick pavers to create clean edges, provide durable transitions, and ensure long-term stability. Textured materials may include elements such as outdoor wood slats, resin-set gravel or river rock, artificial turf, rubber safety tiles, and other tactile surfaces appropriate for outdoor use.

The walkway will lead directly to a mobile music wall measuring approximately 30 inches by 72 inches. The music wall will be mounted on locking wheels, staged on a concrete pad, and equipped with interactive components such as a xylophone, drums, cymbal, bells, and chimes to encourage creative play and sensory engagement.

In addition, two metal benches are proposed to be installed on either side of the walkway to provide seating for caregivers. The project will be completed at no cost to the Town, with coordination and oversight provided by Town staff as necessary and will comply with all applicable safety standards and codes.

Russell has indicated that the project will take 2-3 days to complete. The project is set to begin within 2 weeks of Council approval. Before the project begins, the area of installation will be flagged for utilities.

FUNDING:

No cost to the Town of Tyrone.

STAFF RECOMMENDATION:

Approve

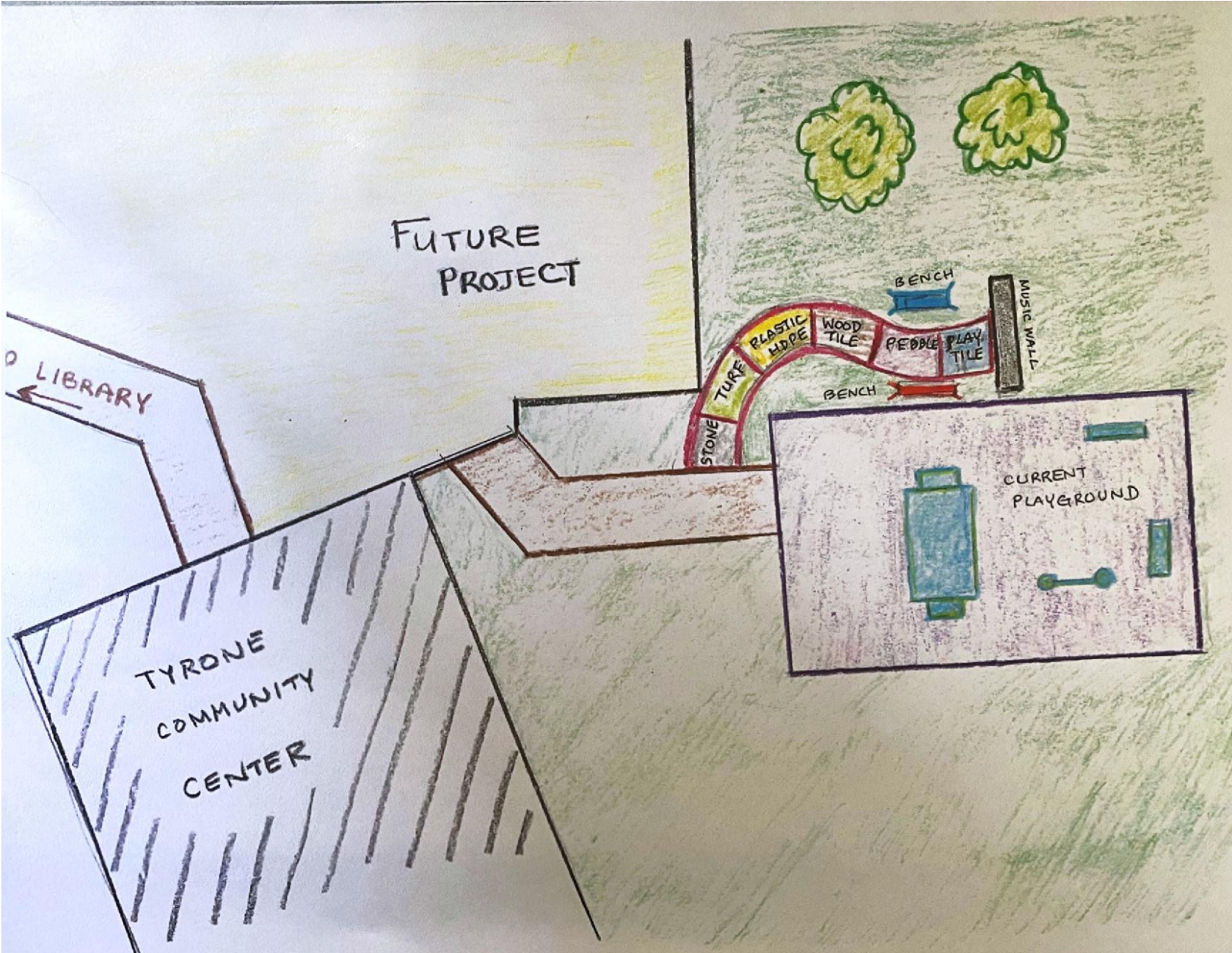
ATTACHMENTS:

Eagle Scout Service Project Proposal, email communication, birds eye view of installation, picture of design, and a hand drawn image of design.

PREVIOUS DISCUSSIONS:

None







Eagle Scout Service Project Proposal



Eagle Scout candidate's full legal name RUSSELL EMMANUEL LAGRANDE

Please give a name to your project Tyrone Inclusive Discovery Path

Instructions for Preparing Your Proposal

Meeting the Five Tests of an Acceptable Eagle Scout Service Project

Your proposal must be prepared first. It is an overview, but also the beginnings of planning. It must show your unit leader, unit committee, and council or district that your project can meet the following tests.

1. *It provides sufficient opportunity to meet the Eagle Scout service project requirement.* You must show that planning, development, and leadership will take place; and how the three factors will benefit a religious institution, a school, or your community.
2. *It appears to be feasible.* You must show the project is realistic for you to carry out.
3. *Safety issues will be addressed.* You must show you have an understanding of what must be done to guard against injury, and what will be done if someone gets hurt.
4. *Action steps for further detailed planning are included.* You must make a list of the key steps you will take to make sure your plan will have enough details so it can be carried out successfully.
5. *You are on the right track with a reasonable chance for a positive experience.*

When completing your proposal you only need enough detail to show a reviewer that you can meet the tests above. If showing that you meet the tests requires a lengthy and complicated proposal, your project might be more complex than necessary. Remember, the proposal is only the beginnings of planning. Most of your planning will come with the next step, preparation of your project plan.

If your project does not require materials or supplies, etc., simply mark those spaces "not applicable." As a reminder, do not begin any work, or raise any money, or obtain any materials, until your project proposal has been approved.

Consider also, that if you submit your proposal too close to your 18th birthday, it may not be approved in time to finish planning and executing the project.

Working with Your Project Beneficiary

On the last two pages of this workbook there is an information sheet called, "Navigating the Eagle Scout Service Project." This is for you to print and give to the religious institution, school, or community that will benefit from your efforts. You should do this as part of your first meeting with your beneficiary and use the sheet to help explain how the Eagle Scout service project works. Be sure to read it carefully so you can explain what it says.

"Navigating the Eagle Scout Service Project" will help you communicate a number of things to your beneficiary. For example, it provides thanks and congratulations for accepting the project; and it gives some background, discusses the requirements, and points out the responsibilities connected with approving your project proposal. It also explains that the beneficiary has the right to review, and also to require changes in your project plan.

Again, be sure to read carefully "Navigating the Eagle Scout Service Project" so you will have a full understanding of the role of your beneficiary.

Next Step: Your Project Plan

Once your proposal is approved, you are strongly encouraged to prepare your project plan using the form in this workbook. Doing so increases the likelihood your project will be approved at your Eagle Scout board of review. As you begin preparing it, you should meet with a project coach. Check with the person who handled the approval of your project proposal to learn how coaches are designated in your community.

Your designated coach can help you avoid the common pitfalls associated with Eagle Scout service projects and be a big part of your success. You may also want to talk to your unit leader. There may be adults in your troop who are experts in conducting the kind of project you are planning. It's ok for you to work with them as well. The more coaching you get, the better your results will be.

Beginning Work on Your Project

Once your proposal has been fully approved and you have finished your project planning, only then, may you begin work on your project.

Contact Information

Eagle Scout candidates should know who is involved, but contact information may be more important to unit leaders and others in case they want to talk to each other. While it is recognized that not all the information will be needed for every project, Scouts are expected to provide as much as reasonably possible. Approval representatives must understand, however, that doing so is not part of the service project requirement.

Eagle Scout Candidate

| | | | |
|--|--------------------|---------------------------------------|------------|
| Name: RUSSELL EMMANUEL LAGRANDE | | Birth date: 04/21/2010 | |
| Email Address: RussellLaGrande@gmail.com | | BSA PID number: 133198297 | |
| Address: 350 PEACEFUL WAY | City: FAYETTEVILLE | State: GA | Zip: 30214 |
| Preferred telephone(s): 678-704-1005 | | Life Board of Review date: 10/10/2024 | |

Current Unit Information

| | |
|---|------------------------------|
| Check One: <input checked="" type="radio"/> Troop <input type="radio"/> Crew <input type="radio"/> Ship | Unit Number: 79 |
| Name of District: FAYETTE | Name of Council: FLINT RIVER |

Unit Leader Check One: Scoutmaster Crew Advisor Skipper

| | | | |
|--|--------------------------------------|-----------|------------|
| Name: ANDREW TOERING | Preferred telephone(s): 404-441-9247 | | |
| Address: 126 SUMMIT WALK | City: PEACHTREE CITY | State: GA | Zip: 30269 |
| Email Address: andrewtoering@bellsouth.net | | | |

Unit Committee Chair

| | | | |
|---|--------------------------------------|-----------|------------|
| Name: CARISSA CAMPBELL | Preferred telephone(s): 770-862-0517 | | |
| Address: | City: TYRONE | State: GA | Zip: 30290 |
| Email Address: campbell.carissa@yahoo.com | | | |

Unit Advancement Coordinator

(if your unit has one)

| | | | |
|---|--------------------------------------|-----------|------------|
| Name: CAROLINE BROWN | Preferred telephone(s): 404-680-7966 | | |
| Address: | City: TYRONE | State: GA | Zip: 30290 |
| Email Address: Troop79Advancement@gmail.com | | | |

Project Beneficiary

(Name of religious institution, school or community)

| | | | |
|---|--------------------------------------|-----------|------------|
| Name: TOWN OF TYRONE, GEORGIA/ Parks & Rec Dept | Preferred telephone(s): 770-487-4694 | | |
| Address: 145 COMMERCE DRIVE | City: TYRONE | State: GA | Zip: 30290 |
| Email Address: lynda.owens@tyronega.gov | | | |

Project Beneficiary Representative

(Name of contact person for the project beneficiary)

| | | | |
|---|--|-----------|------------|
| Name: KRISTIE MCCLENNY/ LINDA OWEN | Preferred telephone(s): (770) 881-8295 | | |
| Address: 145 COMMERCE DR | City: TYRONE | State: GA | Zip: 30290 |
| Email Address: krista.mcclenny@tyronega.gov | | | |

Your Council Service Center

| | | | |
|--|--------------------------------------|-----------|------------|
| Contact Name: RACHEL MOODY | Preferred telephone(s): 770-227-4556 | | |
| Address: 1361 ZEBULON RD | City: GRIFFIN | State: GA | Zip: 30224 |
| Email Address: rachel.moody@scouting.org | | | |

Council or District Project Approval Representative

(Your unit leader, unit advancement coordinator, or council or district advancement chair may help you learn who this will be)

| | | | |
|-------------------------------------|--------------------------------------|-----------|------------|
| Name: UTE WHATLEY | Preferred telephone(s): 770-401-4752 | | |
| Address: 209 COLUMNS LANE | City: PEACHTREE CITY | State: GA | Zip: 30269 |
| Email Address: utewhatley@gmail.com | | | |

Project Coach

(Your council or district project approval representative may help you learn who this will be)

| | | | |
|------------------------------------|--------------------------------------|--------|------|
| Name: THOMAS SHEEHAN | Preferred telephone(s): 770-315-9378 | | |
| Address: | City: | State: | Zip: |
| Email Address: tsheehan@numail.org | | | |

Project Description and Benefit

Briefly describe your project

I will build an inclusive sensory walkway and music activity area at a Town of Tyrone park near the toddler playground and pollination garden.

The sensory path is made of six 24" x 24" sensory tiles (different textures), installed in a 24" wide x 12' long S-shaped walkway. The tiles will be surrounded and separated by brick or brick pavers to create a clean edge, stable transitions, and durability.

The path leads directly to a 30" x 72" mobile music wall mounted on locking wheels.
The wall is staged on a concrete pad.

Two metal benches will be installed/placed on either side of the walkway for caregivers.

Additional detail for Walkway:

- Wooden Slat Tile/ outdoor teak
- River rocks in concrete (or resin)
- Pea gravel in resin
- Grass (Artificial turf)
- Textured rubber mat/ Grooved HDPE or Plastic Texture Panel
- Playground mat/Rubber Safety Tile with Raised Pattern

Additional detail for Music wall:

- Xylophone
- 2 Drums and 1 Cymbal
- Bells
- PVC chimes

Include images on an additional document.

Tell how your project will be helpful to the beneficiary. Why is it needed?

This project creates an accessible sensory and music experience for toddlers and children with special needs. It adds a structured activity "destination" near the toddler area, supports inclusive play, encourages safe sensory exploration, and gives caregivers nearby seating for supervision. It also strengthens the park's family-friendly value and complements the pollination garden as a learning/play area.

When do you plan to begin carrying out your project?

When do you think your project will be completed?

Giving Leadership

Approximately how many people will be needed to help on your project?

Where will you recruit them (unit members, friends, neighbors, family, others)?

- Troop members and parents (main workforce)
- Family friends for extra labor (moving pavers, hauling base material)
- Town may provide 1 staff point-of-contact (not counted in the labor plan)

What do you think will be most difficult about leading them?

Keeping multiple teams working in the right sequence (base prep → leveling → pavers → tiles) while also maintaining safety around tools and preventing rushing that could create uneven surfaces or trip edges.

Materials

Materials are things that become part of the finished project, such as lumber, nails and paint.

What types of materials, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required. For example, for lumber, use basic dimensions such as 2x4 or 4x4.

- Walkway:
- 6 – 24" x 24" sensory tiles (6 textures: wooden slat tile, river rock, pea gravel, artificial turf, HDPE textured tile, Playground rubber tile)
 - Brick or brick pavers (approx. 120–150 depending on layout)
 - Crushed gravel base (approx. 1 cubic yard) • Leveling sand (approx. ¼ cubic yard) • Polymeric sand
 - Landscape fabric
 - Edge restraints (if required)
- Music Wall
- 24" x 54" marine plywood or HDPE panel
 - Pressure-treated 4x4 posts
 - 2x4 framing supports
 - Exterior screws & carriage bolts
 - Heavy-duty locking casters (4)
 - Xylophone set • Outdoor drum pads • Bell set • PVC pipes (varied lengths)
 - Exterior sealant
- Benches
- 2 commercial metal park benches
 - Concrete anchors (if required)

Supplies

Supplies are things you use up, such as food and refreshments, gasoline, masking tape, tarps, safety supplies and garbage bags.

What types of supplies, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required.

- Marking spray paint
- Stakes & string
- Gloves
- Safety glasses
- Ear protection
- Sunscreen
- Water coolers
- Trash bags
- Rags & wipes
- First aid kit
- Refreshments/ breakfast/ lunch

Tools

Include tools, and also equipment, that will be borrowed, rented, or purchased

What tools or equipment, if any, will you need? You do not need a detailed list, but you must show you have a reasonable idea of what is required.

- Shovels (6-8)
- Rakes (3)
- Wheelbarrows (3)
- Hand tampers (2)
- Plate compactor (1, adult operated)
- 2' levels (3)
- Long straightedge
- Rubber mallets
- Masonry saw or wet saw (adult use only)
- Hammer drill
- Socket wrench set
- Tape measures
- Brooms

Other Needs

Items that don't fit the above categories; for example, parking or postage, or services such as printing or pouring concrete, etc..

What other needs do you think you might encounter?

- Utility marking (call before digging / confirm with City)
- Temporary barriers/caution tape for public safety
- Signage: "Area Closed — Construction in Progress"

Permits and Permissions

Note that property owners should obtain and pay for permits.

Will permissions or permits (such as building permits) be required for your project? Who will obtain them? How long will it take?

Because this is on Town property, the Town of Tyrone will confirm permissions and utility clearance and advise if any permit is required. I will coordinate with the Parks and Recreation Town representative 2+ weeks before the build day.

Preliminary Cost Estimate

You do not need exact costs yet. Reviewers will just want to see if you can reasonably expect to raise enough money to cover an initial estimate of expenses. Include the value of donated materials, supplies, tools, and other items. It is not necessary to include the value of tools or other items that will be loaned at no cost. Note that if your project requires a fundraising application, you do not need to submit it with your proposal.

Enter your estimated expenses below
(include sales tax if applicable)

| | |
|--------------|-----------|
| Materials: | \$2500.00 |
| Supplies: | \$50.00 |
| Tools: | \$250.00 |
| Other: | \$200.00 |
| Total Costs: | \$3000.00 |

Fundraising: Explain how you will raise the money to pay for the total costs. If you intend to seek donations of actual materials, supplies, etc., then explain how you plan to do that, too.

The Town of Tyrone, as the project beneficiary, may provide some of the materials needed for the project. Additional materials or financial donations may be requested from friends, family members, local businesses, and community to help support the project. All funds and materials received will be used solely for the completion of the Eagle Scout service project. Any excess funds or unused materials will be given to the project beneficiary, the Town of Tyrone. If fundraising is conducted outside of the Scout's troop, family, or the beneficiary, the appropriate Eagle Scout Service Project Fundraising Application will be completed and approved as required.

Project Phases

Think of your project in terms of phases, and list what they might be. The first may be to prepare your project plan. Other phases might include fundraising, preparation, execution and reporting. You may have as many phases as you want, but it is not necessary to become overly complicated; brief, one line descriptions are sufficient. If you have more than 10 phases, attach a separate page with your continued phase list.

| | |
|----|---|
| 1 | Final measurements + layout plan + Town approval |
| 2 | Materials procurement and staging |
| 3 | Pre-build music wall (as much as possible before workday) |
| 4 | Workday: site prep → base → pavers → tiles → benches → music wall placement |
| 5 | Cleanup + beneficiary walkthrough |
| 6 | Report + photos + signatures |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

Logistics

How will you handle transportation of materials, supplies, tools, and helpers?

- Materials delivered to site early morning
- Parents provide transport for tools and volunteers
- Designate a staging zone away from playground foot traffic

Safety Issues

The Guide to Safe Scouting is an important resource in considering safety issues

Describe the hazards and safety concerns of which you and your helpers should be aware.

Read the '[Age Guidelines for Tool Usage](#)' at Scouting.org

- Potential hazards include:
- Digging hazards: underground utilities (coordinate with Town)
 - Lifting injuries from pavers and gravel
 - Trip hazards during excavation
 - Tool injuries (paver saw, compactor, hammer drill) — adult-operated
 - Heat exposure and dehydration
 - Trip hazards during construction (open excavation / uneven surfaces)

- Mitigation/ Safety procedures:
- Safety briefing before work begins
 - Adults operate power equipment only
 - PPE: Gloves and eye protection required
 - Hydration plan: Hydration breaks every hour
 - Marked construction work zone
 - First aid kit on site
 - Emergency contact numbers posted

Project Planning

You do not have to list every step, but it must be enough to show you have a reasonable idea of how to prepare your plan

List some action steps you will take to prepare your project plan. For example, "Complete a more detailed set of drawings."

- Confirm exact location + dimensions with Town
- Confirm whether benches are installed by you or placed by Town
- Confirm paver style and base depth the Town prefers
- Draw scaled layout and cutting plan for bricks/pavers
- Create workday schedule + team assignments
- Confirm tool availability (plate compactor, saw, drill)
- Prepare safety plan and emergency contacts
- Materials delivered by 1-2 days before build
- Staging area marked away from playground
- Volunteers arrive with signed permission forms
- Town representative notified before and after build

Caution: Using an Adobe or other PDF reader to insert a "signature" can cause this entire document's contents to be locked preventing future edits; make sure you save a copy if any signatures will be inserted digitally.

| | | | |
|---|--|---|--|
| Candidate's Promise* | | <i>Sign below before you seek the other approvals for your proposal</i> | |
| On my honor as a Scout, I have read this entire workbook, including the "Message to Scouts and Parents or Guardians" on page 4. I promise to be the leader of this project, and to do my best to carry it out for the maximum benefit to the religious institution, school, or community I have chose as beneficiary. | | | |
| Signed _____ | | Date _____ | |

* Remember: Do not begin any work on your project, or raise any money, or obtain any materials, until your project has been approved

| | | | |
|---|--|--|--|
| Unit Leader Approval* | | Unit Committee Approval* | |
| I have reviewed this proposal and discussed it with the candidate. I believe it provides impact worthy of an Eagle Scout service project, and will involve planning, development and leadership. I am comfortable the Scout understands what to do, and how to lead the effort. I will see that the project is monitored, and that adults or others present will not overshadow them. | | This Eagle Scout candidate is a Life Scout, and registered in our unit. I have reviewed this proposal, I am comfortable the project is feasible, and I will do everything I can see that our unit measures up to the level of support we have agreed to provide (if any). I certify that I have been authorized by our unit committee to provide its approval for this proposal. | |
| Signed _____ | | Signed _____ | |
| Date _____ | | Date _____ | |
| Name (Printed) _____ | | Name (Printed) _____ | |

| | | | |
|--|--|--|--|
| Beneficiary Approval* | | Council or District Approval | |
| This service project will provide significant benefit, and we will do all we can to see it through. We realize funding on our part is not required, but we have informed the Scout of the financial support (if any) to which we have agreed. We understand any fund raising the Scout conducts will be in our name and that funds left over will come to us if we are allowed to accept them. We will provide receipts to donors as required. | | I have read topics 9.0.2.0 through 9.0.2.15, regarding the Eagle Scout service project, in the <i>Guide to Advancement</i> , No. 33088. I agree on my honor to apply the procedures as written, and in compliance with the policy on "Unauthorized Changes to Advancement." Accordingly, I approve this proposal. I will encourage the candidate to prepare a project plan and share it with the designated project coach. | |
| Our Eagle Candidate has provided us a copy of "Navigating the Eagle Scout Service Project, Information for Project Beneficiaries." Yes _____ No _____ | | | |
| Signed _____ | | Signed _____ | |
| Date _____ | | Date _____ | |
| Name (Printed) _____ | | Name (Printed) _____ | |

* While it makes sense to obtain approvals in the order they appear, there shall be no required sequence for the order of obtaining those approvals marked with an asterisk (*). Council or district approval, however, must come after the others.



COUNCIL AGENDA ITEM COVER SHEET
Meeting Type: Council - Regular
Meeting Date: April 16, 2026
Agenda Item Type: New Business
Staff Contact: Brandon Perkins, Town Manager

STAFF REPORT

AGENDA ITEM:

Approval of an updated lease agreement with WOW! Internet, Cable, and Phone for its facility located at 145 Commerce Drive.

BACKGROUND:

The Town and WOW! Internet have maintained a longstanding lease agreement under which WOW! leases a small portion of Town property at 145 Commerce Drive to house equipment critical to its operations. As part of this agreement, WOW! provides internet service to several Town facilities, including Town Hall, the Police Department, the Recreation Department, and the 881 facility (Museum).

With the completion of the new Public Works building at Handley Park and the new stage and pavilion at Shamrock Park, the Town now requires internet service at these additional locations. To facilitate the expansion of service to these facilities, WOW! has requested an updated agreement.

FUNDING:

None required.

STAFF RECOMMENDATION:

Staff recommends approval of the updated agreement.

ATTACHMENTS:

Updated agreement.

PREVIOUS DISCUSSIONS:

None.

LEASE AGREEMENT

STATE OF GEORGIA COUNTY OF FAYETTE

LEASE AGREEMENT

THIS AGREEMENT, made this 1st day of February, 2026, by and between **THE TOWN OF TYRONE, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter referred to as "**Landlord**") and HC CABLE OPCO, LLC, d/b/a WOW! Internet, Cable and Phone ("**WOW!**"), a Delaware limited liability company (hereinafter referred to as "**Tenant**").

WITNESSETH

WHEREAS, Landlord is the owner of the property located at 145 Commerce Drive, Tyrone, Georgia 30290 (the "Premises"); and **WHEREAS**, Tenant is engaged in offering telecommunications, internet, and cable services and requires a facility to offer such services to the citizens of Landlord; **NOW THEREFORE**, the parties hereto mutually covenant and agree as follows:

1. PURPOSE

The Premises shall be used for providing telecommunications, internet, and cable services to the general public and related purposes. The Premises shall not be used for illegal purposes, nuisances, or in any manner that increases the rate of insurance on the Premises.

2. DELIVERY AND TERM

Landlord rents to Tenant, and Tenant rents from Landlord, the Premises for a term of Five (5) years, beginning on the 1st day of February, 2026, and ending on the last day of January, 2031, at midnight.

3. RENT & MUNICIPAL SERVICES

- **Annual Rent:** Tenant agrees to pay Landlord an annual rental of ten dollars (\$10.00). Said rental shall be payable on May 1st of each year to the Town Manager at 881 Senoia Road, Tyrone, Georgia 30290.
- **Complimentary Municipal Services:** In addition to the rent listed above, Tenant agrees to provide cable and internet services at no charge to Landlord at the following locations:
 - **Municipal Complex (Account 331814902 – 950 Senoia Rd, Tyrone, GA 30290):** 100 Mbps DIA and 100 Mbps Ethernet.

- **Roger Spencer Building (Account 330256201 – 145 Commerce Dr, Tyrone, GA 30290):** 50 Mbps DIA.
 - **Museum/ Community Center (Account 329949701 – 881 Senoia Rd, Tyrone, GA 30290):** 100 Mbps DIA and 100 Mbps Ethernet.
 - **945 Senoia Road (Account 329949801 – 945 Senoia Rd, Tyrone, GA 30290):** 100 Mbps Ethernet.
 - **Shamrock Park Pavilion (Opp 1104085 – 951 Senoia Rd, Tyrone, GA 30290):** New Service Location. Fiber Flex 1000.
 - **Handley Park Public Works Facility (Opp 1104105 – 100 Handley Rd, Tyrone, GA 30290):** New Service Location. Fiber Flex 1000.
- **Improvements:** At the termination of this Lease, all improvements by Tenant shall enure to the benefit of Landlord without required compensation to Tenant.

4. RENEWAL TERM

- **Options:** Tenant shall have the option to renew this lease under the same terms and conditions for three (3) terms of five (5) years each.
- **Consideration:** Tenant shall pay ten dollars (\$10.00) per option term for these renewal options.
- **Notice:** Tenant shall provide Landlord with written notice of the intention to renew at least sixty (60) days prior to the expiration of the existing term.

5. MAINTENANCE AND INSURANCE

- **Repairs:** Tenant shall make necessary repairs to maintain the Premises in good order.
- **Liability Insurance:** Tenant shall provide liability insurance of at least One Million Dollars (\$1,000,000.00) naming Landlord as an indemnified party.
- **Casualty Insurance:** Tenant shall keep the Premises insured against fire and extended coverage perils.

6. GOVERNING LAW

This Agreement shall be governed by and construed under the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

LANDLORD: TOWN OF TYRONE

By: _____

Name: _____

Title: _____

TENANT: WideOpenWest Georgia, LLC.

By: _____

Name: _____

Title: _____