



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

950 Senoia Road, Tyrone, GA 30290

Eric Dial, Mayor
Gloria Furr, Mayor Pro Tem, Post 4

Jessica Whelan, Post 1
Dia Hunter, Post 2
Billy Campbell, Post 3

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

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

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

1. Approval of the October 2, 2025 minutes.
2. Approval to designate Town assets as surplus property.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

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

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

IX. OLD BUSINESS

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

X. NEW BUSINESS

- XI. PUBLIC COMMENTS:** *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

**TYRONE TOWN COUNCIL
MEETING
MINUTES
October 02, 2025 at 7:00 PM**

Eric Dial, Mayor
Gloria Furr, Mayor Pro Tem, Post 4

Jessica Whelan, Post 1
Dia Hunter, Post 2
Billy Campbell, Post 3

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

Also present:
Sandy Beach, Finance Manager
Randy Mundy, Police Chief
Philip Nelson, Major
Eric DeLoose, Captain
Lieutenant, Charles Clark

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.*

Mr. Derrious Lowe, who lives on Wynfield Drive, spoke regarding his concern that his neighbor was running a boarding house. He stated that the police were called due to loud music. The garage was full of trash, and residents were in and out at all hours. The residents also had dogs that were unleashed. It was unfortunate, and he was worried for his family and the neighbor's safety. He asked Council to do something about it. We want a safe neighborhood. Mayor Dial asked Mr. Lowe for the address. Mr. Lowe stated that it was 108 Wynfield Drive.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If*

discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approval of the September 18, 2025, minutes.
2. Approval of the Amusement Masters agreement to provide festivities for the Founders Day Festival on October 4, 2025, in the amount of \$32,295.50.
3. Approval of a contract with Pony Perfect Party for ponies and petting zoo for Founders Day, October 4, 2025, for \$1,525.00.
4. Approval of Ortman Ventures LLC's Stormwater Management Operations and Maintenance Agreement (for 120 St. Stephens Court) with the Town of Tyrone subject to receipt of missing documents prepared to staff's satisfaction.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

5. Consideration to Award the 881 Senoia Road – Plumbing Improvements for the Recreation facility, project PW-2024-04 to Action Plumbing in the amount of \$14,980 Scott Langford, PE Public Works Director & Town Engineer

Mr. Langford gave the history of the project. 881 Senoia Road was the administration offices, the museum occupied the front section, while staff moved to the new facility. In 2022, there were talks of expanding recreation to the back half, then the pipes burst, causing damage. In 2024, repairs and remodeling began. The next phase was plumbing improvements. He added that funding was coming from the General Fund, Insurance Funds, and the 2017 SPLOST fund. The total cost of the entire project should be approximately \$200,000. He recommended approval.

Council Member Campbell asked what the plumbing portion included. Mr. Langford stated that it included sinks, toilets, and water fountains. Mr. Campbell asked for an approximate completion date. Mr. Langford stated that the project should be completed by January. Council Member Hunter asked what preventative measures were being taken to protect the pipes. Mr. Langford shared that PEX piping would be used.

A motion was made to award the 881 Senoia Road plumbing improvements for the Recreation facility project PW-2024-04 to Action Plumbing for \$14,980.

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

6. Consideration to approve a contract revision with Keck and Wood regarding scope of services. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet shared that in May, Council approved an agreement with Keck and Wood, Inc. for engineering plan review services. Excluded but intended were on-site inspections and reviews of landscape plans. He added that the services were needed for two upcoming major projects, one on Highway 74, the other, a residential development behind town hall. He stated that the cost of services outlined in the agreement would remain unchanged.

A motion was made to approve a contract revision with Keck and Wood regarding the scope of services.

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

7. Consideration to approve Change Order Request 1 for PW-2024-30, Shamrock Park Pavilion Project regarding the contracted time of substantial completion. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that due to rain and a major delay from a third-party timber vendor, staff requested that Southtree prepare a change order to officially adjust the project completion time from October 1st to October 31st. He added that this was out of Southtree's control and that they had communicated very well with the town. Due to the abundance of rain, Southtree has added additional rock for better stabilization.

Council Member Campbell asked if there was a penalty involved if they did not complete on time. Mr. Trocquet stated that the contract did not have specified liquidated damages for not completing on time. Mr. Davenport clarified that these were not penalties for liquidated damages. The agreement could be to accept an amount of money per day as liquidated damages, but it was not a penalty. Council Member Whelan inquired if the timber was now in place. Mr. Trocquet stated that all of the treated timbers arrived along with the custom-made brackets, and all were inspected.

A motion was made to approve change order request 1 for PW-2024-30 the Shamrock Pavilion Project, regarding the contracted time of substantial completion to include a completion date of October 31, 2025.

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

X. NEW BUSINESS

8. Consideration to award Engineering Services for project PW-2022-14 the Handley Park Public Works Building Electrical Design to Goodwyn Mills Cawood, LLC for the amount not to exceed \$5,000. **Scott Langford, PE Public Works Director and Town Engineer**

Mr. Langford stated that electrical design services were required for the Handley Park Public Works building. When the construction was completed, the electrical work could begin. Funding would come from the General Fund. He recommended approval.

Council Member Furr asked if the \$5,000 was budgeted. Mr. Trocquet stated that it was. Mr. Perkins stated that it was part of the overall budget; however, each portion of staff was coming to Council for approval. Mr. Langford added that the fuel tank could be the last portion of the project. Council Member Campbell asked if the overall cost included the electrical work for the building. Mr. Langford shared that the cost was included; however, staff would come to Council for approval of the electrical bid.

A motion was made to award engineering services for project PW-2022-14 the Handley Park Public Works Building Electrical Design to Goodwyn Mills Cawood, LLC for an amount not to exceed \$5,000.

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

9. Consideration of a request from AMWaste to implement a rate increase based on the Consumer Price Index. - Brandon Perkins, Town Manager

Mr. Perkins shared that, under the AMWaste contract with the Town, AMWaste could request an annual rate increase by October 1st, according to the rate of inflation by the Department of Labor's Consumer Price Index. This year's increase would be 6.3%. He gave the example of a resident having one can; the cost would increase from \$65.85 to \$70. He also gave examples of surrounding cities and their rates. Newnan's AMWaste prices were \$102.12 per quarter, Fairburn was \$86.52, and Peachtree City was \$72 through GFL. Mr. Perkins stated that if approved, the increase would begin in January.

A motion was made to approve the AMWaste rate increase based on the Consumer Price Index of 6.3% from \$65.85 to \$70 per quarter.

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

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

Mr. Eddie Davis, who lives on Brunswick Drive, shared that he and many Southampton residents came out tonight in support of their neighbor with the boarding house next door. If the home was a tourist accommodation home, it was required to adhere to

certain regulations, such as permits, occupational tax, health, and safety. Through the visibility of the garage, it looked as though the owner was a hoarder. He added that this was a serious issue, our kids are walking on our sidewalks, and they have people coming and going; this is a serious safety issue.

Ms. Troy Thompson, who lives on Keswick Manor Drive, also spoke regarding the boarding house. She shared that there was a call to the town regarding the home, and there were many other code violations before. She asked that Council move up their request to a top priority. This was a serious crisis that needed action. What if it were next door to you?

XII. STAFF COMMENTS

Police Chief Randy Mundy announced that, following the retirement celebration of Major Van Brock after 40 years of service to the town, there were three promotions within the department. He reintroduced the officers with their new ranks. Major Philip Nelson, Captain Eric DeLoose, and Lieutenant Charles Clark. Council offered congratulations. He added that on the 15th of the month, they were going to assess and promote two Sergeants within the department. Interviews were also conducted for additional officers.

Ms. Baker announced advanced voting for the November 4th election. It would be from October 14-31, 9:00 am to 5:00 pm, with two Saturdays, October 18th and 25th, at the same time. Advanced voting would be held at Town Hall, 950 Senoia Road, and Election Day would be held at the Tyrone Library, 143 Commerce Drive.

Mr. Trocquet announced that a rezoning public hearing was held at the Planning Commission meeting in September and would be heard by Council on October 16th for 285 Briarwood Road. The petitioner was requesting that the property be rezoned from AR(Agricultural Residential) to R-18 (Single Family Residential).

Mr. Perkins announced that the public tax rate public hearings were coming up. The dates were October 16th at 7:00 pm, October 21st at 9:00 am, and October 23rd at 6:00 pm; the millage adoption would be on the 23rd at 6:30 pm. All would be held at 950 Senoia Road, Town Hall.

Mr. Perkins asked for Council's opinions on the removal of the evergreen tree at Veterans Park. Everyone agreed that it should be removed. Council Member Hunter asked that it be replaced. Ms. Beach said that there was funding available in the Tree Fund. Mr. Perkins stated that he would come back to Council after the removal for replacement options.

Mr. Perkins announced that the annual Founders Day celebrations would begin tomorrow night with a car show, a surprise guest, food trucks, and Action Wrestling. Saturday's festivities begin at 8:00 am with a 5K, followed by the parade at noon and the festival at 12:30 pm, followed by fireworks at dusk. He reminded everyone of the road closures due to the 5K and parade.

XIII. COUNCIL COMMENTS

Council Member Campbell asked Mr. Trocquet if there were any updates on the Senoia Road mobile home park.

Mr. Trocquet shared that the new owners had commissioned Level 3 soil samples and cleaned the park quite a bit. The last he heard from the owners was about a month ago. He understood that they were still planning on a complete redesign of the park, but no official plan has been submitted.

Council Member Campbell inquired about the emergency at Shamrock Industrial Park. Mr. Trocquet shared that the Cresswind HOA was in favor. There was a clerical error that needed to be changed, then signed. Following approval, the project would go out for bid.

Council Member Whelan inquired about the status of the roundabout. Mr. Langford stated that he did a proof roll today, and Comcast was installing conduits for the relocation of their property. Atlanta Gas & Light were the most difficult lines to move, and staff was waiting for them to come out. After that, pavement could begin on Palmetto Road to reroute traffic. Mayor Dial asked Mr. Langford to educate everyone on the multi-use cart path route from Arrowood Road to Wynfield Road. Mr. Langford briefed everyone and added that he would be available after the meeting to indicate on a map for those interested.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.

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

The meeting adjourned at 7:46 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: October 16, 2025

Agenda Item Type: Consent Agenda

Staff Contact: Scott Langford

STAFF REPORT

AGENDA ITEM:

Consideration to designate various Town assests as surplus property.

BACKGROUND:

The assests listed on the attached log have reach their services life and are no longer of use or value to the Town. Per the Town's policy and practice, these items should be designated as surplus and disposed of properly. Items that are broken or in general repair will be transported to the landfill.

FUNDING:

N/A

STAFF RECOMMENDATION:

Staff recommends designation of these assests as surplus property so that they can be properly disposed of.

ATTACHMENTS:

Surplus log

PREVIOUS DISCUSSIONS:

None

Old PD Surplus List

Location 945 Senoia Road

10/6/2025

<u>Item #</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Picture Number</u>
1	4'x6' Office Table - wood	1	1
2	2'x3' Metal cabinet	1	2
3	2'x2' Metal file cabinet	1	3
4	Shreder	1	4
5	4 drawer metal file cabinet	1	5
6	4 shelf Bookcase - wood	1	6
7	2 drawer wood file cabinet	1	7
8	3'x7' wood desk	1	8
9	wood cubical for mail	1	9
10	3'x6' wood desk	1	10
11	2 drawer wood file cabinet	1	11
12	wall clock	1	12
13	2'x7' plastic table	1	13
14	3'x7' L-Shape wood desk	1	14
15	4 drawer metal file cabinet	1	15
16	IV post with hooks	1	16
17	3'x7' wood desk	1	17
18	2'x7' plastic table	1	18
19	3'x7' wood desk	1	19
20	5 drawer metal file cabinet	1	20
21	5 drawer metal file cabinet	1	21
22	4 drawer metal file cabinet	1	22
23	metal bed frame - twin size (2 Total)	2	23
24-A	4'L x5H' metal shelves	1	24-A
24-B	8' board with bike hooks	1	24-B
25	4' wood light box (2 total)	2	25
26	2'x2'x2' wood box	1	26
27	2 drawer metal file cabinet	1	27
28	4'L x5H' metal shelves (3 total)	3	28
29	4 drawer metal file cabinet & Christmas tree	1	29
30	3 ASR cushions	1	30
31	sump pump, controller, alarm, & battery	3	31
32	coated wire shelf (3 total)	1	32
33	4 drawer metal file cabinet	1	33
34	3 drawer metal file cabinet	1	34
35	5 drawer metal file cabinet	1	35
36	3'x6' wood desk	1	36
37	3.5'X6' wood desk	1	37
38	4 drawer metal file cabinet	1	38

39	2'x6' wood desk	1	39
40	Stack-On metal gun safe w/ key	1	40
41	3'x2' rolling table	1	41
42	Office rolling desk chairs - 11 total	11	42
43	Metal padded chairs - 28 total	28	43
44	Wood office chairs - 7 total	7	44

PICTURE 1



PICTURE 2

Section VI, Item 2.



PICTURE 3



PICTURE 4

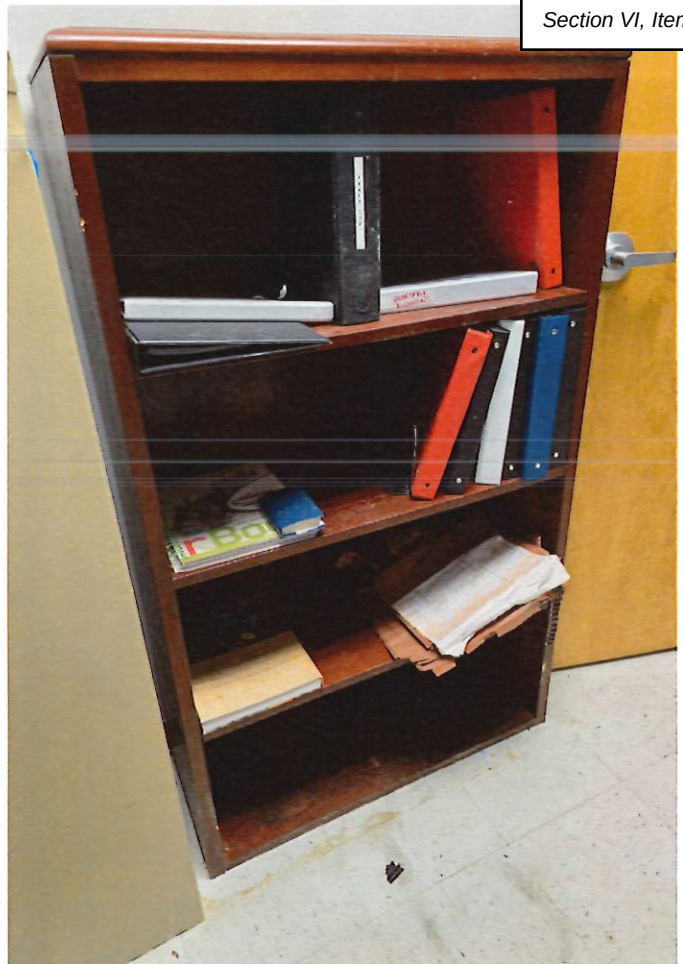


PIC 5

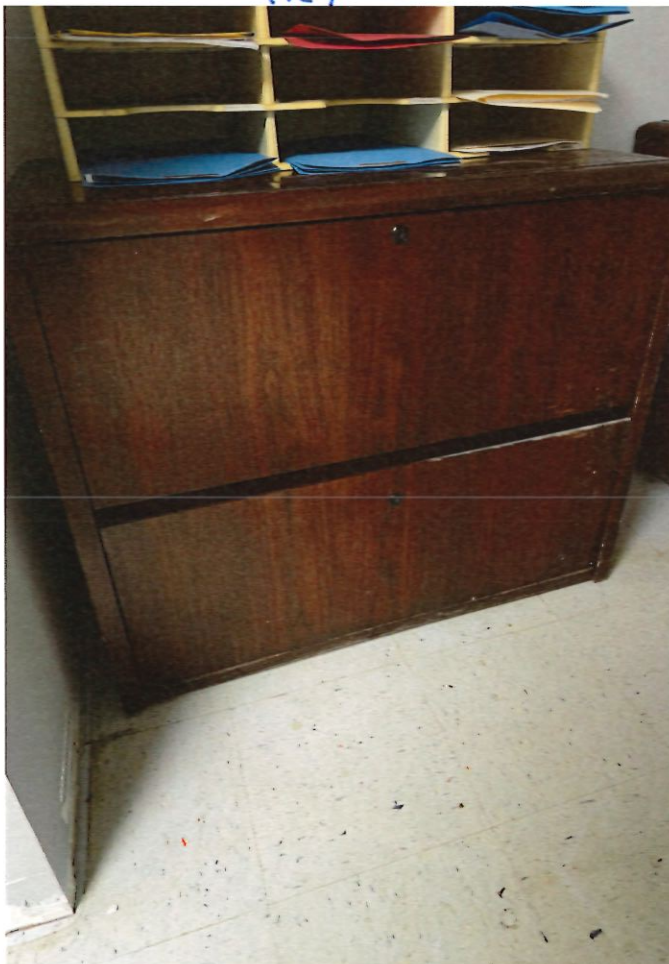


PIC 6

Section VI, Item 2.



PIC 7



PIC 8



PIC 9



PIC 10

Section VI, Item 2.



PIC 11



PIC 12



PIC 13



PIC 14

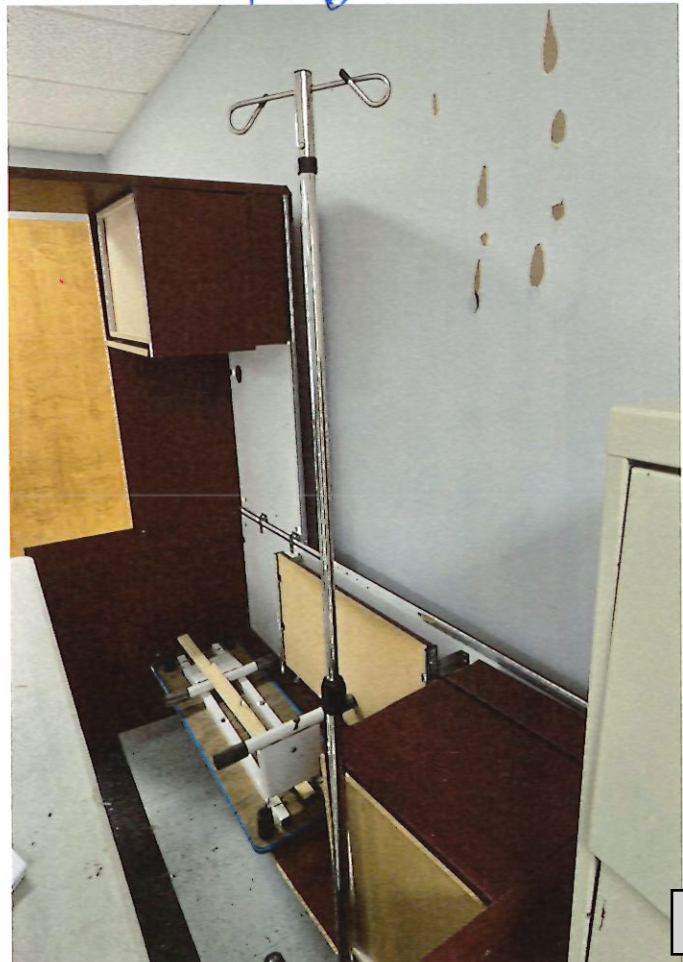


Section VI, Item 2.

PIC 15



PIC 16



Pic 17



Pic 18



Section VI, Item 2.

Pic 19



Pic 20



Pic 21



Pic 22



Section VI, Item 2.

Pic 23



Pic 24 A



REAR Pic 24 B



Pic 25



Section VI, Item 2.

Pic 26



Pic 27



Pic 28



Pic 29

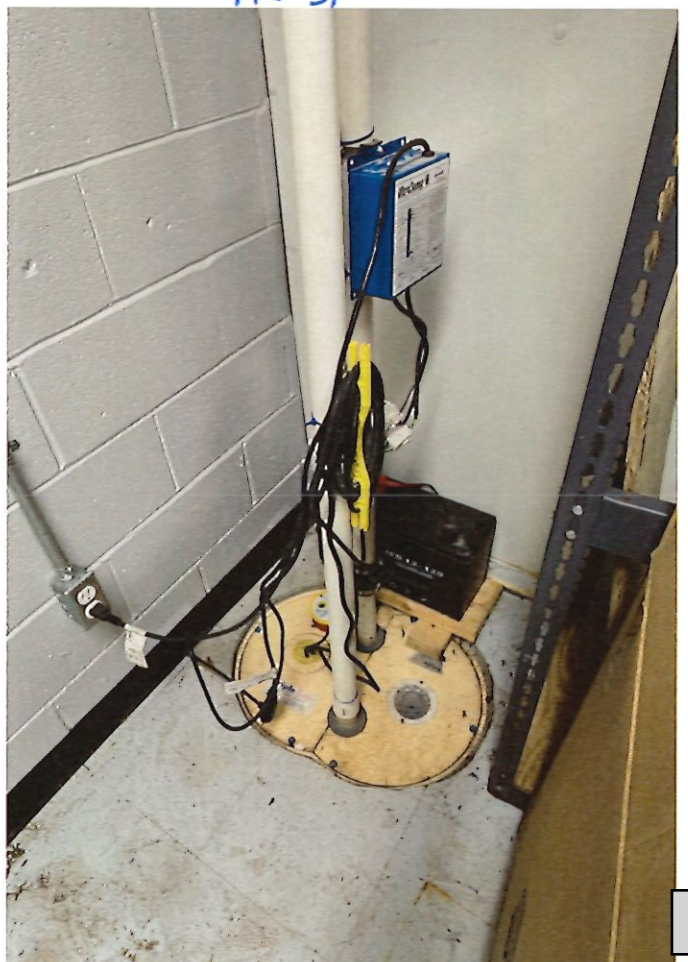
Section VI, Item 2.



Pic 30



Pic 31



Pic 32



Pic 33



Section VI, Item 2.

Pic 34



Pic 35



PIC 36



PIC 37



Section VI, Item 2.

PIC 38



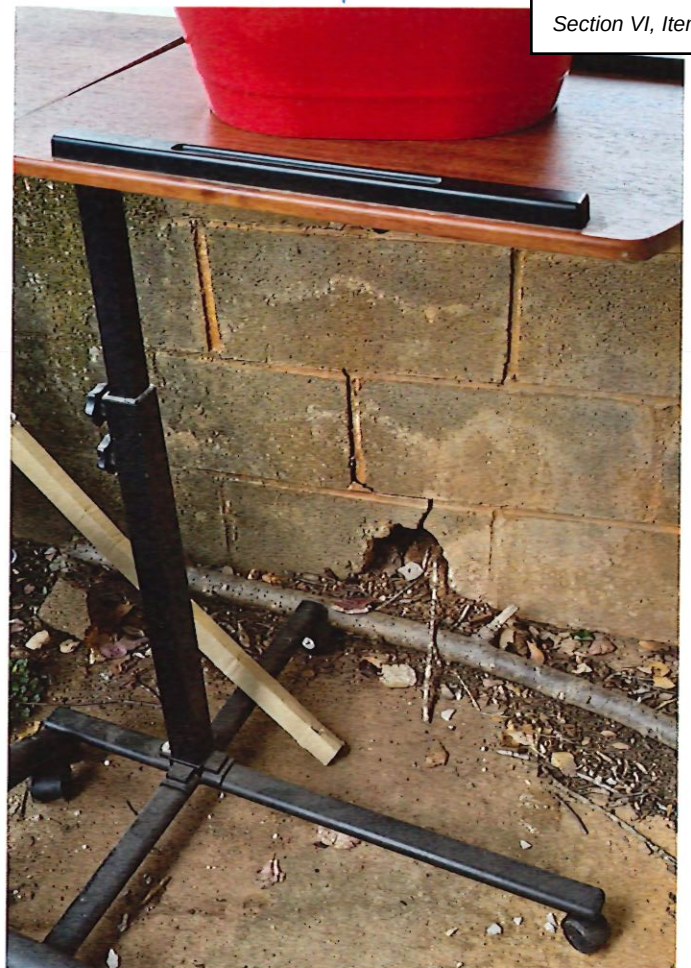
PIC 39



Pic 40



Pic 41



Section VI, Item 2.

Pic 42



43



Pic 44



Repeat of 43

Section VI, Item 2.



Metal Padded Chairs



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: October 16, 2025

Agenda Item Type: Public Hearing

Staff Contact: Brandon Perkins

STAFF REPORT

AGENDA ITEM:

First Public Hearing for the Proposed 2025 Millage Rate to Remain at 2.889

BACKGROUND:

Each year a millage rate must be set to calculate the Town of Tyrone's share of property taxes which are used for General Fund expenditures that year. This public hearing is to review the proposed 2025 millage rate.

FUNDING:

The proposed 2.889 millage rate is estimated to provide revenue for approximately 16% of the budgeted General Fund expenses for the 2025/2026 fiscal year. If the millage rate stays the same, it should result in approximately \$37,381 more than last year which is a 1.86% increase.

STAFF RECOMMENDATION:

Staff recommends keeping the millage rate at 2.889, which would be the 18th year at this rate. The vote to adopt the millage rate will take place at a special called meeting at 6:30 pm on October 23th.

ATTACHMENTS:

Property Tax Press Release

Notice of Property Tax Increase Advertisement

Current 2025 Property Tax Digest and 5 Year History of Levy

Twenty Year History of the Town of Tyrone's Millage Rate and Related Tax Information

PREVIOUS DISCUSSIONS:

None

NOTICE OF PROPERTY TAX INCREASE

The Mayor and Council for the Town of Tyrone, Georgia have tentatively adopted a millage rate which will require an increase in property taxes by 1.86% percent in 2025.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Tyrone Municipal Complex, 950 Senoia Road, Tyrone, Georgia 30290 on October 16, 2025 at 7:00 pm.

The times and places of additional public hearings are at the Tyrone Municipal Complex, 950 Senoia Road, Tyrone, Georgia 30290 on October 21, 2025 at 9:00 am, and October 23, 2025 at 6:00 pm. Final adoption will be held at a special called Council meeting on October 23, 2025 at 6:30 pm.

This tentative increase will result in a millage rate of 2.889 mills, an increase of .063 mills. Without this tentative tax increase, the millage rate will be no more than 2.826 mills. The proposed tax increase for a home with a fair market value of \$525,000 is approximately \$13.10 and the proposed tax increase for non-homestead property with a fair market value of \$425,000 is approximately \$10.71.

CURRENT 2025 PROPERTY TAX DIGEST AND 5-YEAR HISTORY OF LEVY

TOWN OF TYRONE	2020	2021	2022	2023	2024	2025
REAL & PERSONAL	489,201,170	521,129,376	601,796,842	662,874,823	714,767,510	760,681,785
MOTOR VEHICLE	5,196,310	4,202,760	3,851,020	3,646,170	3,236,200	2,998,310
MOBILE HOMES	50,553	48,793	48,673	48,673	133,440	175,424
TIMBER - 100%	0	0	0	0	0	0
HEAVY DUTY EQUIPMENT	69,573	25,165	19,709	5,542	94,430	69,974
GROSS DIGEST	494,517,606	525,406,094	605,716,244	666,575,208	718,231,580	763,925,493
LESS M&O EXEMPTIONS	17,765,461	16,309,132	15,238,612	20,519,144	21,721,873	54,476,772
NET M&O DIGEST	476,752,145	509,096,962	590,477,632	646,056,064	696,509,707	709,448,721
GROSS M&O MILLAGE	5.700	5.619	5.426	5.515	5.558	5.715
LESS ROLLBACKS	2.811	2.730	2.537	2.626	2.669	2.826
NET M&O MILLAGE	2.889	2.889	2.889	2.889	2.889	2.889
NET TAXES LEVIED	1,377,337	1,470,781	1,705,890	1,866,456	2,012,217	2,049,597
NET TAXES \$ INCREASE	80,781	93,444	235,109	160,566	145,761	37,381
NET TAXES % INCREASE	6.23%	6.78%	15.99%	9.41%	7.81%	1.86%

Twenty Year History

Town of Tyrone	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REAL & PERSONAL	317,605,158	359,465,909	380,388,266	389,213,077	359,390,594	342,593,921	300,954,772	292,520,852	302,866,477	345,180,477	358,012,154	401,305,025	418,311,166	452,963,631	489,201,170	521,129,376	601,796,842	662,874,823	714,767,510	760,681,785
MOTOR VEHICLES	18,998,860	21,612,650	26,572,700	28,320,430	23,713,820	22,890,930	24,091,440	26,166,660	21,772,240	16,107,340	12,518,760	9,398,150	7,330,290	6,079,500	5,196,310	4,202,760	3,851,020	3,646,170	3,236,200	2,988,310
MOBILE HOMES	83,045	93,164	89,863	79,057	72,680	70,223	63,833	62,553	62,553	61,233	59,353	55,233	55,233	50,553	50,553	48,793	48,673	48,673	133,440	175,424
TIMBER - 100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HEAVY DUTY EQUIPMENT	217,211	328,534	105,428	6,923	0	0	3,055	34,074	36,756	22,716	20,786	18,708	61,875	22,595	69,573	25,165	19,709	5,542	94,430	69,974
GROSS DIGEST	336,904,274	381,500,257	407,156,257	417,619,487	383,177,094	365,555,074	325,113,100	318,878,438	324,738,026	361,371,766	370,611,053	410,777,116	425,758,564	459,116,279	494,517,606	525,406,094	605,716,244	666,575,208	718,231,580	763,925,493
LESS M&O EXEMPTIONS	4,868,066	6,031,957	6,890,139	7,265,574	8,180,427	9,515,989	8,407,210	5,192,403	6,126,703	7,152,458	6,176,400	6,901,127	8,450,886	10,325,661	17,765,461	16,309,132	15,238,612	20,519,144	21,721,873	54,476,772
NET M&O DIGEST	332,036,208	375,468,300	400,266,118	410,353,913	374,996,667	356,039,085	316,705,890	313,686,035	318,611,323	354,219,308	364,434,653	403,875,989	417,307,678	448,790,618	476,752,145	509,096,962	590,477,632	646,056,064	696,509,707	709,448,721
GROSS M&O MILLAGE	5.610	5.704	5.092	4.883	6.02	5.93	5.529	5.5	5.525	5.915	5.704	5.532	5.739	5.647	5.700	5.619	5.426	5.515	5.558	5.715
LESS ROLLBACKS	2.710	2.804	2.203	1.994	3.131	3.041	2.64	2.611	2.636	3.026	2.815	2.643	2.85	2.758	2.811	2.730	2.537	2.626	2.669	2.826
NET M&O MILLAGE	2.900	2.900	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889
NET TAXES LEVIED	962,905	1,088,858	1,156,369	1,185,512	1,083,365	1,028,597	914,963	906,239	920,468	1,023,340	1,052,852	1,166,798	1,205,602	1,296,556	1,377,337	1,470,781	1,705,890	1,866,456	2,012,217	2,049,597
NET TAXES \$ INCREASE	157,269	125,953	67,511	29,143	(102,147)	(54,768)	(113,634)	(8,724)	14,229	102,872	29,512	113,946	38,804	90,954	80,781	93,444	235,109	160,566	145,761	37,381
NET TAXES % INCREASE	19.52%	13.08%	6.20%	2.52%	-8.62%	-5.06%	-11.05%	-1.00%	1.80%	10.02%	2.88%	10.82%	3.33%	7.54%	6.23%	6.78%	15.99%	9.41%	7.81%	1.86%
ACTUAL REVENUE COLLECTED:																				
REAL PERSONAL PROPERTY	902,019	1,001,591	1,051,617	1,127,505	1,024,935	973,099	841,008	835,362	865,960	969,665	1,015,332	1,119,122	1,170,181	1,256,801	1,355,619	1,453,383	1,687,872	1,463,589	1,979,363	
RAILROAD EQUIP CAR TAX											508.33	619.55	677.61	697.20	714.19	734.85	0.00	787.84	863	
MOTOR VEHICLE TAX & TAVT	66,133	72,334	70,143	64,942	66,513	71,887	133,125	258,542	229,211	199,278	163,474	196,576	225,590	259,888	374,629	420,962	433,836	475,761	477,600	
	968,152	1,073,924	1,121,759	1,192,446	1,091,448	1,044,986	974,133	1,093,904	1,095,171	1,168,943	1,179,315	1,316,318	1,396,449	1,517,385	1,730,962	1,875,080	2,121,708	1,940,138	2,457,826	
Fiscal Year								13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	
Actual Increase from Prior Yr								119,771	1,267	73,772	10,372	137,003	80,131	120,936	213,576	144,118	246,628	(181,570)	517,688	



Town of Tyrone

2025 Millage Rate Public Hearings

Notice of Property Tax Increase

The Mayor and Council for the Town of Tyrone, Georgia have tentatively adopted a millage rate which will require an increase in property taxes by 1.86% percent in 2025.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Tyrone Municipal Complex, 950 Senoia Road, Tyrone, Georgia 30290 on October 16, 2025 at 7:00 pm.

The times and places of additional public hearings are at the Tyrone Municipal Complex, 950 Senoia Road, Tyrone, Georgia 30290 on October 21, 2025 at 9:00 am, and October 23, 2025 at 6:00 pm. Final adoption will be held at a special called Council meeting on October 23, 2025 at 6:30 pm.

This tentative increase will result in a millage rate of 2.889 mills, an increase of .063 mills. Without this tentative tax increase, the millage rate will be no more than 2.826 mills. The proposed tax increase for a home with a fair market value of \$525,000 is approximately \$13.10 and the proposed tax increase for non-homestead property with a fair market value of \$425,000 is approximately \$10.71.

5-Year History

CURRENT 2025 PROPERTY TAX DIGEST AND 5-YEAR HISTORY OF LEVY						
TOWN OF TYRONE	2020	2021	2022	2023	2024	2025
REAL & PERSONAL	489,201,170	521,129,376	601,796,842	662,874,823	714,767,510	760,681,785
MOTOR VEHICLE	5,196,310	4,202,760	3,851,020	3,646,170	3,236,200	2,998,310
MOBILE HOMES	50,553	48,793	48,673	48,673	133,440	175,424
TIMBER - 100%	0	0	0	0	0	0
HEAVY DUTY EQUIPMENT	69,573	25,165	19,709	5,542	94,430	69,974
GROSS DIGEST	494,517,606	525,406,094	605,716,244	666,575,208	718,231,580	763,925,493
LESS M&O EXEMPTIONS	17,765,461	16,309,132	15,238,612	20,519,144	21,721,873	54,476,772
NET M&O DIGEST	476,752,145	509,096,962	590,477,632	646,056,064	696,509,707	709,448,721
GROSS M&O MILLAGE	5.700	5.619	5.426	5.515	5.558	5.715
LESS ROLLBACKS	2.811	2.730	2.537	2.626	2.669	2.826
NET M&O MILLAGE	2.889	2.889	2.889	2.889	2.889	2.889
NET TAXES LEVIED	1,377,337	1,470,781	1,705,890	1,866,456	2,012,217	2,049,597
NET TAXES \$ INCREASE	80,781	93,444	235,109	160,566	145,761	37,381
NET TAXES % INCREASE	6.23%	6.78%	15.99%	9.41%	7.81%	1.86%

What is a Millage Rate?

- Millage = The property tax applied per \$1,000 of assessed value.
- Current Rate: 2.889 mills = \$2.889 for every \$1,000 of assessed value.
- Revenue generated from property taxes helps the Town provide essential services (police, roads, parks, admin, etc.)

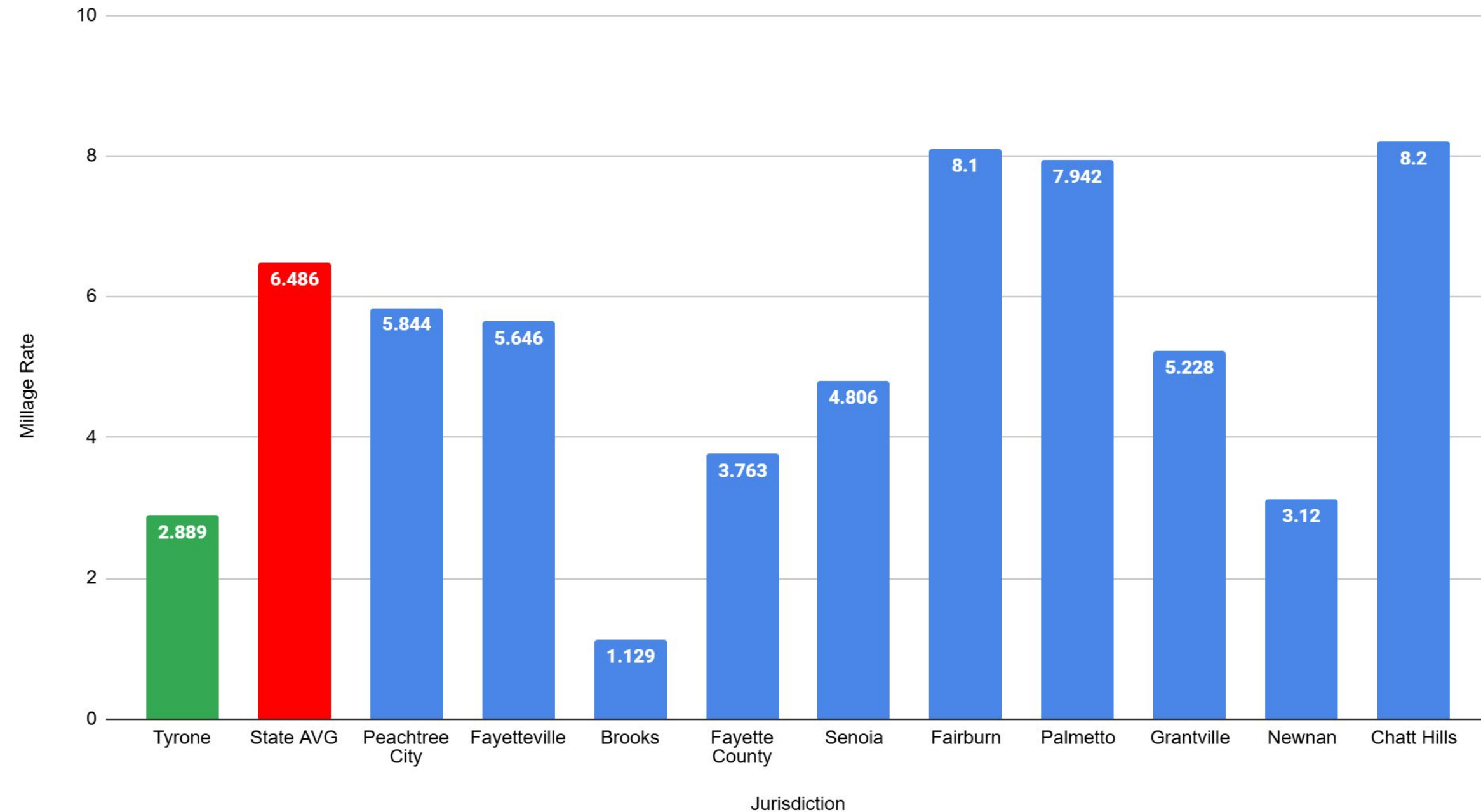
Millage Rate Data

- Tyrone's millage rate has remained steady at 2.889 mills for 17 years (2008).
- At the current rate, Tyrone's property tax revenue makes up less than a quarter (15.46%) of the Town's general fund revenues in FY2026.
 - In FY25, that number was 16.91%
 - Property taxes generally account for $\frac{2}{3}$ of GF revenues in Georgia - GMA

Millage Rate Data

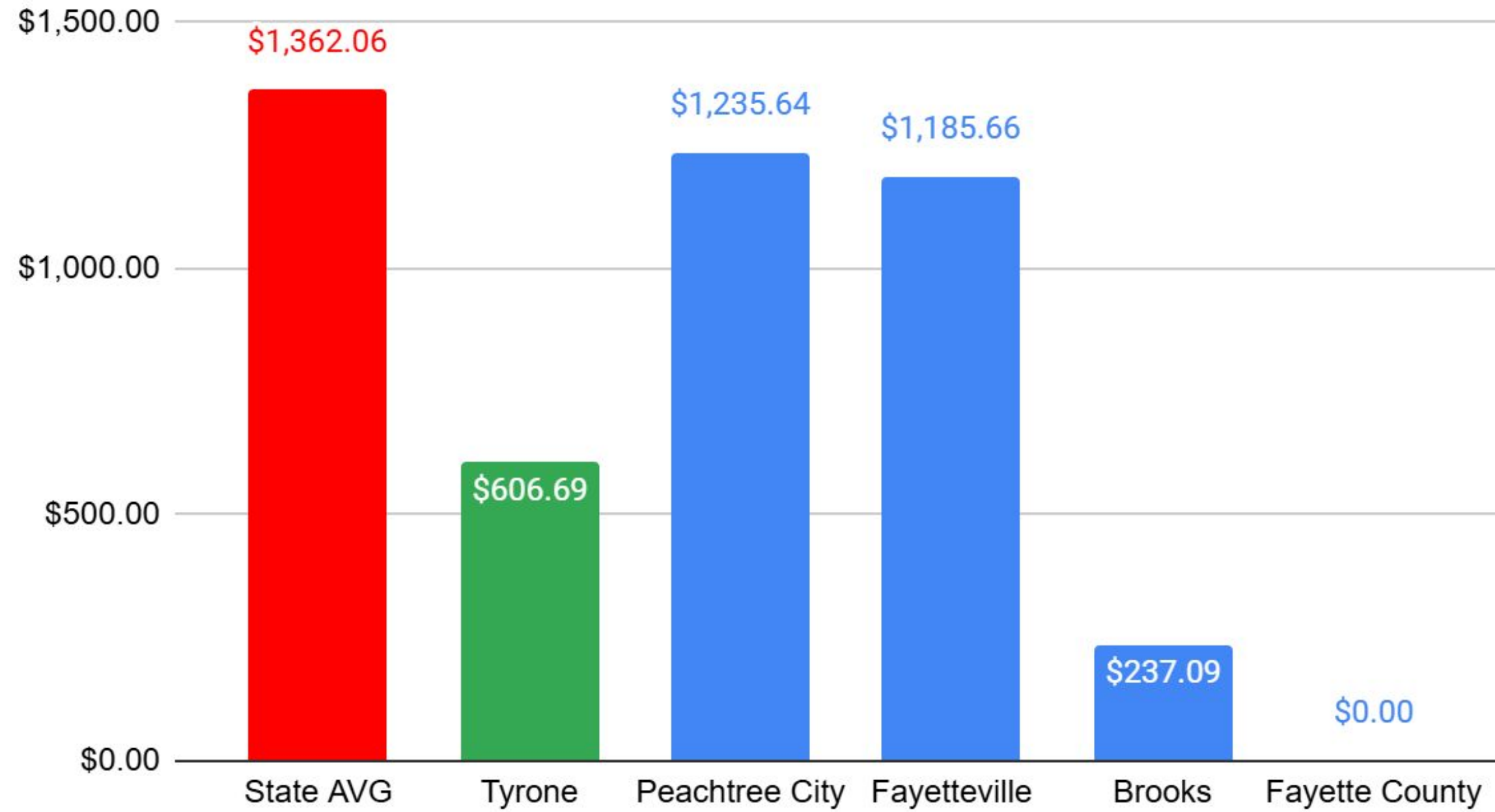
- Tyrone's millage rate is among the **lowest** in the area & across the State:

Millage Rate vs. Jurisdiction



Millage Rate Data

Municipal Tax Comparison - \$525,000 Home



Millage Rate Data

Property Tax Comparisons - \$525,000 Home



Where Does My \$\$ Go?

Your Tax Dollar - Jurisdiction Breakdown



E911
\$0.01

FC EMS
\$0.03

FC Fire
\$0.09

Tyrone
\$0.10

Fayette County
\$0.12

BOE
\$0.65

Where Does My \$\$ Go?

Your Tax Dollar - Local Breakdown



HB581 Impact

- HB581 is doing what it was designed to do: reduce the appraised value growth of homestead properties, thereby reducing the millage rate's impact on these properties.
- This is the first year HB581 will impact local governments in Georgia.

HB581 Impact

- HB581 = Slower Revenue Growth

Year	Net Digest	Growth Rate
2020	\$476,752,145	-
2021	\$509,096,962	6.35%
2022	\$590,477,632	13.78%
2023	\$646,056,064	8.6%
2024	\$696,509,707	7.24%
2025	\$709,448,721	1.82%

- Digest = total taxable property value.
- Slow digest growth + low millage = revenues increase slowly, costs rise faster.

Millage Impact

Jurisdiction	Digest	1 Mill
Fayette County	\$10,508,349,912.00	\$10,508,349.91
Peachtree City	\$4,077,397,536.00	\$4,077,397.54
Fayetteville	\$1,812,960,913	\$1,812,960.91
Tyrone	\$709,448,721.00	\$709,448.72

Millage Impact

- Low tax rates for long periods come at a cost.
 - Revenue does not keep up with the rate of inflation.
 - \$1 in 2025 buys about what \$.67 bought in 2008 when the Town's millage was last adjusted.

Millage Impact

Cost of Community Services for Tyrone - FY2024



Georgia Tech Enterprise Innovation Institute
Center for Economic
Development Research

For every \$1 the Tyrone residential digest generates, it costs \$1.15 to provide services. For every \$1 the commercial digest generates, it costs \$0.88 to provide services.

Break-Even Home Value

Any home valued under \$502K in FY2024 did not cover the cost of city services it consumed. The average home in this year is valued at \$462K.



\$502,412

Average Single-Family Home Value

2023 Digest (Year of Study)
FY 2024 Budget

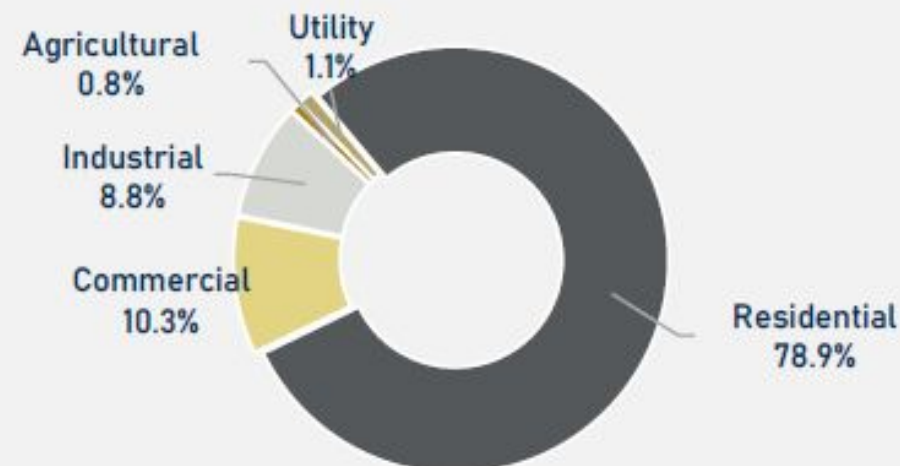
\$462,275

2024 Digest (Most Recent)
FY 2025 Budget

\$506,163

2023 Net Property Tax Digest

The net tax digest is primarily residential at 78.9%, while commercial and industrial make up a combined 19%.



Expense/Revenue Ratios

	Residential	Commercial/ Industrial	Farm/Forest
Actual Budget	1.15	0.88	2.08
Balanced Budget	1.05	0.80	1.89

Revenue Allocations

Total	Residential	Commercial/ Industrial	Farm/Forest	Outside
\$7,915,038	\$5,786,451	\$1,673,901	\$65,975	\$388,710
	73.1%	21.1%	0.8%	4.9%

Expenditure Allocations

Total	Residential	Commercial/ Industrial	Farm/Forest
\$8,703,183	\$7,010,308	\$1,548,631	\$144,243
	80.5%	17.8%	1.7%

2023 Net Property Tax Digest

Land Use	Parcels	Acres	Net Taxable Value
Residential	2,827	1,341	\$506,401,423
Commercial	1,017	408	\$66,814,865
Industrial	198	1,379	\$56,574,708
Utility	12	0	\$7,347,606
Agricultural	45	706	\$5,271,292
Motor Vehicle			\$3,646,170
Total:	4,099	3,834	\$646,056,064

Millage Impact

- Residential Property Tax Revenue: \$1,462,993.71
 - Actual Cost at \$1.15 per residence: \$1,682,442.77
 - Difference: \$219,449.06
-
- Break Even Home Value: \$502,412.00 (~\$580.59 muni tax)
 - # of Tyrone Homes < B/E: 1601 or 55.47%

“on average, any house valued at less than \$502,412 did not cover the cost of the city services it consumed in FY24”

2025 GT Study

Concerns on the Horizon

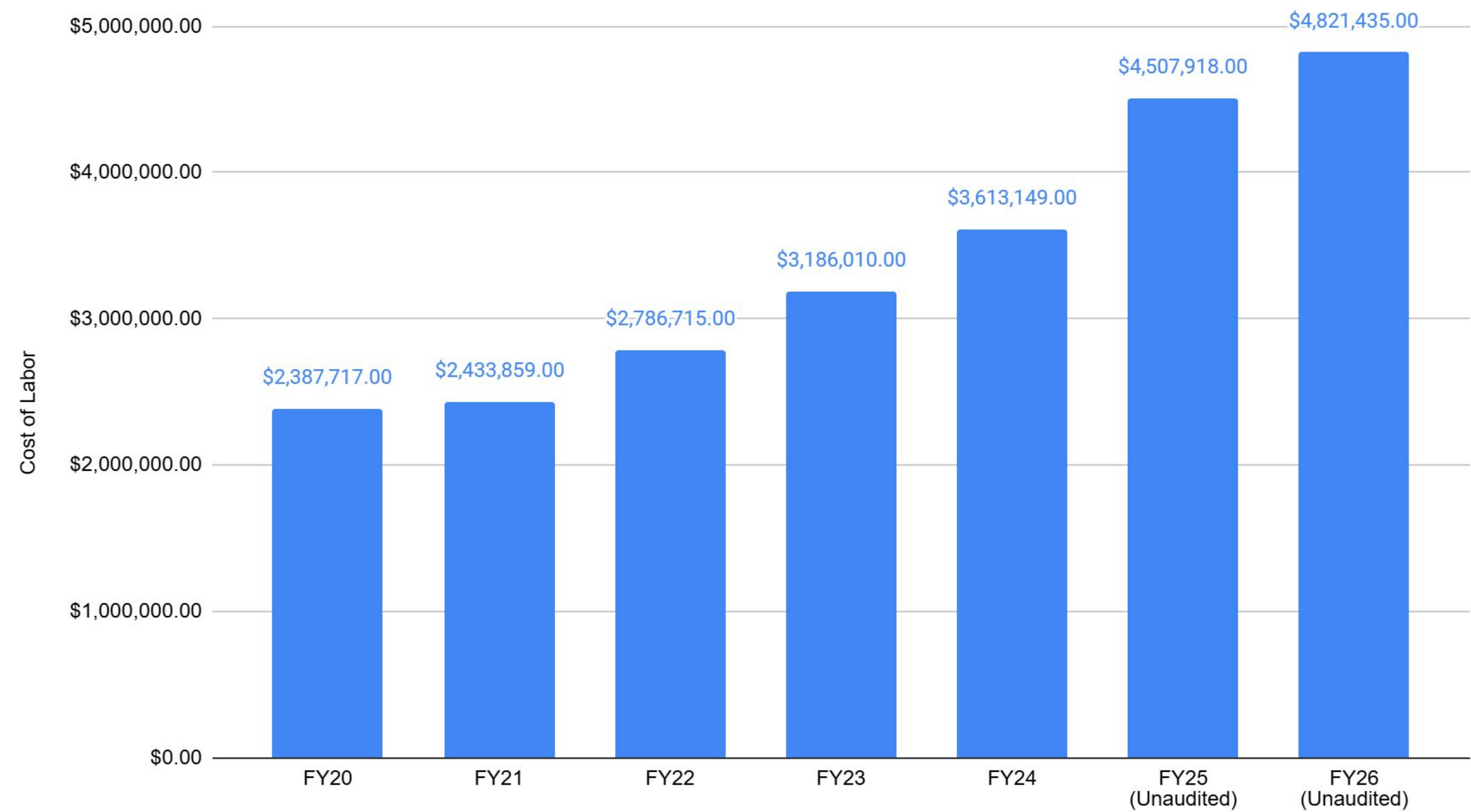
- Rising personnel costs (salaries, healthcare, etc.)
- Continued slow digest growth (HB581, minimal new construction/development, etc.)
- Inflationary increases (fuel, utilities, supplies)
- Infrastructure & maintenance needs are growing faster than revenues.
- Increasing need to tap into reserve to cover shortfalls.
 - This cannot be a long-term solution!

Concerns on the Horizon

- Tyrone operates lean and is not in a position to reduce its budget without decreasing services.
 - Public Safety Budget FY26: \$2,635,404.05
 - Personnel Budget FY26: \$4,257,080.00
 - Property Tax Revenue FY26: **\$2,006,523.61**
- A millage increase has to be a consideration in the near future to ensure sustainability of services.

Personnel Costs

Tyrone's Cost of Labor



Personnel Costs

- U.S. Median wage for full time employees in 2025: \$65,416
- Tyrone median wage for full time employees in 2025: \$59,945

Other Costs

- Public Works:

- '21 to '25: 12.5mm asphalt price per ton increased 39%
- '23 to '24: Crack seal increased 15%
- '22 to '24: 5" roadway striping increased 52%

Considerations for the Future

- Projected revenue @2.889 = \$2,049,597.35
- @3.889 = \$2,759,046.08
- @4.889 = \$3,468,494.80
- @6.486 (State Average) = \$4,601,484.40
- Perspective: the Town pulled \$3,900,395.64 from surplus to balance its budget for FY26 - the equivalent of 5.497 mills.

Staff Recommendation

- Short Term (2026): Maintain 2.889 mills.
- Medium Term (2027-2029): Consider increases based on assessed needs.
- Long Term (2030 & Beyond): Monitor closely and adjust accordingly.

Questions?

285 Briarwood Road Staff Report

 **Phillip Trocquet**
Asst. Town Manager

9/19/2025 · 2 min read

Application #	Planning Commission Date	Town Council Date
RZ-2025-004	09/25/2025	10/16/2025

Application Details

Address	Owner	Parcel #
285 Briarwood Road	Tyler Childs	0738 137
Zoning	Proposed Zoning	Future Land Use
AR (Agricultural Residential)	R-18 (1-acre, 1,800 minimum home size)	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR, South: AR, East: AR, West: R-12	None	3.3

Fayette County QPublic

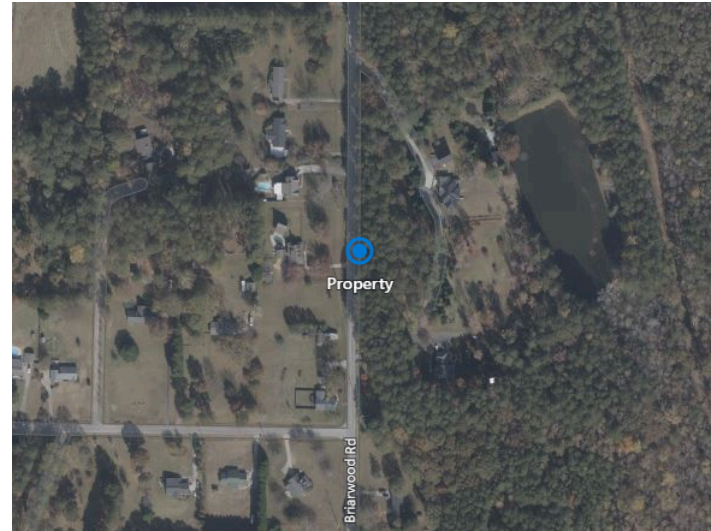
Select to go to the Fayette County Tax Parcel Map

Street View Map

Property
285 Briarwood Rd, Tyrone, Georgia 30290, United States



Fayette County Tax Map



250 feet 50 m

© 2025 TomTom, © Vexxel Imaging, © 2025 Microsoft Corporation, © OpenStreetMap

Summary & History

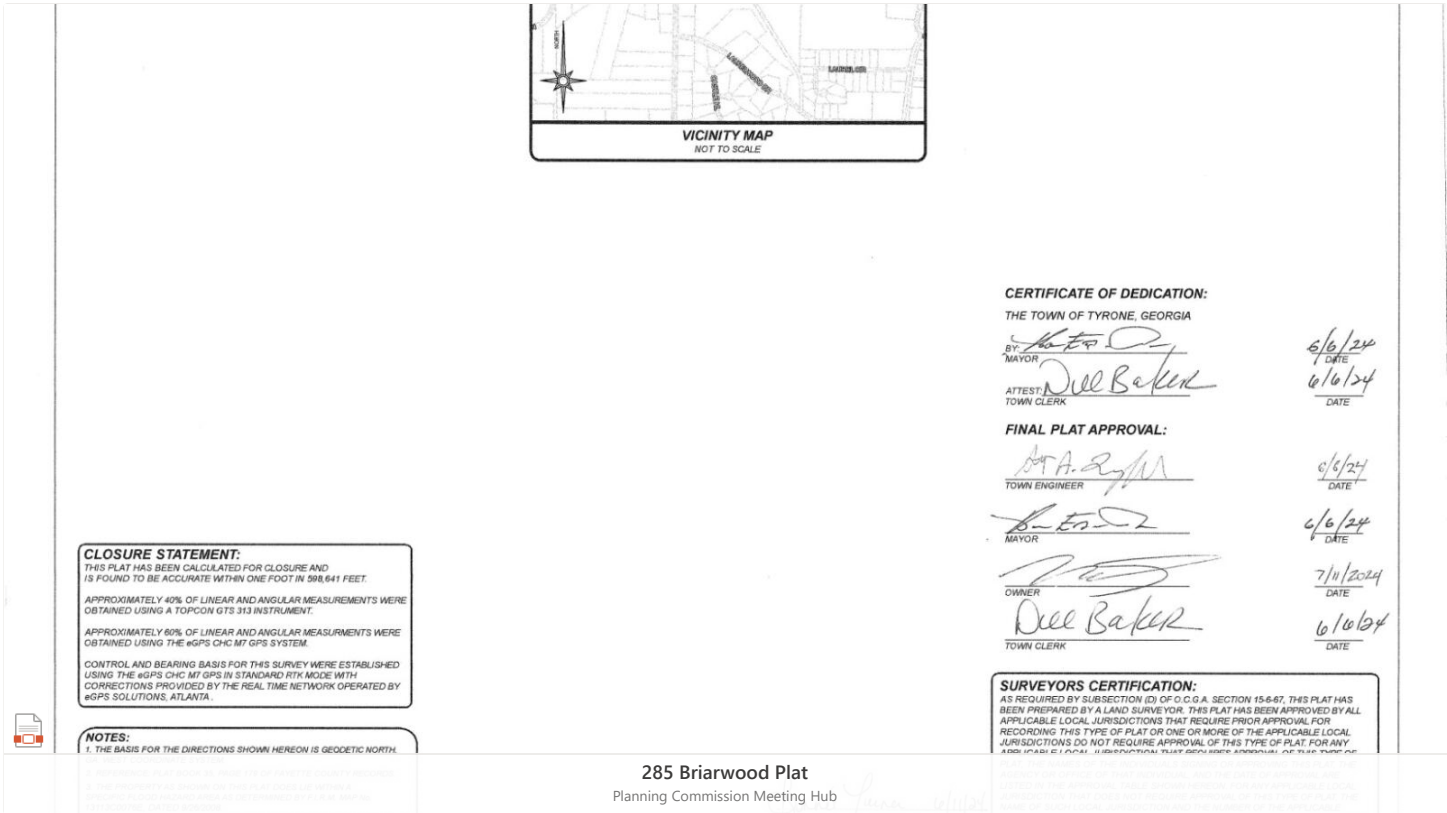
The property located at 285 Briarwood Road was split from the parent tract in July of 2024. The stated intent for this rezoning is to move toward a zoning classification with more flexible development standards than AR.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential Character Area which encourages 1-acre minimum lot single-family development consistent with the rural character of Tyrone and Fayette County. This rezoning is consistent with this character area and future development goals for the area.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



1 of 2

Ordinance Compatibility & Impact Assessment

- **Will the zoning permit suitable uses with surrounding properties?** The property is surrounded by AR Zoning to the north, south, and west. R-12 exists to the east. With both zoning classifications as residential, this zoning is suitable for surrounding properties.
- **Will zoning adversely affect adjacent properties?** It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact them.
- **Does the property have reasonable economic use as currently zoned?** Economic use as AR is not practical given the acreage. Although it meets the minimum acreage for AR properties, agricultural functions would be severely limited. R-18 zoning is more economically suitable for the lot.
- **Would the proposed zoning overburden existing infrastructure?** No, existing development potential would remain unchanged.

Staff Recommendation & Planning Commission Recommendation

Staff recommends approval of the rezoning petition from AR to R-18. Planning Commission recommended unanimous approval on 09/25/2025.

Dynamic Town Zoning Map

Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.



Town of Tyrone Zoning Map

 Name ▾	Modified ⓘ ▾	Modified By ▾
 2025 Planning Commission Meetings	April 4	Phillip Trocquet
 Town Planning Documents	April 9	Phillip Trocquet

Type: PLAT EFILED
Recorded: 7/11/2024 4:10:00 PM
Fee Amt: \$20.00 Page 1 of 2
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

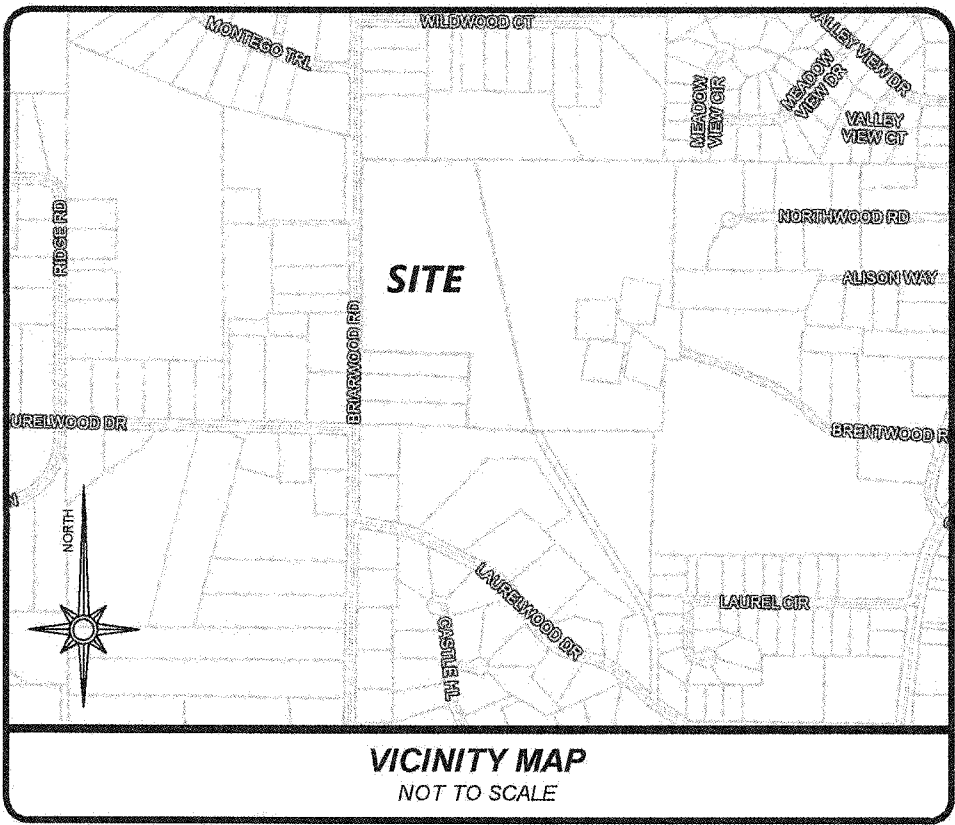
Participant ID: 4191794830

BK 101 PG 676 - 677

FINAL PLAT FOR
TYLER CHILDS

LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE
TP# 0738 015

OWNER/SUBDIVIDER:
TYLER CHILDS
275 BRIARWOOD ROAD
TYRONE, GA 30290
770-584-2442



CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 598,641 FEET.

APPROXIMATELY 40% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.

APPROXIMATELY 60% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE eGPS CHC M7 GPS SYSTEM.

CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE eGPS CHC M7 GPS IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, ATLANTA.

- NOTES:**
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. WEST COORDINATE SYSTEM.
 2. REFERENCE: PLAT BOOK 35, PAGE 179 OF FAYETTE COUNTY RECORDS.
 3. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP No. 13113C0076E, DATED 9/26/2008.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 6. THE LAST DAY OF FIELD WORK WAS 5/28/2024.
 7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 10. CURRENT ZONING ORDINANCE IS A-R AS PER THE CITY OF TYRONE ZONING MAPS.
 11. THERE ARE WETLANDS ON THE SUBJECT PARCEL. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS PROPERTY, PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, DATED 12/4/2023, PROJECT # 23106. TOPOGRAPHY, WETLAND, AND CREEK LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.
 12. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
 13. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A PROBABLE SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE MAPS PROVIDED IN GA DNR'S HYDROLOGIC ATLAS 18 (1989 EDITION).
 14. THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

CERTIFICATE OF DEDICATION:

THE TOWN OF TYRONE, GEORGIA

BY: [Signature]
MAYOR

ATTEST: [Signature]
TOWN CLERK

6/6/24
DATE

6/6/24
DATE

FINAL PLAT APPROVAL:

[Signature]
TOWN ENGINEER

6/6/24
DATE

[Signature]
MAYOR

6/6/24
DATE

[Signature]
OWNER

7/11/2024
DATE

[Signature]
TOWN CLERK

6/6/24
DATE

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

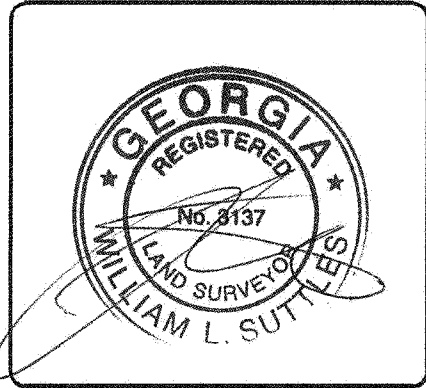
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

[Signature]
REGISTERED LAND SURVEYOR

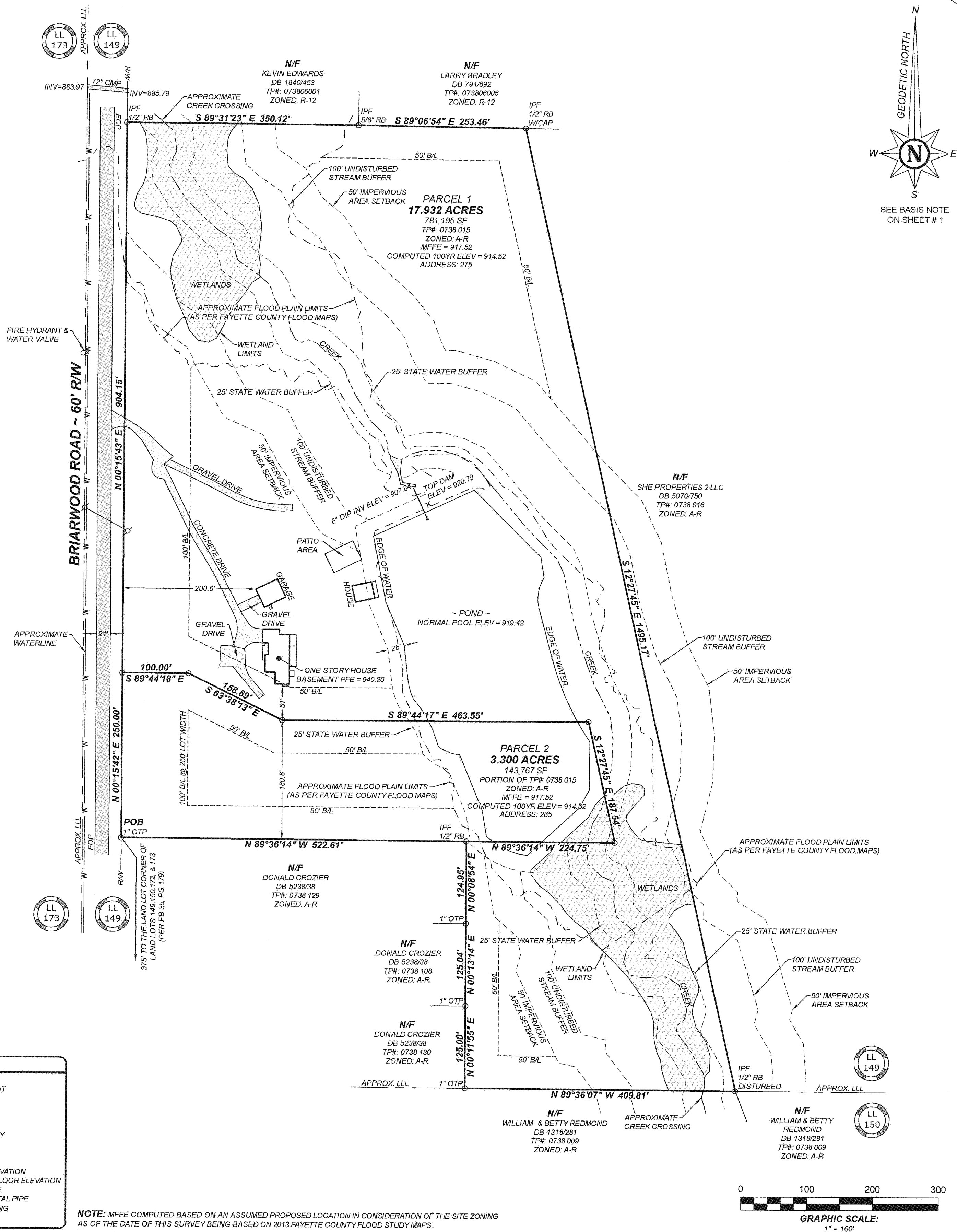
3137
No.

7/11/24
DATE

[Signature] 6/11/24
Fayette County Environmental Health



DATE: 5/31/2024		ISSUE		
SCALE:	No.	DESCRIPTION	DATE	
ACREAGE:				
CITY: TYRONE				
DRAWN: MWR				
CHECKED: WLS				
SHEET #: 1 of 2				
PROJECT: CHILDS_FP				



DATE: 5/31/2024		ISSUE	
SCALE: 1" = 100'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN			
CITY: TYRONE			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 2 of 2			
PROJECT: CHILDS_FP			

FINAL PLAT FOR:
TYLER CHILDS
LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE



PREPARED BY:
W. LUKE SUTTLES, RLS
780 RAYMOND SHEDDAN AVE.
NEWNAN, GA 30265
(678) 378-5881



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: October 16, 2025

Agenda Item Type: Old Business

Staff Contact: Scott Langford

STAFF REPORT

AGENDA ITEM:

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

BACKGROUND:

The Handley Park Public Works Building Project (PW-2022-14) has been progressing with construction since April 2025. The contractor has experienced several extended delays beyond their control that have delayed the substantial completion date noted in our contract documents. Namely, heavier than anticipated rains in June/July during earthwork phases of the project as well as more recent delays associated with a 3rd party vendor in charge of fabricating and delivering the metal structure. Delays also occurred due to unforeseen unsuitable soil and the bathroom relocation. As a result, the Corbett Group has requested a change order for 75 days to adjust the Contract Time of Substantial Completion from September 20, 2025 to December 4, 2025. Cost associated with these items totaled \$13,900 of which will be funded by the \$10,000 Special Allowance and the remaining \$3,900 from Change Order 1. If the change order is approved, we will still be under our FY26 budget for this project.

FUNDING:

General Funds - 100-40-54.1300

STAFF RECOMMENDATION:

Staff requests that Council Approve Change Order 1 for \$3,900 and 75 additional days for project PW-2022-14, the Handley Park Public Works Building.

ATTACHMENTS:

Change Order 1 form

PREVIOUS DISCUSSIONS:

Council Planning Workshop and Budget meetings in 2024 and 2025

2025 Edition

TOWN OF TYRONE

CHANGE ORDER NO.: 1

CHANGE ORDER TO DESIGN-BID-BUILD CONTRACT

PROJECT NAME: Handley Park Public Works BuildingPROJECT NUMBER: PW-2022-14CONTRACTOR: The Corbett Group**This Contract is changed as follows:**

The contract time is extended to account for the site plan redesign, weather related delays, building delivery delay, and the bathroom relocation. The contract price is increased to account for additional GAB around the building perimeter at ramps, relocating the bathroom, and adjusting water valve box.

ADJUSTMENTS IN THE CONTRACT SUM:

1. Original Contract Sum:		\$672,350.00
2. Change in Contract Sum by previously approved Change Orders:	\$0.00	
3. Contract Sum prior to this Change Order:		\$672,350.00
4. Amount of this Change Order:	\$3,900.00	
5. New Contract Sum, including this Change Order:		\$676,250.00

ADJUSTMENTS IN THE CONTRACT TIME:

1. Initial Date for Substantial Completion:		9/20/25
2. Sum of previously approved increases and decreases in Days:	0	Days
3. Change in Days for this Change Order:	75	Days
4. Total Number of Days added to this Contract including this Change Order:	75	Days
5. New Date for Substantial Completion:		12/4/25

CONTRACTOR ACCEPTANCE:

BY: _____ Date: _____
(Signature of Representative)

Print Name of Representative: _____

A/E RECOMMENDATION FOR ACCEPTANCE:

BY: Adam Shelton Date: 9/24/25
(Signature of Representative)

Print Name of Representative: Adam Shelton, PE

AGENCY ACCEPTANCE:

BY: _____ Date: _____
(Signature of Representative)

Print Name of Representative: _____

Handley Public Works Building

Change Order 1

Proj#: PW-2022-14

10/8/2025

Request Number	Date	Scope	Requested Cost	Agreed upon Cost	Funding
1	6/24/2025	Unsuitable soil under driveway	\$ 1,100.00	\$ 1,100.00	Spec Allowance
2	6/24/2025	8" to 12" GAB for driveway	\$ 40,500.00	\$ -	Not accpeted
3	9/4/2025	GAB to slab level of lean-to's	\$ 8,600.00	\$ 8,600.00	Spec Allowance
4	9/19/2025	Valve and bathroom adjustments	\$ 4,200.00	\$ 4,200.00	Spec Allowance & Change Order #1
				\$ 13,900.00	Total
				\$ (10,000.00)	Special allowance used
				\$ 3,900.00	Change Order 1

Request Number	Date	Scope	Requested Days
5	9/22/2025	Time extension - weather	12
5	9/22/2025	Time extension - Building delivery	49
5	9/22/2025	Time extention - Site adjustments	4
5	9/22/2025	Time extension - Bathroom relocate	10
			75
			Total Change Order 1

Budget Information	Amount
Original FY 26 Budget	\$ 710,000.00
Award For Construction	\$ 672,350.00
Change Order 1 (CO1)	\$ 3,900.00
Total Cost w/ CO1	\$ 676,250.00
Remaining Budget	\$ 33,750.00