

# TYRONE TOWN COUNCIL MEETING

## MINUTES

January 15, 2026 at 7:00 PM

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Eric Dial, Mayor

Jessica Whelan, Post 1  
Dia Hunter, Post 2  
Billy Campbell, Post 3  
Maureen Wheeler, Post 4

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

### Also present:

April Spradlin, Court Clerk  
Eric DeLoose, Police Captain  
Ernie Johnson, Downtown Development Authority  
Jenni Mount, Downtown Development Authority  
Melissa Hill, Former Council Member  
Penny Mentch, Police Officer  
Philip Nelson, Police Major  
Randy Mundy, Police Chief  
Sandy Beach, Finance Manager  
Tracy Young, Downtown Development Authority Elect

### Absent:

Eric Dial, Mayor

## I. CALL TO ORDER

## II. APPOINTMENT OF MAYOR PRO TEM

Mr. Davenport explained that normally, the first meeting of the year would be run by the Mayor or the Mayor Pro Tem from the previous year. Mayor Dial was absent, and the former Mayor Pro Tem's term had been completed. He further explained that he would ask the current board to nominate a Mayor Pro Tem, then vote. If the votes resulted in a tie, he would then ask for a nomination for someone to preside over tonight only.

Council Member Wheeler made a motion to nominate Council Member Campbell for Mayor Pro Tem.

Council Member Whelan made a motion to nominate Council Member Hunter for Mayor Pro Tem.

A motion was made to close the floor to nominations.

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

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

A motion was made to nominate Council Member Campbell as Mayor Pro Tem.  
Motion made by Council Member Wheeler, Seconded by Council Member Campbell.  
Voting Yea: Council Member Campbell, Council Member Wheeler.  
Voting Nay: Council Member Whelan, Council Member Hunter.  
The motion did not pass due to a tie vote.

A motion was made to nominate Council Member Hunter for Mayor Pro Tem.

Motion made by Council Member Whelan, Seconded by Council Member Hunter.  
Voting Yea: Council Member Hunter, Council Member Whelan.  
Voting Nay: Council Member Wheeler, Council Member Campbell.  
The motion did not pass due to a tie vote.

A motion was made to appoint Council Member Hunter as the Presiding Officer for tonight's meeting only.

Motion was made by Council Member Whelan. Seconded by Council Member Hunter.  
Voting Yea: Council Member Whelan, Council Member Hunter.  
Voting Nay: Council Member Campbell, Council Member Wheeler.  
The motion did not pass due to a tie vote.

A motion was made to appoint Council Member Campbell as the Presiding Officer for tonight's meeting only.

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

## **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. Steve Chontos, who lives on Ridge Road, shared a few of his concerns. He was concerned that the new development on Highway 74 North and Jenkins Road would be warehouses and loading docks. He shared his concerns with the timeframe for the completion of the roundabout located at Spencer/Arrowood/Palmetto Roads. He was concerned about the traffic on Palmetto Road that would come from future development and suggested that Briarwood Road be a three-way stop on both ends. He liked the new pavilion and asked what was coming next for the citizens.

Council Member Campbell shared that staff would be happy to meet with him after the meeting to answer questions.

## **V. APPROVAL OF AGENDA**

A motion was made to approve the agenda.

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

Voting Yea: Council Member Campbell, Council Member Wheeler, 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 minutes from December 18, 2025.
2. Consideration to appoint Mr. Tracy Young to the Downtown Development Authority board.
3. Consideration to reappoint Ms. Luci McDuffie to the Downtown Development Authority board.
4. Consideration to reappoint Mr. Nathan Reese to the Downtown Development Authority board.
5. Consideration to reappoint Mr. John Kaufman to the Downtown Development Authority board.
6. Consideration to purchase two 2025 Ford Explorer Interceptors fully equipped for the amount of \$159,828.40.
7. Approval of a resolution to adopt the County-wide Hazard Mitigation Plan update.

A motion was made to approve the consent agenda.

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

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

## **VII. PRESENTATIONS**

## **VIII. PUBLIC HEARINGS**

8. Public Hearing for the consideration of an Alcohol License application from William Chad Bufkin for Tyrone Depot Event Center located at 847 Senoia Road for retail consumption of beer and wine. Dee Baker, Town Clerk

Ms. Baker shared that during the December 4th meeting, Council voted to approve changes to the alcohol ordinance as it pertains to Event Venues and Performance Venues.

The changes would allow these types of businesses to apply for an alcohol license if they met all requirements. Applicant Chad Bufkin was present from Tyrone Depot. She added that legal requirements were met.

Council Member Campbell opened the public hearing for anyone who wished to speak in favor of the item.

Steven Chonos spoke in favor.

Council Member Campbell opened the public hearing for anyone who wished to speak in opposition to the item.

Ms. Jeni Mount, who lives across from the Tyrone Depot, shared that she was not opposed; however, she wanted more accountability. There have been fights and dangerous close calls with vehicles and pedestrians.

Applicant Chad Bufkin shared that the establishment had allowed guests to bring alcohol if they were not selling it or giving it to a minor, which was within the law. Mr. Perkins stated that it was never legal. Mr. Bufkin stated that everyone knew that we were operating this way. We were asked in March to comply, and that is what they have been trying to do. Council Member Whelan shared that Ms. Mount was looking for more safety features. Mr. Bufkin stated that they were not selling alcohol in the past. The serving staff would be trained, and the establishment would become liable.

Council Member Hunter asked if the downtown streetscape plan called for a pedestrian crossing at that location. Mr. Trocquet stated that a rapid flashing crossing was in the plan.

A motion was made to approve the retail consumption license of beer and wine to William Chad Bufkin for Tyrone Depot Event Center located at 847 Senoia Road.

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

9. Consideration to approve an amendment of 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 explained that the County collects fire impact fees on new construction as part of our service delivery agreement, as the Town does not have its own fire department. The fees are then reported to the ARC as amendments to the STWP and the CIE of the Comp Plan. He also shared that as part of that; the County prepared a revised CIE and STWP for items as they related to the fire services and infrastructure. The

transmittal resolution needed to be approved to be sent to the ARC and the Department of Community Affairs. This update was required annually.

Council Member Campbell opened the public hearing for anyone who wished to speak in favor of the item.

Council Member Campbell opened the public hearing for anyone who wished to speak in opposition to the item.

A motion was made to approve an amendment for the Capital Improvements Element and Short Term Work Program of the Town's Comprehensive Plan for 2026-2030.

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

10. Consideration to approve a transmittal resolution to the Atlanta Regional Commission and the Georgia Department of Community Affairs for the updated 2026-2030 CIE and STWP. Phillip Trocquet, Assistant Town Manager

Council Member Campbell opened the public hearing for anyone who wished to speak in favor of the item.

Council Member Campbell opened the public hearing for anyone who wished to speak in opposition to the item.

A motion was made to approve the transmittal resolution to the Atlanta Regional Commission and the Georgia Department of Community Affairs for the updated 2026-2030 CIE and STWP.

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

## **IX. OLD BUSINESS**

## **X. NEW BUSINESS**

11. Consideration to approve submission of a grant application to the Atlanta Regional Commission (ARC) in response to the 2026 Transportation Improvement Program (TIP) solicitation. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet shared that the completion of the recent LCI study gave the Town an opportunity to apply for more funding through the ARC. He and Mr. Langford were nearing the end of their required LAP certification as part of the application process. He added that the 2023 SPLOST had a total of \$4.1 million for downtown streetscape, mobility, and transportation improvements. The intention was to use matching Transportation Improvement Project (TIP) grant dollars for construction purposes. He stated that the application was due next week. We will know if we are approved by the end of this year, and by the Spring of 2027, the agreements would be made with the ARC.

He then named the qualifying projects: a red light and improvements at the Senoia/Palmetto intersection, Castlewood/Senoia intersection improvements, Senoia/Commerce intersection improvements, and the streetscaping and mobility improvements along Senoia Road from Palmetto Road to Crestwood Road.

Mr. Trocquet shared that this would be the largest grant project the Town had ever applied for, totaling \$12.9 million. The TIP solicitation would allow us to complete a large portion of the project in a shorter amount of time, over five years versus fifteen years. He explained that the funding would only be for construction of the projects, not engineering and design, which would take much longer. Those services would be funded through SPLOST funds, which were budgeted. Of the \$12.9 million project, \$2.5 million would be our local match, which we have.

Council Member Whelan asked if the money could be allocated in a lump sum or as we go. Mr. Trocquet shared that it would be for the construction as reimbursement. Council Member Campbell inquired about a timeframe. Mr. Trocquet stated that if awarded, projects should begin early 2028 and should be completed within five years. Council Member Whelan thanked him and Mr. Langford for obtaining the required training. Mr. Trocquet added that Tyrone would be one of the smallest cities in the region with LAP certification.

A motion was made to approve the submission of a grant application to the ARC in response to the 2026 TIP solicitation.

Motion made by Council Member Wheeler, Seconded by Council Member Hunter.  
Voting Yea: Council Member Campbell, Council Member Wheeler, 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. Hank McLaren, a Georgia Tech student studying local government policy, holding local officials accountable. He noticed that the Town's website had a date indicated that the next election is November 4, 2025, which was concerning. He added that someone reassured him that the next election was in 2026. He wished for the date to be changed immediately. Ms. Baker clarified that the date was for the last election, and that Tyrone's elections occur every odd year. The next local election would be in November of 2027. He also asked how we planned on advertising the election. Council Member Campbell shared that he could speak with Ms. Baker or Council after the meeting.

Steve Chontos spoke regarding last year's Talk of the Town. He appreciated Mr. Perkins' and Mayor Dial's time spent answering questions. He was disappointed that more staff members and members of Council were not in attendance. Council Member Campbell shared that too many Council members would constitute a quorum.

Mr. Chontos also shared that he visited a social media page and would rather approach Council directly regarding issues. There was a complaint about a sign at Shamrock Park regarding the trail around the lake. It says, no scooters, no bikes, no motor vehicles.

Another sign says no fishing from the bridge and to catch and release. The question on social media was, are these signs going to be enforced, or do we change the signs?

Mr. Jonathan Bonner, who lives on Millbrook Village Drive, shared that he is running for State House 68.

He attended Sandy Creek High School and lived in Tyrone most of his life. He shared that he would like to sit down with staff/council for their point of view regarding how he could assist with obtaining grants and funding for projects.

## **XII. STAFF COMMENTS**

Chief Mundy shared an update that two new cadets had begun their academy training for officer certification.

Mr. Perkins shared the history regarding the development along Highway 74 North near Jenkins Road. He stated that in 2018/2019, the development was initially brought to Town as mixed-use with shopping, residential, and a movie studio. The public zoning process passed, and the development never happened for reasons unknown to us. Two to three years ago, another developer came in, and another public zoning process occurred, also through the Planning Commission and Council. Between 2022 and today a sign was placed on the property with the layout of five large buildings.

Mr. Perkins explained that the development from East Group was an office, studio, showroom, production area in the front, and service areas in the rear. It was not a high-volume warehousing, distribution or storage facility. It would be office space with tenants, including a warehouse element. It was not a distribution warehouse development. He named a few uses for zoning were technology, aviation, showrooms, and some retail. Traffic would consist of automobiles, some box trucks, and few 18-wheelers. There would be no outside storage or shipping containers. He added that the development used to be pastureland, and property owners have the right to sell their property. The main concern on social media was that it would be a distribution type of development, which it was not.

Mr. Perkins addressed Mr. Chontos' comment regarding what else was coming for the citizens. Mr. Perkins stated that although the pavilion was beautiful, not all projects were as public facing. Since 2021, the Town has completed \$8.1 million in improvements to the Town, which included SPLOST funds, grants, and tax dollars. He named many projects, among them were sidewalk repairs, asphalt resurfacing, a new playground for Shamrock Park, paving, and pickleball courts.

He stated that although citizens cannot always see what is going on, if you look under the hood, we have completed many projects and are constantly working on many more. Mr. Perkins added that without SPLOST funding, most of the projects would not be taking place.

Mr. Perkins invited the public to the first Tyrone Talk of the Town on January 27<sup>th</sup> at 6:00 p.m. in the Council Chambers for updates and an educational element on zoning and development.

Mr. Perkins reminded everyone that Town offices would be closed on Monday in observance of Martin Luther King Jr. Day.

Council Member Campbell added to the discussion regarding the development along Highway 74. He stated that there would be landscaping and the exterior of the buildings would be nicer when completed. Also, they have agreed to construct a multiuse path. Mr. Trocquet shared that the path would be over 3,000 feet, connecting River Oaks to the school complex on Jenkins Road. Council Member Campbell thanked Mr. Perkins and staff for a great job on projects, seen or unseen.

### **XIII. COUNCIL COMMENTS**

Council Member Whelan congratulated Tracy Young for joining the DDA and those who were reappointed. She also invited everyone out to Shamrock Park on July 4<sup>th</sup> for the Town's celebration of the 250<sup>th</sup> anniversary of the United States.

Council Member Hunter announced that Sandy Creek High School would be having their Championship Pep Rally in the gymnasium on Saturday, from 11:00 a.m. to 3:00 p.m.

Council Member Campbell gave a shout out to the Gaddy family on Sandy Creek for their annual (38 years) Christmas light display. He added that not only do they give to our community, but the donations collected every year for children in need truly assist many families.

Council Member Hunter congratulated and welcomed Council Member Wheeler.

### **XIV. EXECUTIVE SESSION**

A motion was made to move into Executive Session to discuss two items of threatened litigation.

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

A motion was made to reconvene.

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



## **XV. ADJOURNMENT**

A motion was made to adjourn.

Motion made by Council Member Hunter.

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

The meeting adjourned at 8:21 p.m.

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

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