TYRONE TOWN COUNCIL MEETING

MINUTES
June 04, 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:

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.*

Carrie Klarl, who lives on Mann Road, questioned transparency of the data center approval process, requested minutes of meetings with the Town and the Fayette County Development Authority prior to public awareness, criticized limited information on the town's website, and cited external noise concerns referencing a Michigan class-action lawsuit. She noted council asked no questions during the March 21, 2024, developer presentation and urged the council to study data center impacts before issuing permits.

Ellie Varela, who lives on Mann Road, raised concerns about continuous noise from cooling systems, water contamination risks, and alignment with the town's mission statement. She asked if baseline sound studies or predictive modeling would be completed and highlighted PFAS contamination risks to well water.

Eric Larsen, who lives on Kellsworth Way, alleged a lack of transparency and honesty regarding the data center, stating agendas only referenced rezoning to Business Technology Park (BTP) without referencing a data center. He claimed that there was no public communication for two years post-approval, which hindered organized opposition, calling it a failure of leadership.

Mollie Larsen, who lives on Kellsworth Way, noted the town's development plan prioritized green space, yet 161 acres were sold for the data center. She observed that maximum building footprint limits in BTP increased from 200,000 sq ft to 300,000 sq ft without public discussion. She also pointed to a two-year gap in the project timeline on the town website.

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She encouraged Town officials to clearly explain and defend the rationale behind their decisions.

Deborah McIver, who is an Environmental Specialist, expressed her concerns about watersheds and aquifers. She asked if the town relied solely on Microsoft for hazard control and whether independent SMEs reviewed Phase 1 or Phase 2 environmental assessments. She requested posting such assessments publicly for professional review. She suggested council focus on environmental/home value impacts.

Lyn Redwood, who lives on Trickum Creek Road, detailed concerns about Trickum Creek as a vulnerable watershed and the site's significant groundwater recharge area. She listed contamination risks from chemicals in closed-loop systems (e.g., lead, mercury, chromium-6) and the potential for spills and leaks. She provided a detailed list of questions for Microsoft regarding chemical use, storage, and spill prevention. She requested council feedback on plans regarding data center concerns. Mayor Dial indicated that some answers may already exist and that they could meet with her after the meeting.

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 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 the May 21, 2026, minutes.

2. Approval to purchase one Kenwood VP8000 Multi-Band portable radio for the state contract price of $6,208.02 and one Kenwood Rapid Rate Desk Charger for the state contract price of $97.30 for a total of $6,305.32 from Radio One.

3. Approval of a contract with Adiquest Music for sound/DJ services for the America 250 event on July 4th, 2026, not to exceed $ 1,444.99.

4. Approval of a contract with Adiquest Music for sound/DJ services for the Founders Day event on October 3rd, 2026, not to exceed $1,624.99.

5. Approval of a contract with Adiquest Music for sound/DJ services for the Christmas Tree Lighting event on November 29th, 2026, not to exceed $1,334.99.

A motion was made to approve the consent 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.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

6. Public hearing to brief the community on the Town's Comprehensive Growth and Development Plan update process. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet explained that the update is required to maintain Qualified Local Government status for state grants. Current plan updated in 2022; new plan must be adopted by June 30, 2027. The process will address community goals, work program, broadband, land use, and transportation. Public participation includes a citizen steering committee (applications under consideration), a community-wide survey over five months, and multiple public input events/open houses. Review by ARC and DCA before a final adoption hearing.

Mayor Dial opened the public hearing for those who wished to speak in support of the item.

No one spoke.

Mayor Dial opened the public hearing for those who wished to speak in opposition to the item. No one spoke. The public hearing was closed.

7. Public Hearing for the Fiscal Year 2026/2027 Budget. Brandon Perkins, Town Manager

Mr. Perkins presented changes since the workshop: a mandatory $64,497 increase for the GMEBS defined benefit retirement plan, which would be spread across departments. He added that council directed the use of reserve funds to balance the budget rather than increasing the millage. The total budget remains at $494,173, which was 3.79% below the current fiscal year. The reserve draw was approximately $2.9 million. Parks & Recreation budget increased, changes include funding for park/building maintenance and a $32,555 transfer to cover a Founders Day shortfall. Unchanged items were: 3% employee COLA; expected 20% increase in health insurance premiums; funding for all public works and public safety capital projects.

Council discussed several aspects of the proposed budget, including confirmation that previously identified duplicate entries had been reviewed and removed. Council also discussed developing a formal on-call and standby policy for employees, including potential incentive pay structures to remain competitive with surrounding jurisdictions. Additional discussion touched on the placement and effectiveness of traffic monitoring signs, with staff agreeing to review locations and equipment performance. Staff further advised that the proposed budget is available on the Town website for public review and that final adoption is scheduled for June 18.

Mayor Dial opened the public hearing for those who wished to speak in favor of the item. No one spoke.

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

IX. OLD BUSINESS

X. NEW BUSINESS

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

Eric Larsen expressed his concerns regarding the scale of the facility and the potential environmental risks associated with cooling systems and other infrastructure. He encouraged Town officials to work collaboratively with the community and the developer to establish high standards for the project, stating that if the data center moves forward, it should serve as a model for responsible development. He encouraged a deliberate review process, continued public involvement, and strong oversight to ensure the project is completed in a manner that protects the community and addresses residents' concerns.

Mollie Larsen expressed concerns regarding the proposed data center's closed-loop cooling system, stating that she does not believe such systems are entirely self-contained and cited concerns about potential fluid loss and leakage over time. She questioned the applicability of performance comparisons to facilities in Wyoming, noting the significant climate differences between Wyoming and Georgia. Ms. Larsen also raised concerns about the effects of heat on cooling system components, suggesting that corrosion, gasket failure, and pipe deterioration could increase the risk of leaks and potential impacts to local water resources. She urged the Town to carefully evaluate the technology and its long-term environmental implications before moving forward with the project.

Lyn Redwood asked council what they planned to do, were they listening? She used to sit where they are and she was curious; she wanted their feedback. Mayor Dial shared that he would be happy to meet with her after the meeting.

Mr. Manfred Klar, who lives on Mann Road, shared that if he had been in the Council's position two years ago, they may have made the same decision regarding the data center due to a lack of information about the industry and its impacts. Much more has been learned about data centers over the past two years and he suggested that perspectives have evolved as additional information has become available. The speaker encouraged Town officials and residents to continue evaluating the issue carefully and to remain open to considering new information as decisions move forward.

XII. STAFF COMMENTS

Ms. Baker announced that advanced voting for the June 16th General Primary Runoff Election would take place at Town Hall beginning on Monday, June 8th, through Friday, June 12th, from 9:00 am to 7:00 pm. Check myvoterpage.com for your polling place on June 16th. One polling place would be the Tyrone Library from 7:00 am to 7:00 pm.

Mr. Trocquet clarified from the budget workshop that Public Works Director Scott's typical work hours are 50–55 hours in weeks with on-call duties, not 70.

Ms. Beach clarified from the budget workshop that the Town attorney's hourly rate was $225.

XIII. COUNCIL COMMENTS

Council Member Wheeler explained that Council members are required to listen during public comments and cannot engage in dialogue at that time. She emphasized that Council members take residents' concerns seriously, regularly follow up with staff, and welcome communication by email or phone.

Council Member Hunter stated that many of the concerns raised by residents are shared by the Council. He emphasized the Council's commitment to protecting the community's interests and stated that residents' questions and concerns would be raised with project representatives as opportunities arise throughout the process.

Council Member Whelan thanked residents for their engagement and stated that Council members actively listen to public concerns and seek answers from staff. She noted that information regarding the proposed data center has been made available on the Town's website and reiterated that no development plans have been submitted. She emphasized the Town's commitment to ensuring any future development complies with all applicable regulations while addressing community concerns.

Mayor Dial explained that a data center moratorium would not affect the proposed Microsoft project due to its prior rezoning and potential vested rights. Town Attorney Davenport confirmed that vested rights may allow certain projects to proceed despite a moratorium. Mayor Dial also noted that a moratorium would be temporary and that, under the Town's current land use plan. Mr. Trocquet stated that the Microsoft site is the only property in Tyrone suitable for data center development.

Mayor Dial explained that recent state discussions regarding property tax legislation prompted municipalities to consider preserving the option of participating in a potential Local Homestead Option Sales Tax (LHOST) referendum. He noted that a legal advertisement was required by an expedited deadline to keep that option available and emphasized that doing so would not commit the Town to placing the measure on the ballot. Town Attorney Davenport explained that LHOST is a local sales tax that could provide revenue for homestead tax relief and noted that additional information was still needed regarding how revenues would be distributed among participating jurisdictions.

Council members discussed the importance of keeping the Town's options open by authorizing the required advertisement for participation. Council Member Whelan cited ongoing budget pressures and the desire to avoid future millage rate increases, while Mayor Dial noted the uncertainty surrounding potential legislative changes affecting property taxes.

Consensus was expressed in favor of moving forward with the advertisement to preserve the Town's ability to participate if the measure advances.

A motion was made to direct staff to prepare the advertisement for the LHOST.

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.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from May 21, 2026.

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.

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 8:25 p.m.

By: _____ Attest: _____

Eric Dial, Mayor Dee Baker, Town Clerk