TYRONE TOWN COUNCIL
MEETING

MINUTES
September 17, 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:
Patrick Stough, Attorney
Sandy Beach, Finance Manager
Library staff: Kate Chambers, Branch Supervisor and Laura Higgins, Library Assistant
Krista McClenny, Recreation Manager

Absent:

Dennis Davenport, 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.*

Carrie Klarl, who lives on Mann Road, urged Council to educate themselves on data center impacts such as cooling, wastewater, noise, and emissions. She criticized the 2024 zoning approval based on inadequate data. She requested tighter ordinances, including pre-construction baseline noise studies, restrictions on cooling systems and generator testing, and use of the highest tier generators. She challenged Microsoft's claims on health risks, citing the National Institutes of Health studies she offered to provide.

Lisa Standley, a tenant at the Tyrone Recreation Center, thanked Mayor, Council, and Chief Mundy for their prompt response to a personal issue she had raised via email. She noted that the matter was resolved quickly.

Mollie Larson, who lives on Kellsworth Way, highlighted inconsistencies between various water/sewer figures for the data center project.

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She reported that the Fayette County Water System confirmed an average request of 22,000 gallons a day, far exceeding the Town's 4,000 gallons per day figure. As an engineer, she criticized using averages instead of peak demand, which she estimated could be 601,000 to 1.1 million gallons a day. She recommended ordinances banning evaporative cooling and capping sewer discharge.

Eric Larson, who lives on Kellsworth Way, expressed concern that the project was approved without a specific economic analysis. He stated his own calculations and suggested the Town would only see $190,000 a year in tax revenue, which was not worth the disruption.

Jarvis Robertson, who lives on Westmont Way, shared concerns regarding dangerous speeds in Southampton, particularly from morning commuters and delivery drivers. They pose a risk to children and residents. He proposed installing speed humps to proactively address the issue.

Ellie Varela, who lives on Mann Road, shared that Council swore an oath to protect residents. She challenged the Council to defend the project with data or commit to protecting the Town from its impact. She questioned what changes have been made to ordinances regarding sewer capacity, light pollution, and sound pollution, stating the Town has no buffer for sewage capacity.

V. APPROVAL OF AGENDA

A motion was made to approve the 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.

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 3, 2026, minutes.

2. Consideration to authorize Integrated Science & Engineering (ISE) to conduct a preliminary engineering study related to the Town's wastewater system and long-term treatment needs, at a cost not to exceed $9,500.

3. Approval for Amusement Masters contract for the 2026 Founders Day event not to exceed $48,345.50.

4. Approval of Amusement Masters contract for the 2026 Christmas Market and Tree Lighting event not to exceed $11,098.50

5. Approval of the Cloud Nine 360 Bounce House agreement for Founders Day not to exceed $1,000.00.

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

6. Recognition of Library Assistant Laura Higgins' 10 years of service to the Town. Brandon Perkins, Town Manager

Mr. Perkins presented Ms. Higgins with a plaque and a gift from the Town. Ms. Chambers praised Ms. Higgins for her dedication and for bringing magic to the library, especially with the annual Harry Potter event. Ms. Higgins expressed her gratitude, stating she found a "new classroom" and has been blessed by her second act at the library.

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

7. Consideration to award the 2024 Laurelwood Connector Multi-Use Path project PW-2024-06 to DAF Concrete, Incorporated, for the amount not to exceed $208,130. Scott Langford, PW Director & Town Engineer

Mr. Langford shared that the project was funded by the 2023 SPLOST and had completed its design and land acquisition phases. Bids were opened on September 2nd, and DAF Concrete was the low bidder. Council Member Campbell inquired about the timeline. Mr. Langford stated that the estimated start date would be early November and completion would be within 90 days. He noted that work would have to navigate through cold weather. Council Member Wheeler asked about road closures. Mr. Langford stated that it would involve temporary partial lane closures, with full lane closures.

A motion was made to award the 2024 Laurelwood Connector Multi-Use Path project PW-2024-06 to DAF Concrete, Inc. for an amount not to exceed $208,130.

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

X. NEW BUSINESS

8. Consideration of a Resolution to approve a GDOT CMAQ Funding Application for Senoia Road at Palmetto Road/Tyrone Road Intersection. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet shared that after a previous, broader streetscape grant application was unsuccessful, staff recommended a phased approach. This would begin with a standalone Congestion Mitigation and Air Quality (CMAQ) grant application for the intersection at the railroad tracks. The project cost is estimated at up to $4 million for a roundabout, with the Town's 20% match of ($800,000) available from the 2023 SPLOST fund.

Council Member Wheeler inquired about working with CSX and the railroad crossing. Mr. Trocquet stated that if a signal was chosen, there would be preemption signals. Council Member Wheeler inquired about the trains often stopping on the tracks and blocking traffic. Mr. Trocquet shared that there is little that could be done regarding CSX as they are an autonomous entity. Council Member Campbell inquired about the future of the intersection. Mr. Trocquet shared that the past study indicates that a roundabout would sustain the flow for the long run. Council Member Whelan mentioned safety regarding trucks turning around near Dollar Tree. Mr. Trocquet restated that if a signal was chosen, the signal would be preemptive. Council Member Wheeler inquired about not allowing trucks to go through the roundabout on Palmetto Road and the Senoia Road intersection. Mr. Trocquet stated that the trucks usually originate in Coweta County, so it would have to begin with them. It would be difficult to ban trucks from traveling in that corridor.

A motion was made to authorize the submission for the CMAQ competitive funding proposal grant.

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.

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

Ms. Baker shared the November 3rd advanced voting dates. Election Day is November 3rd at the Town Library (please check your voter registration card for your polling place). The final day to register to vote is October 5th. Advanced voting begins in the newly remodeled Tyrone Community Room, located at 881 Senoia Road, behind the Tyrone Museum.

Ms. Baker stated that Ciara Willis, Deputy Clerk, completed her Georgia Records classes for her certification.

Mr. Perkins announced that Night Market will be held at Shamrock Park tomorrow night from 5:00 pm to 10:00 pm.

Mr. Perkins stated that Council Member Whelan asked him to address public comments from the last meeting. He stated that he met with Ms. Klarl and Ms. Larsen earlier that day to discuss the data center along with a few more individuals.

Although we had different opinions, it was a productive meeting. He appreciated them reaching out to build relationships.

He touched on sewer capacity. Staff evaluated both average and peak flows and would consult the Town Attorney about a formal policy for reserving capacity. Regarding water use and cooling systems, he would also seek legal advice on the Town's authority to regulate cooling methods. He shared he would work to identify any regulatory gaps where the Town has authority to act beyond state and federal agencies' guidelines and regulations. Mr. Perkins confirmed that staff is actively reviewing Town ordinances for noise, lighting, and decommissioning. Regarding fines, he explained that state law caps municipal fines at $1,000 per occurrence. Regarding Microsoft's specific plans, he reiterated that Microsoft has not yet submitted formal plans and that the decision must be based on actual engineering data. Regarding water, he explained that Fayette County Water allocates water based on its excess capacity and has penalties for overuse.

XIII. COUNCIL COMMENTS

Council Member Whelan thanked Mr. Perkins for the update.

Council Member Wheeler asked when Microsoft would submit plans. Mr. Perkins shared that they had a Teams meeting with them a few weeks ago and they asked for something the Town did not allow. He approximated a few more months before plans would be submitted. Council Member Wheeler assured residents that Council is listening and taking notes on their concerns about the data center and will hold the project to all ordinances. Regarding the speeding in Southampton, she asked staff to review the potential precedent set between the Town and the Lake Windsong HOA regarding their speed humps. Council Member Wheeler also brought attention to the barricades along Hwy 74 and Senoia Road in Peachtree City near Carmichael - Hemperley Funeral Home. It was no longer a merge lane. There have been accidents there. Mr. Perkins stated that he would reach out to Peachtree City.

Council Member Whelan echoed Council Member Wheeler and stated that Council is listening to residents and directing staff to act on their concerns. She stated that Council is dedicated to serving the Town's interests and will hold any applicant to the highest standards; we are listening to you. She also announced that September 17th is Constitution Day and reminded everyone that the Council was sworn to uphold the Constitution of the United States and of Georgia. Many of those laws can conflict sometimes with what we want to do, but they're lawful. We have a document in place that has lasted more than any constitution in the world.

Council Member Hunter reminded the public that Council members are accessible and open to meeting with citizens. He acknowledged that the public comment format can feel impersonal because Council cannot engage in dialogue during that time. He added that Council's intentions are positive and they would be available to speak with residents after the meeting.

Mayor Dial offered to follow up with any resident after the meeting to answer questions.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from September 3, 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 Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

The meeting adjourned at 8:00 p.m.

By: _____ Attest: _____

Eric Dial, Mayor Dee Baker, Town Clerk