

**TYRONE TOWN COUNCIL
MEETING
MINUTES
August 20, 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:

Randy Mundy, Police Chief
Doug Morris, Sergeant
Kyle Johns, Corporal
Daniel Mercer, Corporal
Tyler Hergesell, Officer
Sandy Beach, Finance Manager

Absent: Brandon Perkins, Town Manager

I. CALL TO ORDER

Mayor Dial shared that staff would discuss presentations now.

Recognition of Maintenance Worker Roderick Jones' 5 years of service to the Town.

Mr. Trocquet recognized Roderick Jones, who was not present, for his dedicated five years of service to the Town. Staff presented his certificate to him earlier that day.

Chief Mundy congratulated Kyle Johns and Daniel Mercer on their recent promotions to Corporal. He also formally introduced recently hired Officer Tyler Hergesell.

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.*

Mayor Dial reminded everyone that the public comment section was not a time for questions and answers. Staff and Council would meet with anyone after the meeting to address any questions they may have.

Mollie Larsen, who lives on Kellsworth Way, stated that Tyrone has approximately 400,000 GPD of remaining sewer capacity after accounting for current usage and new development.

She expressed concern that Microsoft's DRI filings used figures reflecting a low-water "Fairwater" cooling design, while the company now appears to be deploying a higher-demand "combination/direct evaporative" system. She noted the difficulty in obtaining verified usage data from Microsoft. She asked Council to pay attention to the DRI numbers and the actual facility design.

Carrie Klarl, who lives on Mann Road, argued that the original DRI figures for Project Rita matched a low-water usage facility in Wisconsin, but Microsoft's public statements have since shifted to describing direct evaporative cooling (a higher-water design) for Tyrone. She alleged the Town was presented with one design but appears to be receiving another and provided a sewer estimate of 73,000-110,000 based on an adjusted industry-standard discharge ratio. She requested Council demand clarification from Microsoft on which cooling system will be installed.

Ellie Varela, who lives on Mann Road, compared Project Rita to Microsoft's Azure facility in Palmetto, suggesting peak water output could reach 131,000 GPD, which would overwhelm Tyrone's system. She challenged the low sewer discharge percentage used in Palmetto's DRI. She requested that Council scrutinize usage figures, hold a firm line against new utility requests from Microsoft, and demand documented actual usage numbers from comparable facilities.

Stephanie Pugh, who lives on Westbourne Drive, reported that Fairburn Mayor Hattie Portis-Jones indicated that Tyrone's sewer capacity contract with Fairburn/Fulton County would not be renewed due to Fairburn's growth. She asked Council for its plan to cover a potential sewer shortfall and what capacity requirements would be placed on Microsoft.

Tom White, who lives on Mann Road, argued that existing data center ordinances are outdated and do not account for specific impacts, noting that many jurisdictions have issued moratoriums. He challenged the slippery slope argument against specific regulations by citing numerous other industries that are subject to heightened scrutiny. He asked Council to revisit and strengthen data center ordinances.

Darcy White, who lives on Mann Road, stated that the review of comparable ordinances highlighted gaps, particularly around decommissioning requirements for abandoned facilities. She questioned a timeline where Council would lose the ability to amend ordinances regarding the project.

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.

Each Council Member agreed to remove their motions to allow someone to speak.

Joana Powers, who lives on Thompson Road, shared that the proposed data center would be built across from her family's property and that she and her neighbors are strongly opposed. She implored the council to reconsider the project.

Donna Wesley, who lives on Millbrook Village Drive, argued that the existing \$1,000 fine for ordinance violations is an inadequate deterrent for a company like Microsoft. She urged the Council to tighten requirements and prioritize residents' health and environmental interests, and have a stronger penalty structure.

A motion was made to approve the agenda.

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

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 August 6, 2026 minutes.
2. Approval to purchase, equip, and outfit two 2026 Ford Police Explorer Interceptors for \$155,751.68 under State Contract.
3. Approval to renew the Right of Way Mowing Contract with Aabby Group, for \$249,250.
4. Approval to renew the Fertilization and Weed Control Contract with TruGreen, LP for \$10,360.

A motion was made to approve the consent agenda.

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.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

6. Consideration to Award the 2024 Shamrock Industrial Park Emergency Access Road, Project Number PW-2024-09 to McLeRoy, Incorporated in the amount not to exceed \$289,023.12. Scott Langford PW Director & Town Engineer

Mr. Langford stated that the emergency road access would include constructing an unpaved road with fencing and gates for emergency services use only, not for the stopping of the train or for crossing repairs. It was for an emergency evacuation. He recommended approval of the low responsible bidder, McElroy Inc. He clarified that it was within the budget. Council Member Campbell and Whelan asked for a timeline. Mr. Langford shared that it should begin within two months and be completed within 120 days. He would email them with confirmation.

A motion was made to award the 2024 Shamrock Industrial Park Emergency Access Road, Project PW-2024-09 to McLeRoy Inc. in the amount not to exceed \$289,023.12.

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.

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.*

Ellie Varela urged Council to create stricter ordinances regarding nuisances like noise and challenged the Town's position on its inability to impose conditions not currently in ordinances.

Kevin Leslie, who lives on Mann Road, suggested the Town may need to reserve funds for potential lawsuits against Microsoft, citing the company's history of legal issues.

Carrie Klarl argued that the Town's ordinances have gaps, particularly regarding noise, and stated that allowing Microsoft to build and then test for compliance is unacceptable. She cited Town code sections defining nuisances and the Town's duty to protect residents.

XII. STAFF COMMENTS

Mr. Trocquet stated that the amount for the recently approved purchase of the SKYJACK SJ472E Scissor Lift did not include shipping. The amount is \$750, and added to the purchase would still make Ariel Titans the lowest bidder, plus the amount would still be within budget. He recommended approval.

A motion was made to approve the amount of \$750 for shipping.

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.

Mr. Langford gave a shout-out to the Public Works team (Mitch, Matt, and Dominic). Although being short-staffed during the heavy rains, they kept the roads clear. He thanked the entire crew for their hard work.

XIII. COUNCIL COMMENTS

Council Member Wheeler inquired about the Public Works on-call system. Mr. Trocquet shared that it should be before Council next month. Council Member Wheeler then inquired about a timeline for changing ordinances. Council Member Whelan inquired about amending the Town's noise and light trespass ordinance. Mr. Trocquet explained that while there was no set timeline for changing ordinances, a new noise ordinance would likely be enforceable on a vested project, depending on legal specifics. Council Member Hunter reminded everyone that staff was already directed to amend the light and noise ordinances.

Council Member Whelan formally requested that the administration of memorial veterans' crosses and bricks be transferred to the new Tyrone Veterans Committee (TVC), with installation still assigned to public works. Staff was directed to investigate the transition.

Chairman Burt Minor and Vice-Chair Dr. Nita Brown introduced themselves. Mr. Minor shared that the committee launched a successful banner program. The banners are displayed from Memorial Day through Veterans Day week. He noted the poor condition of the veterans' crosses and suggested phasing them out. He added that the TVC planned to enhance Veterans Park with educational elements with QR codes and was seeking static displays. Dr. Brown noted that the banners would be given to the families after display. Council Member Wheeler began a discussion regarding the memorial benches throughout the parks. Council Member Whelan suggested a separate bench policy for Veterans Park. Mr. Minor shared that he would like to see the benches represent the colors of each branch of service. Council Member Whelan also added that the committee was looking for sponsorship for the annual Wreaths Across America program, which costs \$17.

Council Member Hunter began a discussion regarding the actual total of sewer capacity for the Town. Mr. Davenport clarified that the total capacity is 650,000 gallons. Property owners purchased tap fees in advance; however, these properties have not been developed. The total current usage was less than 250,000 gallons due to the allocation for the undeveloped properties.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one item of threatened litigation and to review the Executive Session minutes from August 6, 2026.

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

A motion was made to reconvene.

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

A motion was made to approve the Executive Session minutes from August 6, 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 8:23 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk