

# TYRONE TOWN COUNCIL MEETING

## MINUTES

June 05, 2025 at 7:00 PM

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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:

Terry Noble, Planning Commissioner

Sandy Beach, Finance Manager

April Spradlin, Court Clerk

Philip Nelson, Police Lieutenant

Doug Morris, Police Corporal

Patrick Stough, Attorney

Dennis Davenport, Attorney was absent

### 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

A motion was made to approve the agenda with the exception of moving number 2 for discussion under new business 8b.

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.

### 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 May 15 and 22, 2025 minutes.

A motion was made to approve the consent agenda as amended.

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.

## **VII. PRESENTATIONS**

3. Presentation of a proclamation to Court Clerk April Spradlin in recognition of June 9 - 13, 2025 as Municipal Court Clerks' Week. Eric Dial, Mayor

Mayor Dial read the proclamation. Ms. Spradlin accepted the proclamation for her department. Mayor and Council thanked Ms. Spradlin and Ms. King for a job well done.

4. Recognition of Doug Morris' 10 Years of Service with the Town's Police Department. - Brandon Perkins, Town Manager

Mr. Perkins presented Corporal Morris with his 10-year certificate. Everyone thanked Corporal Morris for his service to the Town.

## **VIII. PUBLIC HEARINGS**

## **IX. OLD BUSINESS**

5. Consideration to approve the 90% plans for the 2024 Handley Park Dam Improvements project, PW-2024-12. Scott Langford, Public Works Director & Town Engineer

Mr. Langford stated that Handley Park Dam was not a state-regulated dam, however, it fed into the Pendleton Dam which was a Category 1 Dam. He added that Schnabel Engineering completed the construction plan and that the project was funded through the 2023 SPLOST fund. Council Member Campbell inquired about the cost. Mr. Langford stated that the project was budgeted. Council Member Campbell asked if the project could be postponed by freeing up some administrative time. Mr. Langford shared that he would prefer to complete the project as it would coincide with the Lake Pendleton Dam project. Council Member Hunter recalled visiting the site. Mayor Dial asked if the project would be delayed, and if it would cost more. Mr. Langford stated that it would. Council Member Furr inquired if the new hire would be qualified to handle the project. Mr. Langford stated that Mr. Canter, if approved, would be more helpful with the administration portion, inspections and complaints during the project. The project will begin the bidding process in August or September.

A motion was made to approve the 90% plans for the 2024 Handley Park Dam Improvements project PW-2024-12.

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

6. Consideration of a text amendment to Section 4-7 of Article VI of the Alcohol Ordinance regarding consumption and open containers. Brandon Perkins, Town Manager

Mr. Perkins explained that it was found that Section 4-7 conflicted with the proposed ordinance modifications for potential sales and consumption in Town parks. He then read the section including the proposed language. *(b) No person shall possess an open container of an alcoholic beverage while walking, standing or otherwise occupying any public street, road, or highway, sidewalk adjacent thereto, public park, or public parking lot, except as permitted during an authorized Town-sponsored event as stipulated in Sec. 30-6 and only in the area designated for the consumption of alcohol for said event. Consumption of alcohol beverages in or on other publicly owned properties of the town is prohibited.* Mayor Dial clarified that the action would be housekeeping from the previous motion taken at the May 1<sup>st</sup> meeting.

Council Member Whelan began a discussion regarding the alcohol being placed in identifiable containers. Mr. Stough stated that the Town's events would have designated drinking areas with no need for special containers. Mr. Perkins stated that if individuals strayed outside the designated areas they would be held liable under the open container law. The Town could purchase special cups or stickers for our Town-sponsored events if necessary.

A motion was made to approve a text amendment to Section 4-7 of Article VI of the Alcohol Ordinance regarding consumption and open containers.

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

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

Voting Nay: Council Member Whelan.

7. Consideration of a text amendment to Section 4-202-203 of Article VI regarding sales of alcohol off-premises for catered functions. Brandon Perkins, Town Manager

Mr. Perkins reminded everyone of a previous workshop that discussed off-premises sales of alcohol for catered functions, their frequency, fees, and regulating those events. He explained the changes. Section 4-201 (b)... no more than one per quarter was changed to month for frequency. Section 4-202 (a) the term off-premises (license) was added. Section 4-203 (a) (5) the fee was removed to coincide with the Town's fee schedule for the purpose of not creating an ordinance each time the fee changes. Section 4-203 (a) (6) was added, *Area of sales and consumption: Consumption of alcohol shall only be permitted within the premises of which the permit has been issued. If said premises include outdoor areas, such areas must be adequately enclosed by a temporary or permanent fence at least three feet in height with controlled ingress and egress.*

Mayor Dial asked for clarification in Section 4-201 regarding the frequency of catered events. Mr. Stough stated that an event facility could only host one event per month in a temporary structure.

Council Member Hunter began a discussion regarding the restrictive wording in Section 4-203 (a) (6) as it pertained to 3-foot fencing around the controlled area. Mr. Stough clarified that the wording was geared toward other catered events. The Town could control their area as you see fit. Council and staff discussed ways to control the restricted areas such as signage, yellow tape, plastic chains, etc.

A motion was made to approve a text amendment to Section 4-202-203 of Article VI regarding sales of alcohol off-premises for catered functions including a defined area adequately designated with controlled ingress and egress.

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

Voting Yea: Council Member Campbell, Council Member Hunter

Voting Nay: Council Member Furr, Council Member Whelan.

Mayor Dial broke the tie, approving the motion.

8. Consideration of a text amendment to Section 4-1 of Article I of the Alcohol Ordinance regarding definitions. Brandon Perkins, Town Manager

Mr. Perkins stated that within this section, the definition of a restaurant was too restrictive. The former wording was stricken and replaced with, *"Restaurant means any public establishment where meals are regularly prepared and served to the public, primarily for on-premises consumption. The establishment must have adequate kitchen facilities and employ sufficient staff to prepare, cook, and serve meals. To qualify as a restaurant under this ordinance, the establishment must derive at least 55% of its revenue from the sale of prepared meals or food. The service of alcoholic beverages shall be incidental to the service of food."*

A motion was made to approve a text amendment to Section 4-1 of Article VI of the Alcohol Ordinance regarding definitions.

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

The motion was revised to approve a text amendment to Section 4-1 of Article I of the Alcohol Ordinance regarding definitions.

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

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

## **X. NEW BUSINESS**

- 8b. Consideration to hire Mr. Jake Canter for the Town of Tyrone Environmental Specialist position. Scott Langford, Public Works Director

Mr. Langford shared that Mr. Trocquet placed the ad in many forums. Staff was very impressed with Mr. Cater's resume. After his time in the U.S. Air Force, Mr. Canter remained on the Dean's list at the University of Georgia.

If hired, his start date would be July 15<sup>th</sup>. Council Member Furr inquired about the salary. Mr. Langford stated that he would be offered \$65,000 which was between the range of \$51,000 to \$81,000.

A motion was made to accept the resume from Jake Canter and offer the position of Environmental Specialist.

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.

9. Consideration to Award the John Deere Angle Broom (BA84C) and Rock / Brush Grapple (GR84B) to Ag-Pro under State Contract 99999-001-SPD0000177-0011 in the total amount of \$13,753.70. Scott Langford, Public Works Director & Town Engineer

Mr. Langford stated that the purchase would allow staff to clean roads more thoroughly and safely. Funding would come from the General Fund, and it would come from the current fiscal year.

Motion was made to award the John Deere Angle Broom and Rock/Brush Grapple to Ag-Pro under State Contract 99999-001-SPD0000177-0011 for \$13,753.70.

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.

10. Consideration to have the Mayor execute a design-build amendment for the Shamrock Park Pavillion project number PW-2024-30 regarding final design and construction in the amount of \$700,000. Scott Langford, Public Works Director & Town Engineer

Mr. Langford shared that as part of the design-build process, the amendment reflected the construction plan included in the packet for the budgeted amount. Council Member Campbell began a discussion regarding what was included in the project. Mr. Perkins clarified that there was an approximate allowance of \$10,000 for audio/visual. The scope was not meant to include expensive audio-visual equipment. Bands usually provide their own. The pavilion would have sufficient power for announcements and such. It would not allow for a roll-down screen for movies. However, there were remaining Assigned Funds that may allow us to purchase a system. The cart path behind the stage was temporarily removed from the budget also, along with water accessibility. Sacrifices needed to be made and could be revisited later.

Council continued the conversation with Council Member Furr concerned about the cost. Mr. Perkins added that the project was funded by SPLOST funds and that the budget could be amended if that was Council's wish. Council Member Hunter shared that we build the building as planned and upgrade it in the future.

Council Member Whelan began a discussion regarding the footing placement near water.

Mr. Langford shared that part of the engineering process was to take everything into consideration, including soil samples. He also reminded Council that the project was a commercial project that required sturdier materials.

A motion was made to approve Mayor Dial to execute a design-build amendment for the Shamrock Park Pavillion project number PW-2024-30 regarding final design and construction for \$700,000.

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.

11. Consideration to award project PW-2025-16, HVAC Replacement to Reese Services, LLC in an amount of \$18,505.00. Scott Langford, Public Works Director & Town Engineer

Mr. Langford shared that the old unit at 945 Senoia Road needed replacement, along with one of four units at the Recreation Center. He added that a \$2,000 contingency was added. A discussion ensued regarding the future of 945 Senoia Road. Mr. Perkins stated that heating and air were still required at the former Police building because it was the current Tyrone polling location. When the 881 Senoia Road renovation was completed that would be an ideal voting location. Council Member Whelan inquired about rescuing the 945 Senoia Road unit for future use once the building is removed. Mr. Langford stated that it could be stored and used later.

A motion was made to award project PW-2025-16, the 2025 HVAC Replacement project to Reese Services LLC for \$18,505 for the replacement in the former Police building and the Recreation building.

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.

12. Consideration to award the 2025 Handley Park Pole Barn Demolition project to The Corbett Group, for an amount not to exceed \$6,400.00. Scott Langford, Public Works Director & Town Engineer

Mr. Langford stated that Council approved the demolition, and the contractor was currently working on the new pole barn at Handley Park. Council Member Campbell inquired about the number of trees that needed to be taken down. Mr. Langford stated that the amount should be limited. Council Member Whelan mentioned that items should be offered to the museum if discovered.

A motion was made to award the 2025 Handley Park Pole Barn Demolition project to The Corbett Group, for the base bid amount of \$6,400.

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.

13. Consideration to have the Mayor execute a contract for on-call Land Development and Engineering Plan Review services with Keck and Wood, Inc. Scott Langford, Public Works Director & Town Engineer

Mr. Langford stated that by contracting Keck and Wood, it would assist with the duties of the vacant Environmental Specialist position for developmental processes and permitting until the new hire was acclimated. He recommended the contract lasting through December 31<sup>st</sup> as there were many projects on going and they could assist with the processes. Mr. Perkins shared that the development fees would offset the cost of the contract.

A motion was made to approve on-call Land Development and Engineering Plan Review services with Keck and Wood, Inc. and to have Mayor Dial execute the contract.

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

## **XII. STAFF COMMENTS**

Mr. Perkins announced the DDA First Friday event tomorrow night beginning at 6:00 p.m. to 8:30 p.m. with the Men of SAE as the entertainment.

Mr. Perkins also announced that the Budget public hearing would be held at the regular meeting on June 19<sup>th</sup> at 7:00 p.m. and the Budget adoption would be on June 26<sup>th</sup> at 6:00 p.m.

Mr. Langford shared that the Dogwood Trail paving project would be completed on Saturday.

## **XIII. COUNCIL COMMENTS**

Mayor Dial announced that he was making progress toward scheduling a phone call with CSX representatives and their engineers regarding the Shamrock Park Dam trees.

**XIV. EXECUTIVE SESSION**

**XV. ADJOURNMENT**

A motion was made to adjourn.

Motion made by Council Member Whelan.

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

The meeting adjourned at 8:13 p.m.

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

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