

**TYRONE TOWN COUNCIL
MEETING
MINUTES
October 01, 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:

David Moretz, Public Works, Maintenance Tech II
Katie Swann, Engineering and Public Works Specialist
Krista McClenny, Recreation Manager
Sandy Beach, Finance Manager

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.*

Manfred Klarl, who lives on Mann Road, shared that while data centers may be needed, the proposed site was not suitable in a residential area with people nearby. He urged Council to consider if they would want to live next to such a facility and to use their position to represent the interests of the residents.

Carrie Klarl, who lives on Mann Road, asked Council to create a data center-specific ordinance, citing examples from other jurisdictions like Troup County. She raised concerns about unaddressed low-frequency noise and the potential for loud diesel generators. She questioned a discrepancy in water usage figures for Project Rita, noting the town website states 4,000 gallons per day while the Fayette County Water system estimated 22,500 gallons per day. She urged the Council to ban evaporative cooling and proactively dictate what is allowed, rather than reacting to Microsoft's proposals. This would protect residents from noise, potential well contamination, and reduced property values.

Stephanie Pugh, who lives on Westbourne Drive, presented information on low-frequency noise from data centers, stating that it is different from typical industrial noise. It travels farther and is harder to mitigate. She noted that noise from a Microsoft data center in Wisconsin affects residents up to two miles away.

She warned that standard dBA/dBC (weighted decibels) noise metrics are insufficient for this type of hum. She recommended several ordinance additions: requiring third-octave band noise measurements, independent pre-and post-construction acoustical assessments, continuous or seasonal monitoring, and a mandatory, complaint-triggered retesting mechanism funded by the developer.

Donna Wesley, who lives on Millbrook Village Drive, expressed concern about the data center's impact on water quality. She questioned whether the Town Council prioritizes residents or large corporations and asked what the Town would do to enforce safeguards against environmental harm. She suggested the Town inform residents about well water testing services available through the University of Georgia.

Bobbie Small Hutcherson, who lives on Bennington Pass, cited concerns for her family's health, including her daughter and young grandchildren who live in Rivercrest. She noted that data centers have been proven to have harmful effects and urged Council to remember the residents who elected them.

La'Shawn Dudley, who lives on Hedgewick Way, raised concerns about public trust and Mayor Dial's role as Executive Director of the private, non-profit organization, Fayette Forward. She described the organization as being led by corporate and the development authority interests, which develop plans privately and present them to public bodies where its leaders hold seats. She asked about Fayette Forward's funding, board, and whether Mayor Dial's role was paid. She requested: public disclosure of the mayor's role, compensation, and the organization's funding and board. She asked for a written opinion from the Town attorney on whether recusal is required. She asked for confirmation on whether any town funds or staff time have been used for Fayette Forward, and for a clear recusal policy for the future.

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 17, 2026, minutes.
2. Approval of a Grant from the Redwine Family Foundation exclusively for Dorothea Redwine Park for \$2,000.

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

3. David Moretz retirement recognition (October 10th, 13 years). - Brandon Perkins, Town Manager

Mr. Perkins recognized Mr. Moretz for 13 years of dedicated service in the Public Works department, from October 2013 to October 2026. Mr. Moretz began as a maintenance worker and more recently was responsible for the care of and upkeep of town facilities. Mr. Perkins read a formal recognition and presented Mr. Moretz with a certificate and a gift.

Mr. Moretz gave a heartfelt speech, thanking his “family” in the town for their support during difficult times. He recounted humorous and touching memories and expressed gratitude for colleagues who donated sick days to him.

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

4. Consideration to Award the 2026 Transportation Engineering Services, project PW-2024-04, to Atlas Technical Consultants, LLC. Scott Langford, Public Works Director & Town Engineer.

Mr. Langford explained that the previous transportation engineering services contract expired. The current requested services include traffic studies, geotechnical work, road design, asphalt resurfacing management, preventative maintenance planning, and design work for larger projects like the LCI downtown revitalization. He added that the firm has significant in-house resources and that funding would come from multiple sources, including the General Fund and SPLOST.

A motion was made to award the 2026 Transportation Engineering Services project PW-2024-04 to Atlas Technical Consultants, LLC.

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.

5. Consideration to award project, 2026 Pump Station #3 Generator Radiator Replacement to Taylor Sudden Service, Incorporated for a price not to exceed \$7,147.51. Scott Langford, PW Director & Town Engineer

Engineering Specialist Katie Swann presented for Mr. Langford. She stated that services were requested to replace a leaking radiator on a 20-year-old generator at Pump Station #3, in the Rivercrest subdivision. While an RFP to replace the entire generator is in progress, this repair is needed immediately to ensure resident safety. The low bid was received on September 22nd. Council Member Hunter inquired about the emergency procurement process. Mr. Perkins stated that it was not brought to him as an emergency; however, a process exists for him to approve such expenditures. Ms. Swann confirmed they had been monitoring and refilling the radiator fluid. Council Member Campbell asked if generators could be interchanged between pump stations. Ms. Swann shared that they are generally not interchangeable. Mr. Langford noted there are emergency bypass options if a generator fails catastrophically. The replacement part is expected to take up to six weeks to arrive.

A motion was made to award the 2026 Pump Station #3 Generator Radiator Replacement project to Taylor Sudden Services, Inc. not to exceed \$7,147.51.

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.

6. Consideration of a Memorandum of Understanding (MOU) between the Town of Tyrone and the Southern Conservation Trust for the Handley Park Nature Area. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet explained that the Town has 45 acres at Handley Park, acquired over time through development conservation ordinances. The Town has budgeted an initial \$20,000 from SPLOST recreation funds to partner with the Southern Conservation Trust (SCT) to develop a plan for a passive nature area with soft-surface trails. The goal is to create a publicly accessible nature area, which the Town currently lacks. The initial funds could also be used as a match for future state grants. The MOU has a three-year term and does not create a binding financial or contractual obligation; any such commitments would require a separate agreement. Southern Conservation Trust President and CEO, Mr. Chris Doane, gave an overview of their organization and described the vision for Handley Park as a “walk in the woods” experience with sustainably built, soft-surface trails for passive recreation. Council asked about community outreach and the trail’s proximity to the pond on the property. Mr. Trocquet stated that staff would rely on SCT guidance regarding the dam and pond. Council Member Whelan inquired about community outreach. Mr. Doane shared that their organization assists with outreach such as outdoor classrooms to introduce the area, as they did The Ridge and Line Creek nature preserves.

A motion was made to approve an MOU between the Town of Tyrone and the Southern Conservation Trust for the Handley Park Nature Area.

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.

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.*

Matt Griffin announced a free “Action Wrestling” event on October 2, 2026, at Wings and Things as part of Founder’s Day weekend. He noted that the #1-ranked pro wrestler in the world appeared at a past Tyrone event in 2018. He also announced 75-cent wings at the event and promoted a burger named after him at Tyrone’s Kitchen.

La’Shawn Dudley expressed increased concern and frustration over the lack of answers from the Council regarding the potential data center. She asked for updates on the status of the subject matter expert meetings, the comprehensive plan engagement process and whether data centers are being discussed, the status of discussions around protective ordinances; and the public benefit or what the Town stands to gain from the data center.

Rebecca Brooks, who lives on Pendleton Trail, stated that the data center felt like her second unpaid job. She requested the Council meetings be live and interactive. She also asked for a stronger noise ordinance, suggesting a higher penalty tier for large corporations, as opposed to the standard \$1,000/day fine.

Sharon Douglas, who lives on Delamere Place, asked when residents can expect status updates on potential ordinances to safeguard the community against the data center.

XII. STAFF COMMENTS

Ms. Baker reminded everyone that advance voting for the November 3rd General Election, which includes Senate, House, and Governor, would begin on Tuesday, October 13th, and run through October 30th at the Recreation Community Room located at 881 Senoia Road. The times are 9:00 am to 7:00 pm, Monday through Saturday, and 12:00 pm to 4:00 pm on Sunday, October 25th.

Mr. Perkins and Mr. Trocquet shared updates on several topics in response to public comments. He clarified that only one subject-matter expert meeting was originally planned, with approximately six individuals invited and two attending; the discussion was productive, and staff continues to consider the input received. Staff is also working on several ordinance-related matters requested by Council and the public, including lighting, noise, sewer-use limitations, cooling-system requirements, environmental protections, data center-specific standards for noise and generators, decommissioning requirements, and the legal considerations of applying new regulations to an already approved development.

Staff emphasized that ordinance development takes time and that Council meetings are not intended to serve as question-and-answer sessions; staff works on Council-directed items and brings proposed changes back for public discussion and approval. Staff has also held productive meetings with citizens and will continue those discussions and provide updates. During a recent visit to Microsoft's Palmetto Data Center, Town officials discussed the proposed Tyrone project, cooling and water use, construction, generator testing and noise, landscaping and aesthetics, environmental protections, and long-term facility use. Microsoft stated that the Tyrone project remains approximately 10% through the design process and continues to consist of two proposed data center buildings using closed-loop cooling rather than evaporative cooling. The visit provided an opportunity for direct discussion of issues important to Tyrone, and staff will continue reviewing the project as plans develop for consistency with the 2024 zoning approval, Town ordinances, and other applicable requirements. Staff also clarified that, under state law, the maximum fine a city or town may impose for an individual ordinance violation is \$1,000.

Mr. Trocquet shared that while staff was creating ordinances, the ordinances also relied on state law regulations. He explained closed-loop cooling fluid handling and clarified the difference between water usage and sewer capacity and agreed to provide more precise information. He also provided the comprehensive plan process and the survey timeline.

Mr. Perkins shared that online meetings began during COVID as a courtesy but are not required. The meetings are not interactive. Mayor Dial asked about decommissioning. Mr. Trocquet shared that staff is looking into the possibility of that being a part of a development agreement.

Mr. Perkins announced that Founders Day was this weekend and would begin tomorrow night with a Car Show at Shamrock Park from 5:00 pm to 8:00 pm. Saturday's festivities would begin with a parade at noon, followed by three live bands, food trucks, vendors and fireworks at 8:00 pm.

Mr. Perkins announced that the Millage public hearings and adoption would begin during the October 15th Council meeting at 7:00 pm, followed by the second public hearing on Monday, October 19th at 6:00 pm, and the final public hearing and adoption would be held on Tuesday, October 20th at 9:30 am.

XIII. COUNCIL COMMENTS

Mayor Dial thanked Police Chief Randy Mundy and his team for their good work this week, it was a busy week for them. He briefed everyone on a trip to Cary, North Carolina. Cary had a beautiful downtown area which included parks, sports fields, and an aquatic center. The goal was to bring back ideas for our downtown area. Mayor Dial then addressed questions regarding his profession. He did not vote on the annexation and rezoning for Microsoft. Fayette Forward was not created at that time. He has worked as a nonprofit consultant for 30 years. He was asked by a group of leaders to visit Bentonville, Arkansas, where they have 400 miles of paths, which Fayette Forward was now working on to connect Tyrone, Peachtree City, and Fayetteville. He added that if there are any projects or funding for Tyrone from the FCDA, he would recuse himself. There is nothing wrong with me having a job.

Council Member Hunter congratulated the Flat Rock Middle School football team. They won the State Championship and added that Sandy Creek was also undefeated. He invited everyone to attend the games.

Council Member Whelan shared her experience with Cary, North Carolina, and added that it was the headquarters of Fortnite. Regarding the discrepancy between the numbers of water usage for Microsoft. Mr. Trocquet explained that when the Town mentions capacity, we are talking about sewer, not water. He reiterated that he would work on getting clearer numbers.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one item of threatened litigation.

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.

A motion was made to reconvene.

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.

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 9:19 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk