

TYRONE TOWN COUNCIL MEETING

MINUTES

October 02, 2025 at 7:00 PM

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:

Sandy Beach, Finance Manager

Randy Mundy, Police Chief

Philip Nelson, Major

Eric DeLoose, Captain

Lieutenant, Charles Clark

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.*

Mr. Derrious Lowe, who lives on Wynfield Drive, spoke regarding his concern that his neighbor was running a boarding house. He stated that the police were called due to loud music. The garage was full of trash, and residents were in and out at all hours. The residents also had dogs that were unleashed. It was unfortunate, and he was worried for his family and the neighbor's safety. He asked Council to do something about it. We want a safe neighborhood. Mayor Dial asked Mr. Lowe for the address. Mr. Lowe stated that it was 108 Wynfield Drive.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

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 the September 18, 2025, minutes.
2. Approval of the Amusement Masters agreement to provide festivities for the Founders Day Festival on October 4, 2025, in the amount of \$32,295.50.
3. Approval of a contract with Pony Perfect Party for ponies and petting zoo for Founders Day, October 4, 2025, for \$1,525.00.
4. Approval of Ortman Ventures LLC's Stormwater Management Operations and Maintenance Agreement (for 120 St. Stephens Court) with the Town of Tyrone subject to receipt of missing documents prepared to staff's satisfaction.

A motion was made to approve the consent agenda.

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.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

5. Consideration to Award the 881 Senoia Road – Plumbing Improvements for the Recreation facility, project PW-2024-04 to Action Plumbing in the amount of \$14,980 Scott Langford, PE Public Works Director & Town Engineer

Mr. Langford gave the history of the project. 881 Senoia Road was the administration offices, the museum occupied the front section, while staff moved to the new facility. In 2022, there were talks of expanding recreation to the back half, then the pipes burst, causing damage. In 2024, repairs and remodeling began. The next phase was plumbing improvements. He added that funding was coming from the General Fund, Insurance Funds, and the 2017 SPLOST fund. The total cost of the entire project should be approximately \$200,000. He recommended approval.

Council Member Campbell asked what the plumbing portion included. Mr. Langford stated that it included sinks, toilets, and water fountains. Mr. Campbell asked for an approximate completion date. Mr. Langford stated that the project should be completed by January. Council Member Hunter asked what preventative measures were being taken to protect the pipes. Mr. Langford shared that PEX piping would be used.

A motion was made to award the 881 Senoia Road plumbing improvements for the Recreation facility project PW-2024-04 to Action Plumbing for \$14,980.

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.

6. Consideration to approve a contract revision with Keck and Wood regarding scope of services. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet shared that in May, Council approved an agreement with Keck and Wood, Inc. for engineering plan review services. Excluded but intended were on-site inspections and reviews of landscape plans. He added that the services were needed for two upcoming major projects, one on Highway 74, the other, a residential development behind town hall. He stated that the cost of services outlined in the agreement would remain unchanged.

A motion was made to approve a contract revision with Keck and Wood regarding the scope of services.

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.

7. Consideration to approve Change Order Request 1 for PW-2024-30, Shamrock Park Pavilion Project regarding the contracted time of substantial completion. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that due to rain and a major delay from a third-party timber vendor, staff requested that Southtree prepare a change order to officially adjust the project completion time from October 1st to October 31st. He added that this was out of Southtree's control and that they had communicated very well with the town. Due to the abundance of rain, Southtree has added additional rock for better stabilization.

Council Member Campbell asked if there was a penalty involved if they did not complete on time. Mr. Trocquet stated that the contract did not have specified liquidated damages for not completing on time. Mr. Davenport clarified that these were not penalties for liquidated damages. The agreement could be to accept an amount of money per day as liquidated damages, but it was not a penalty. Council Member Whelan inquired if the timber was now in place. Mr. Trocquet stated that all of the treated timbers arrived along with the custom-made brackets, and all were inspected.

A motion was made to approve change order request 1 for PW-2024-30 the Shamrock Pavilion Project, regarding the contracted time of substantial completion to include a completion date of October 31, 2025.

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

X. NEW BUSINESS

8. Consideration to award Engineering Services for project PW-2022-14 the Handley Park Public Works Building Electrical Design to Goodwyn Mills Cawood, LLC for the amount not to exceed \$5,000. **Scott Langford, PE Public Works Director and Town Engineer**

Mr. Langford stated that electrical design services were required for the Handley Park Public Works building. When the construction was completed, the electrical work could begin. Funding would come from the General Fund. He recommended approval.

Council Member Furr asked if the \$5,000 was budgeted. Mr. Trocquet stated that it was. Mr. Perkins stated that it was part of the overall budget; however, each portion of staff was coming to Council for approval. Mr. Langford added that the fuel tank could be the last portion of the project. Council Member Campbell asked if the overall cost included the electrical work for the building. Mr. Langford shared that the cost was included; however, staff would come to Council for approval of the electrical bid.

A motion was made to award engineering services for project PW-2022-14 the Handley Park Public Works Building Electrical Design to Goodwyn Mills Cawood, LLC for an amount not to exceed \$5,000.

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.

9. Consideration of a request from AMWaste to implement a rate increase based on the Consumer Price Index. - Brandon Perkins, Town Manager

Mr. Perkins shared that, under the AMWaste contract with the Town, AMWaste could request an annual rate increase by October 1st, according to the rate of inflation by the Department of Labor's Consumer Price Index. This year's increase would be 6.3%. He gave the example of a resident having one can; the cost would increase from \$65.85 to \$70. He also gave examples of surrounding cities and their rates. Newnan's AMWaste prices were \$102.12 per quarter, Fairburn was \$86.52, and Peachtree City was \$72 through GFL. Mr. Perkins stated that if approved, the increase would begin in January.

A motion was made to approve the AMWaste rate increase based on the Consumer Price Index of 6.3% from \$65.85 to \$70 per quarter.

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.

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.*

Mr. Eddie Davis, who lives on Brunswick Drive, shared that he and many Southampton residents came out tonight in support of their neighbor with the boarding house next door. If the home was a tourist accommodation home, it was required to adhere to

certain regulations, such as permits, occupational tax, health, and safety. Through the visibility of the garage, it looked as though the owner was a hoarder. He added that this was a serious issue, our kids are walking on our sidewalks, and they have people coming and going; this is a serious safety issue.

Ms. Troy Thompson, who lives on Keswick Manor Drive, also spoke regarding the boarding house. She shared that there was a call to the town regarding the home, and there were many other code violations before. She asked that Council move up their request to a top priority. This was a serious crisis that needed action. What if it were next door to you?

XII. STAFF COMMENTS

Police Chief Randy Mundy announced that, following the retirement celebration of Major Van Brock after 40 years of service to the town, there were three promotions within the department. He reintroduced the officers with their new ranks. Major Philip Nelson, Captain Eric DeLoose, and Lieutenant Charles Clark. Council offered congratulations. He added that on the 15th of the month, they were going to assess and promote two Sergeants within the department. Interviews were also conducted for additional officers.

Ms. Baker announced advanced voting for the November 4th election. It would be from October 14-31, 9:00 am to 5:00 pm, with two Saturdays, October 18th and 25th, at the same time. Advanced voting would be held at Town Hall, 950 Senoia Road, and Election Day would be held at the Tyrone Library, 143 Commerce Drive.

Mr. Trocquet announced that a rezoning public hearing was held at the Planning Commission meeting in September and would be heard by Council on October 16th for 285 Briarwood Road. The petitioner was requesting that the property be rezoned from AR(Agricultural Residential) to R-18 (Single Family Residential).

Mr. Perkins announced that the public tax rate public hearings were coming up. The dates were October 16th at 7:00 pm, October 21st at 9:00 am, and October 23rd at 6:00 pm; the millage adoption would be on the 23rd at 6:30 pm. All would be held at 950 Senoia Road, Town Hall.

Mr. Perkins asked for Council's opinions on the removal of the evergreen tree at Veterans Park. Everyone agreed that it should be removed. Council Member Hunter asked that it be replaced. Ms. Beach said that there was funding available in the Tree Fund. Mr. Perkins stated that he would come back to Council after the removal for replacement options.

Mr. Perkins announced that the annual Founders Day celebrations would begin tomorrow night with a car show, a surprise guest, food trucks, and Action Wrestling. Saturday's festivities begin at 8:00 am with a 5K, followed by the parade at noon and the festival at 12:30 pm, followed by fireworks at dusk. He reminded everyone of the road closures due to the 5K and parade.

XIII. COUNCIL COMMENTS

Council Member Campbell asked Mr. Trocquet if there were any updates on the Senoia Road mobile home park.

Mr. Trocquet shared that the new owners had commissioned Level 3 soil samples and cleaned the park quite a bit. The last he heard from the owners was about a month ago. He understood that they were still planning on a complete redesign of the park, but no official plan has been submitted.

Council Member Campbell inquired about the emergency at Shamrock Industrial Park. Mr. Trocquet shared that the Cresswind HOA was in favor. There was a clerical error that needed to be changed, then signed. Following approval, the project would go out for bid.

Council Member Whelan inquired about the status of the roundabout. Mr. Langford stated that he did a proof roll today, and Comcast was installing conduits for the relocation of their property. Atlanta Gas & Light were the most difficult lines to move, and staff was waiting for them to come out. After that, pavement could begin on Palmetto Road to reroute traffic. Mayor Dial asked Mr. Langford to educate everyone on the multi-use cart path route from Arrowood Road to Wynfield Road. Mr. Langford briefed everyone and added that he would be available after the meeting to indicate on a map for those interested.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.

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

The meeting adjourned at 7:46 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk