

TYRONE TOWN COUNCIL MEETING

MINUTES

May 7, 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:

Philip Nelson, Police Major

Penny Mentch, Police Corporal

Tracy Young, Downtown Development Authority Chair

Ernie Johnson, DDA Member

Nathan Reese, DDA Member

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.*

Cathy Vaught, who lives on Meeting Place Drive in Fayetteville, asked Council to reconsider approving the Night Market item allowing alcohol at Shamrock Park. It is a beautiful, family-oriented park. By offering alcohol, it opens for alcohol induced crimes. Please vote no.

Matt Griffin, who lives on Berryhill Lane, spoke regarding Action Wrestling. He and his wife have been hosting six annual events at the Roger Spencer Center in Tyrone. He explained that they have created fundraising opportunities and brought commerce to local businesses. Due to the ordinance change and facility guidelines, he would no longer be able to host in the Recreation Center. Please consider changing the ordinance.

Mr. and Mrs. Simpson and family, who live on Adams Road in Fayetteville, spoke regarding Action Wrestling. He shared that he and his family have attended every show in Tyrone. He added that Mr. Griffin donated to local schools and charities. He asked for a speedy resolution so there would be no disruption to scheduled events.

Phillip Fields, who lives on Mann Road, spoke regarding alcohol use in Shamrock Park. He stated that public parks were few places that parents could bring their children to for a safe community connection.

He stated that over the years, he has counseled families that have had problems with alcohol abuse. Allowing alcohol in parks tells kids that alcohol is ok. His main concern was the next generation and asked to please vote against alcohol in the park.

Bill Whelan, who lives on Valleywood Road, shared that nothing good would come from allowing alcohol in the park. People are already sneaking it in. When they run out, they can just go to the roped-off area and get more. According to the law, open containers are not allowed in public parks. We will be promoting it. He reluctantly shared that he had been a recovering alcoholic for 30 years. When people drink, they ignore kids, there is no reason to have alcohol in the park. Think about any bar, what goes on there, fighting.

Marge Garrett, who lives on Whitney Court gave a shout-out to her friend Patty Newland. The Town has been fortunate to have her as an employee; she's an asset. Ms. Garrett has worked with Ms. Newland and stated that she has put her blood, sweat, and tears into this community. She stated that she was also happy for Ms. Owens. She added that Mr. Griffin helped raise money for the Friends of the Library; he was also a great guy to have on your team.

Rachel Sharp, who lives on Meadowood Lane with her husband Richard, spoke regarding alcohol in the park. She reflected on high schoolers graduating soon. They do not need to be inadvertently introduced to alcohol and have the potential to abuse it. We have lived here for 40 years; it is family friendly. Tyrone is developing; we do not need to go down the wrong road.

Rany Jury, who lives on Strawberry Lane, spoke regarding alcohol in the park. He and his family have been in Tyrone for 36 years. Nothing good could come from serving alcohol in the park. Some downfalls would be crime, public safety, DUI, disturbance, and underage drinking. Council, please reconsider and vote no.

Bill Drake, who lives on Castlewood Road, spoke against alcohol in the park. He stated that he was the son of an alcoholic who drank himself to death. Before he came to Jesus, he also spent a lot of time in bars and nightclubs. Adults have many places where alcohol is available, but parks are spaces where parents could expect a more family-focused atmosphere. Alcohol changes the character of those spaces. Alcohol increases the concern for intoxication, impaired judgement and law enforcement issues. Most families, fathers, mothers, pastors, and his wife do not want alcohol in the park. From someone who was victimized by alcohol, please vote no.

Richard Sharp, who lives on Meadowood Lane, spoke regarding alcohol in the park. He wanted to know law enforcement's thoughts on the issue. If passed, could it be reviewed again in one year?

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.

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 April 16, 2026, minutes.
2. Approval of a resolution authorizing the Town of Tyrone's participation in an amicus brief in the Chang v. City of Milton Supreme Court (Georgia) case.

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

3. Presentation Honoring the Retirements of Patty Newland, Library Supervisor, and Lynda Owens, Recreation Manager

Mayor Dial presented Ms. Newland and Ms. Owens with plaques. Mayor Dial called the ladies very loyal employees. Ms. Owens was with the Town for 19 years, and Ms. Newland for 25. He added that we are proud of them, we admire them and are grateful for them. There was a lot of thought that went into preparing programs and events. Ms. Newland shared that they have watched everyone's kids grow up, and she appreciated the support given to Leisure Services. A lot of hard work and research went into the programs. She enjoyed working with the Recreation Center staff. Ms. Owens shared that it had been an honor serving and bringing smiles to everyone in the community.

4. Presentation of a proclamation to Town Clerk Dee Baker and Asst. Town Clerk Ciara Willis in recognition of May 3 - 9, 2026, as Professional Municipal Clerk's Week.

Mayor Dial read the proclamation. Mayor Dial gave a shout out to Ms. Willis and Ms. Baker thanked Ms. Willis who was unable to attend.

5. Recognition of Asst. Town Manager Phillip Trocquet's 10 years of service to the Town.

Mr. Perkins thanked Mr. Trocquet for his 10 years of service to the Town. He works hard for the Town as the Planner, which was a full-time job in itself; he is also the Assistant Town Manager and helps me hold things together.

Mr. Trocquet quoted Theodore Roosevelt, "Far and away the best prize that life has to offer is the chance to work hard at work worth doing". I look around at my experiences in Tyrone and the experiences of my peers in other municipalities, and I am grateful to work with honest and good people. I appreciate Mr. Perkins' mentorship and the true lasting friendships that I have developed with staff. Thank you for the recognition and the privilege.

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

6. Consideration to approve a contract with S&L Integrated Systems, LLC in an amount not to exceed \$107,125.66 for the Shamrock Pavilion A/V System Design & Install project TYR-2026-01. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet reminded everyone that the A/V was included in the pavilion portion of the SPLOST budget. This would be a basic system for use at the park; larger bands would need to bring supplemental equipment. Council Member Campbell began a discussion regarding who would be running the equipment. He understood that only trained staff would operate the equipment. Mr. Trocquet clarified that, yes, only those with a significant A/V background and experience. This will be adopted as a policy in the future. Council Member Campbell asked for clarification on section 1.9, the wording "substantial completion". Mr. Trocquet shared that there were different phases of a contract: substantial completion and final completion. Substantial completion in this case means operational, final would entail a final punch list. Council Member Whelan shared that she would like to see a documented guideline with criteria in place for Recreation staff.

A motion was made to approve the contract with S&L Integrated Systems, LLC for an amount not exceeding \$107,125.66 for the Shamrock Pavilion A/V System Design & Install project TYR-2026-01.

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.

X. NEW BUSINESS

7. Consideration to approve a "Night Market" event sponsored by the Tyrone Downtown Development Authority (DDA) to include off-premises sales of alcohol at Shamrock Park on Friday, June 12, 2026. Phillip Trocquet, Assistant Town Manager.

Mr. Trocquet shared that the correct date was June 12, 2026. Council previously adopted provisions to Chapter 4, Article VI, to allow licensed alcohol beverage caterers to sell alcohol by the drink on premises at authorized catered functions in the park. This would only be allowed within a designated area and by the authorized means that were established in the ordinance.

He added that the DDA had discussions with the Peachtree City Night Markt operator, Jason Bass. Under the proposed arrangement, the DDA would serve as the event sponsor, and Mr. Bass would be the operator. The agreement would clarify the Town, DDA, and Mr. Bass's functions, with the Town essentially providing the facility. Mayor Dial shared that good points were made by citizens tonight. He remembered discussions three years ago, and a lot of the topics were discussed, including with the Police. He added that there was a need for a test period.

Council Member Whelan read a prepared statement for the record.

Please bear with me while I read a short statement I prepared. Alcohol is not permitted in Georgia State parks except in private areas, this is to maintain a family-friendly environment and prevent public disturbances. I believe this should also be the case in Tyrone as it has been since 1911 when our Town was founded. Tyrone Parks are no place for alcohol. As Town Council we have a responsibility to ensure our parks are for the “family friendly” enjoyment of all citizens. Adult beverages can be consumed and enjoyed privately within businesses and households within Tyrone.

We have proximity ordinances in place to restrict the sale of alcohol near churches, schools, libraries, residences, and treatment centers. The Town of Tyrone implements these ordinances to protect public health, safety, and welfare. By restricting alcohol sales the Town aims to:

- 1. Protect Minors: Limit the exposure of children to alcohol advertising and consumption.*
- 2. Prevent Underage Access: Reduce the likelihood of alcohol being sold to or obtained by minors in areas where they congregate.*
- 3. Maintain Public Order: Minimize alcohol-related disturbances or loitering near educational and recreational facilities.*

These local rules align with Georgia State Code.

Having an event at Shamrock Park, selling alcohol seems to ignore our own ordinances to protect minors and seems to me to actually invite exposure to alcohol usage, possible possession and consumption of alcohol by minors – also the possibility of minors encountering people under the influence of alcohol at our recreation facilities. This is not an acceptable risk to me. qPublic actually shows our public library’s property lines at 145 Commerce Drive adjacent to the main lawn area of Shamrock Park, is this a violation of the 300’ proximity required by our ordinance? Perhaps Mr. Davenport could address that question in just a moment.

Also, several residential and agricultural zoned properties from 962 to 970 Senoia Road may also require proximity considerations. In my opinion, alcohol sales at Shamrock Park may not violate the letter of the law, but the spirit of the law is being compromised.

We’ve been told by some that this type of event will draw people to the downtown area and encourage development in this area. I’ve seen no hard data to support this statement, and I believe this thought may be a myth. I asked “Google” to give me quantitative stats about the benefits of an event like a Night Market – Gemini gave me some surprising facts.

Such as (begin quote) “the sales may provide immediate revenue gains but often produce net economic losses when factoring social costs.

Economic drawbacks include:

- 1. Social Costs: research indicates that for every dollar gained in revenue, communities often pay more in “negative externalities”. The total economic cost of alcohol misuse in the U.S. is estimated by the CDC at roughly \$249 billion annually due to healthcare, criminal justice, and lost productivity.*
- 2. Displacement effect: economists argue that spending at events often “reallocates” existing local dollars rather than creating new wealth, meaning the “development” is simply a shift in where residents spend their money.” (end quote)*

In the case of this event that is being managed by a “3rd Party” event management company I would argue that most dollars spent would actually leave Tyrone. Given these negative facts that I just read I do not support the DDA being a sponsor of a Night Market Event in June at our beloved Shamrock Park. My main objection is for the protection of our children and our future leaders from exposure to alcohol and possible abuse. The benefits simply do not outweigh the many potential costs to our Town.

I want to encourage the DDA to focus on viable economic development projects and public engagements to promote our Town to new entrepreneurs and investors, and also for the support of our legacy businesses. While leaving event planning to the Parks and Recreation department under the new leadership of Kristie McClenny. The Spring Market family friendly event was a huge success and very well attended and enjoyed by all. My hope is we will have many more wholesome events like that one in the coming years.

Most of us in this room, if not all of us, know someone who was or is dealing with someone we love who has a problem with alcohol. Please consider the unintended injuries to our citizens by selling alcohol at one of our Town events. Consider causing, “one little one to go astray”- there are biblical consequences that will play out and we would never want to do that if we could prevent it, would we?

Finally, I’m asking that we let our light shine and be good shepherds to our community by not allowing this unprecedented happening to occur in the heart of our good Town. Thank you for carefully considering my words offered in humility and in the reverent fear of the Lord on the 75th annual observance of the National Day of Prayer and with over 150 national calls to prayer since 1775.

Council Member Campbell asked Mr. Davenport if Council was voting on the Night Market and alcohol sales? Mr. Davenport clarified that Council voted to approve alcohol sales in places like Shamrock Park with the stipulation that Council would also need to approve each event. Tonight was just the Night Market contract, which includes alcohol sales. Council Member Hunter requested that a member of the DDA or someone from Night Market come and speak on what these events look like in other cities. Mr. Jason Bass, Night Market Operator, spoke. He shared that he lives in Sharpsburg and often brings his children to ride their bikes and to play at Shamrock Park.

He stated that since the Night Market’s inception in Peachtree City in 2017, there had not been a single incident pertaining to Night Market. He stated that economically, his organization does not walk away from the event with a lot of money.

The success of the local vendors was his goal and the reason why there was a Night Market. The four pillars for success were music, art, food, and alcohol, which was the Night Market brand. There is usually one single local alcohol vendor. It is our responsibility to make sure everyone is of drinking age, carded, and given a bracelet.

Council Member Wheeler believed that the Peachtree City Night Market offered beer, wine, and a signature cocktail; would it be the same for Tyrone? Mr. Bass stated that the conversation is open, but usually it's craft beer, and at least two "signature sips." Mr. Trocquet clarified that it would depend on the licensure, which may only be malt beverages and wine.

Council Member Hunter asked Mr. Tracy Young for his opinion on working with Night Market and developing a contract. The product was already placed in Peachtree City. How do you feel it would best serve Tyrone? Mr. Young shared that he had attended the Peachtree City Night Market several times. The DDA's approach was to test the event. Night Market in Tyrone would initially be run the same as Peachtree City. We can lean on Mr. Bass with our questions and concerns. Council Member Whelan began a discussion regarding required distance to the library, playground, tennis courts, and residential. Those facilities were designed for children; let's not violate those laws. Tyrone's methodology was written according to the Town code. The code was for everyone in the Town, citizens and private vendors. The Mayor and Council and other cities, towns, and counties can exempt yourself from the code. The Town could also exempt itself from the distance requirements. Mr. Trocquet added that there were two distance requirements, one is the downtown character area and the state minimum requirements. The state does not list requirements for the distance between libraries and residential areas in the downtown area. Council Member Whelan shared that she understood the letter of the law, but also understood the intent of the law, which was to protect the minors.

A motion was made to deny the Night Market event sponsored by the Tyrone Downtown Development Authority (DDA) to include off-premises sales of alcohol at Shamrock Park on Friday, June 12, 2026

Motion made by Council Member Whelan. Motion dies for lack of a second.

A motion was made to approve the Night Market event sponsored by the Tyrone Downtown Development Authority (DDA) to include off-premises sales of alcohol at Shamrock Park on Friday, June 12, 2026.

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

8. Consideration to approve a public engagement services agreement from Elevating Missions Consulting for an amount not to exceed \$22,000. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet shared that the Town was required to maintain a current Comprehensive Plan with the condition that there is a public engagement element. He added that most of the Comprehensive Plan would be performed in-house, saving the Town money. The public engagement services portion required bids, which were included in the packet. He recommended approval.

Council Member Campbell stated that in the past, we utilized the Atlanta Regional Commission (ARC) for services. Mr. Trocquet stated that ARC assisted the Town in the past with two updates and we have taken advantage of their services. They encourage cities to do it on their own, and they are spread thin on their services. They assisted us with public engagement. I cannot do this on my own. Mayor Dial added that the quote was much lower than the other companies. Council Member Wheeler asked for a breakdown on obtaining a steering committee. Mr. Trocquet stated that the steering committee would consist of ten to twelve members, beginning with a survey. Part of the survey is to find out where they live and to get a good cross-section to cover all four corners of the Town. Council would approve the list. Any additional applicants would be considered stakeholders. Those interviews would last 10-15 minutes. After that process, it would be public involvement. They would receive mailers and could participate in surveys.

A motion was made to approve a public engagement services agreement from Elevating Missions Consulting for an amount not exceeding \$22,000.

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.

9. Consideration to issue an RFP for auditing services. - Brandon Perkins, Town Manager

Mr. Perkins explained that the Town has partnered with Rushton & Company to conduct our annual independent financial audits since 2011. Council Member Wheeler has expressed interest in seeking proposals from other firms, given the length of the relationship. Through research, Rushton does not have a contract with the Town, only an annual engagement letter, which is typical of this service. He added that staff could issue an RFP; however, it would be too late to issue this fiscal year. There were no federal and state laws requiring local governments to periodically change external auditors; however, several professional organizations such as the Georgia Municipal Association, have guidance. The structure includes a one-year initial term with up to four annual renewals, with every five years as a common practice. He added that the American Institute of Certified Public Accountants recommends rotating the lead audit partner, not the firm, every five to seven years. Continuation with one firm is appropriate when performance, pricing, and independence remain satisfied. He explained the rotation the Town had with Rushton's lead auditors, with the current lead having the longest rotation of nine years. He then asked for Council's direction.

Council Member Hunter stated that if we continue to rotate auditors, why change? It would take staff time, and the cost could increase if we move to another firm.

Council Member Wheeler explained that during her municipal training, it was suggested that, typically, every five years, municipalities should put out an RFP for a new, fresh set of eyes. It is concerning that we have had the same auditor since 2017. If we stay with Rushton, we need a new lead auditor. Council Member Hunter agreed with Council Member Wheeler regarding changing the lead auditor. He added that the auditors come months in advance to work with staff, and they understand our systems.

A new firm could add more work for staff; we are already limited. In the future, if we change, we need to make sure their staff can handle our operations. Council Member Campbell agreed with both Council Members and added that auditing firms were difficult to locate. Rushton & Company has done a great job and often asked Council separately if they have any concerns of their own. A new firm could be a burden on staff. Ms. Beach shared that most audit firms do not complete financials for staff, but Rushton & Company does. They do a good job of catching mistakes, and we fix them. She added that it would not be feasible for her or her staff to complete the financials. We have used firms in the past that were not as thorough. Although Ms. George has been the lead for years, there have been several junior auditors beneath her doing the work. Council Member Wheeler shared that it was her focus that there was a fresh new set of eyes, not necessarily changing firms. Ms. Beach explained that you can have the senior lead (Ms. George), or we could have the lead partner. Both positions look at the work; we could change either one. Council Member Wheeler added that she wanted to see a new rotation every three years. Council Member Whelan suggested documenting every team member each year for the record.

A motion was made to remove the consideration of an RFP for auditing services, in lieu of ensuring a three-year rotation of Audit Partner/Manager, Senior Auditor and to also track the Staff Auditor/Juniors.

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

10. Consideration to award project PW-2026-01, the 2026 Asphalt Resurfacing project to Shepco Paving, Incorporated for the base bid amount of \$461,123.40. Scott Langford, PE - Public Works Director & Town Engineer

Mr. Langford stated that this year's asphalt resurfacing project consisted of paving Donegal Drive, Wickham Drive, Taylor Ridge, Park Drive, Handley Court, Brunswick Drive, Arbor Crest, and Dover Chase. The funding sources were General Funds, GDOT, LRA Supplemental Grant, GDOT LMIG Grant, and 2023 SPLOST. Council Member Campbell asked how he determines who is the responsible bidder. Mr. Langford shared that references were checked, and word of mouth. He added that Shepco Paving had completed work for the Town in the past.

A motion was made to award project PW-2026-01, the Asphalt Resurfacing project to Shepco Paving, Inc. for the base bid amount of \$461,123.40.

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.

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.*

David Ablett, who lives on Castlewood Road, spoke regarding his properties on Commerce Drive. He shared that one property was often used as an overflow for parking for the park, the library, the recreation center, and for fishing, along with events. He would have up to 70 cars without incident from many counties. He felt it was a civic duty to offer his lot. He added that there have been times when his lot was used for donuts, they would drive across the grass and have had \$1,200 worth of glass replaced. Most of which he did not report. This is a family-friendly park. His concern was that if alcohol was introduced to Shamrock Park, it would develop a different personality trait. Just because incidents were not reported in Peachtree City during Night Market did not mean that it did not happen. He has also spent \$800 on security cameras.

XII. STAFF COMMENTS

Mr. Perkins announced that there would be an Open House on May 19th from 4:00 p.m. to 7:00 p.m. with Town Staff and members from Microsoft to discuss the data center. He encouraged the public to attend. There would be stations set up with different topics of discussion.

Ms. Baker shared that next week was the last week for advance voting for many positions, including Senator, Governor, Secretary of State, House and Senate, and Judges, to name a few. Election Day would be Tuesday, May 19th, at the Library, but check myvoterpage.com for your polling place.

XIII. COUNCIL COMMENTS

Council Member Wheeler inquired about the Arrowood Road closure. Mr. Trocquet shared that initially, it was going to be one month, and we should be two weeks in. He asked Mr. Langford for clarity. Mr. Langford shared that Council approved a longer time frame. They have two to four weeks finishing up some paving items on the roundabout. He added that he would get back with Council regarding the opening of Arrowood Road.

Council Member Whelan asked for an update on the Pendleton Dam water line issue. Mr. Langford stated that the waterline along the dam needs to be removed or encased. The waterline coming from the Briarhill subdivision feeds Pendleton, Swanson, and Berry Hill. Initially, the water department tested shutting off the line, and it resulted in Berry Hill having low water pressure. There was also a water line under a few culverts.

He will be working with the water department to resolve the issues. Council Member Whelan shared that Pendleton residents are wondering about the timeframe. Mr. Langford shared that all projects take time. The Pendleton Dam project was still moving forward; sometimes things happen that are out of our control. Staff is working on scheduling a meeting with the water department director.

Council Member Hunter thanked Krista McClenny for a great job on our first Farmers Market at Shamrock Park, on Tuesday from 9:00 a.m. to 1:00 p.m. It was successful, and vendors ran out of product. He gave Mr. Langford a shout-out for a great job, being recently minus one employee. He offered his support.

Mayor Dial shared that he was informed that the Post Office would open on June 1st. He also relayed that Congressman Jack asked people to email his office if they were in need of assistance during this time, before the reopening, with passports, disability, and veteran issues.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one real estate item.

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

The meeting adjourned at 9:00 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk