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Tuesday, May 21, 2024	6:00 PM	Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
John Reidelbach	District 4 - Chairman	Present	
Bill McKenzie	District 2 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Bob Blackburn	District 3	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Kelly Mickle	Assistant County Administrator	Present	
Sandy Wisenbaker	Assistant County Administrator	Present	
Tod Handley	Public Works Administrator	Present	
Nathan Lee	County Attorney	Present	
Fran Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, May 21, 2024.

Meeting Called to Order

Chairman Reidelbach called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Chairman Reidelbach led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Reidelbach explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

REGULAR SESSION

AWARDS AND PRESENTATIONS

1. 14442 Presentation by the Newnan-Coweta Chamber of Commerce Regarding the GODigital Coweta Small Business Digital Aid Program

Mr. Phil Trickey, Special Projects Manager at the Newnan-Coweta Chamber of Commerce, provided a brief presentation regarding the GODigital Coweta Small Business Digital Aid Program. He explained that the program was awarded to the Chamber by the County for 2023-2024 from American Rescue Plan Act (ARPA) funds. The program has provided benefit to some of the small businesses in the community impacted by the COVID 19 pandemic. Some may have had a website prior to the pandemic, but many had no digital marketing presence making it difficult for customers to find them and to keep their businesses going. The intent of the program was to help the small business figure out how to get known in the digital marketing world. A partnership was created between firms that design websites to put the program together. The Small Business Development Center, part of an outreach program through the University of Georgia, created a workshop to teach participants about digital marketing, and the Newnan-Coweta County Chamber of Commerce provided some matching funds to help them create websites ranging from basic to E-Commerce. He explained that almost $500,000 was allocated to the program and as of March 31, 2024, $343,000 has been spent to develop websites and marketing plans, with 90% of the funds received going directly to the program and 10% supporting program administration. There were seventy-four (74) applicants and by the end of the program there will be approximately forty-seven (47) projects. He highlighted several of the resulting sample websites and presented a brief video of an E-Commerce site that was created. In closing, he expressed appreciation to the Board for funding the program.

In response to a question from Chairman Reidelbach regarding the program's impact on revenues for the participants, Mr. Trickey explained that to date those numbers have not been captured but he expects their final report to show a tenfold increase along with new job creation and sales growth.

RESULT:	**PRESENTED**

APPROVAL OF MINUTES

2. **Minutes of Tuesday, May 07, 2024**

The Board voted to approve the minutes from the Regular Meeting Session held on Tuesday, May 7, 2024.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bob Blackburn, District 3
SECONDER:	Paul Poole, District 1
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

CONSENT AGENDA

3. 14513 Confirm Budget Amendment Associated with Emergency Replacement of the Chiller Located at the Historic Courthouse

Assistant Administrator Mickle explained that emergency replacement of the chiller located at the Historic Courthouse is necessary because the air conditioning unit failed and cannot be repaired. Two (2) proposals were obtained for the scope of work which includes crane services for rigging and lifting the existing chiller, disconnection of piping, removal and disposal of the existing chiller, delivery of a new chiller, placement of the new unit by the crane company, installation of new piping, and startup services. MaxAir Mechanical submitted the lowest and best proposal in the amount of $169,491.00.

The Board voted to confirm a budget amendment in the amount of $169,491.00 associated with emergency replacement of the chiller at the Historic Courthouse.

RESULT:	**CONFIRMED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and/or Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

PUBLIC HEARING (The Chairman will Call for Any Comments Regarding the Following Items After Each Item is Presented)

4. Motion To: **14497 : New Wholesale Beer & Wine License - Buffalo Rock Co.**

Business License Coordinator Joy Thompson explained that Mr. Trent Davidson, license representative and Regional Vice President of Buffalo Rock Company located at 50 N Christopher Court, Newnan (Parcel # 097-5084-020) has applied for a new wholesale beer and wine license. A certificate from a Georgia registered land surveyor indicating distances as defined in *Section 6-46* of the *Coweta County Code* of *Ordinances* demonstrates that the proposed location meets the ordinance. The Business and Alcohol License Division has reviewed the application, finds that it is in order, and meets the applicable requirements and should be considered by the Board of Commissioners in accordance with *Chapter 6* of the *Coweta County Code of Ordinances*. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. Davidson, license representative of the establishment, are complete and show that he meets the requirements set forth in the *Alcohol Ordinance* to be the license representative. In closing, she explained that Mr. Davidson and Ms. Michele Reddick, counsel for the applicant, were in attendance to field any questions from the Board.

The applicant declined an opportunity to address the Board.

Chairman Reidelbach called for any comments in support of or in opposition to the proposed alcohol license. There were none.

The Board voted to close the Public Hearing regarding a new wholesale beer and wine license filed by Mr. Trent Davidson, license representative and Regional Vice President of Buffalo Rock Company located at 50 N Christopher Court, Newnan (Parcel # 097-5084-020).

RESULT:	**PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER:	Bob Blackburn, District 3
SECONDER:	Paul Poole, District 1
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

14497 Public Hearing Regarding a New Wholesale Beer and Wine License Filed by Trent Davidson in Operation of Buffalo Rock Company Located at 50 N Christopher Court, Newnan - District 3

The Board voted to grant a new wholesale beer and wine license to Mr. Trent Davidson, license representative and Regional Vice President of Buffalo Rock Company located at 50 N Christopher Court, Newnan (Parcel # 097-5084-020).

RESULT:	**GRANTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

5. Motion To: **14468 : REZ 22-30 Grace Premier Senior Living of Georgia, LLC - Condition # 13**

Zoning Manager Lisa Eschman explained that at the Commission meeting held on December 1, 2022, the Board voted to rezone 7.07± acres located at SR 34 East, Sharpsburg (Parcels # 133-6092-013) from *RC* (*Rural Conservation*) to *O-I* (*Office-Institutional District*) as requested in Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC, subject to sixteen (16) conditions. Condition # 13 required that the applicant obtain a Land Disturbance Permit (LDP) within a 12-month period following approval by the Board. She further explained that at the Commission meeting held on November 16, 2023, the Board voted to set a Public Hearing on May 21, 2024, at 6:00 p.m. regarding possible rezoning of the subject property from *O-I* (*Office-Institutional District*) back to *RC (Rural Conservation)* following a request from the applicant for a six-month extension to obtain the Land Disturbance Permit (LDP). Staff is requesting direction from the Board regarding the potential rezoning (initiated by the Board) of the subject property.

Mr. Roman Schweiterman, applicant representative, explained that in November 2023, Grace Premier Senior Living requested a six (6) month extension for a strategic partnership acquisition of the Magnolia Community (located across the street from the subject property). The acquisition was key to their financial strategy, and an LDP for new construction was expected to have been obtained by April 2024. Because of delays from the bankruptcy filed by the seller of the Magnolia Community, the closing date was extended until a couple of weeks ago. In addition, the seller made some financial disclosures that created challenges in obtaining a new construction loan. The intent was to utilize the Magnolia Communities property to help ease the transition to the new construction project with their banking partners. The new plan is to monitor the financials and market conditions for an additional 6-months. They have obtained pre-approval for a HUD loan for the Magnolia Community property which will help transition into a more competitive line of financing for the new construction loan. At the Board meeting in November 2023, he discussed that interest rates had increased from 4-1/2% to 10% within a 7-8-month period. New construction loan rates have not dropped since then, but HUD loan rates have and are a much more competitive financing structure. This will translate into a lower cost of approximately $500 per month per resident. Industry projections show shortages in options for assisted living and memory care, pressure will be placed on limited available Medicaid facilities, and the plan is to try to keep their rental rates below market. He explained that the applicant is requesting another extension to do the project right, promised that the land will not be flipped to another developer if an extension is granted, and explained that they have already invested $15 million in the Magnolia Community. Lastly, to give added confidence to the Board that they are developing the project for Grace Premier Senior Living, if things do not work out and they must sell, they would be amenable for the property to revert to *RC (Rural Community)* zoning.

Chairman Reidelbach called for comments in support of or in opposition to the potential rezoning. There were none.

In response to questions from Commissioner McKenzie, Mr. Schweiterman explained that the original contract closing date was December 4, 2023, and they were confident that the deadline in obtaining the LDP by May 2024 could be met. The sellers of the Magnolia Community property took an extended amount of time in providing the necessary financial documentation, and in April they received adjusted 2023 financial statements which created strain on their ability to obtain a loan. A new construction HUD loan is an 18-month process, and the entire process will take approximately 24-months. The new plan for the project will only change the mix of rooms between assisted living, memory care, and amenities. They have also made some changes to the storm water management which should eliminate concerns with drainage to neighboring properties.

In response to a question from Commissioner Smith, Mr. Schweiterman explained that an updated site plan can be provided to the Board for their consideration.

In response to questions from Chairman Reidelbach regarding the requirements for obtaining an LDP, Assistant Community Director Ben Sewell explained that a predevelopment site plan package must be reviewed and approved by all of staff including site plans, environmental plans, parking plans, stormwater plans, and exterior plans, and would take approximately 6-months once submitted.

Chairman Reidelbach pointed out that the LDP can be obtained before the funding is received.

Mr. Schweiterman explained that an LDP can be obtained at the same time of seeking funding, but it would take 12-months to ensure the new design is complete.

In response to a question from Chairman Reidelbach, Attorney Lee explained that if an extension is granted there is nothing to prevent the applicant from selling the property to another developer, and the property would retain the *O-I* (*Office-Institutional District*) zoning.

Administrator Fouts explained that a new condition could be added to the existing conditions of rezoning.

Attorney Lee explained that a condition of zoning could be added so that the property must be owned and operated by this applicant to alleviate the Boards' concerns, and that the applicant must begin working on obtaining a LDP by a certain date, etc. The Board can rezone the property or change or add any conditions that it believes is in the best interest of the public.

In response to a question from Commissioner Poole, Mr. Schweiterman explained that he believes he can obtain an LDP within an additional 12-month period.

In response to a question from Commissioner Smith, Attorney Lee explained that the Board's options are to close the Public Hearing and vote on the rezoning or vote to continue the Public Hearing to a specific date.

In response to a question from Commissioner Smith, Ms. Eschman explained that there are currently sixteen (16) conditions.

The Board voted to close the Public Hearing regarding potential rezoning (initiated by the Board) of 7.07± acres located at SR 34 East, Sharpsburg (Parcel # 133-6092-013) from *O-I (Office-Institutional District)* back to *RC (Rural Conservation)* as associated with Condition # 13 of previous Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC.

RESULT:	**PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

14468 Public Hearing Regarding Potential Rezoning of Property Located off SR 34 East, Sharpsburg Associated with Condition # 13 of Previous Petition # REZ 22-30 Filed by Grace Premier Senior Living of Georgia, LLC - District 1

The Board voted to rezone 7.07± acres located at SR 34 East, Sharpsburg (Parcel # 133-6092-013) from *O-I* (*Office-Institutional District*) to *O-I (Office Institutional)* as associated with Condition # 13 of previous Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC following the applicant's failure to obtain a Land Disturbance Permit (LDP) within a 12-month period, to set a Public Hearing on May 20, 2025 thereby granting the applicant (Grace Premier Senior Living of Georgia, LLC) a 12-month extension to obtain a Land Disturbance Permit (LDP), and to add Condition # 17 to the rezoning (see minutes from December 1, 2022 and November 16, 2023):

1. The subject property shall be conditionally zoned for an eighty-four (84) unit assisted living and memory care facility with a maximum of eighty-eight (88) beds.
2. The proposed driveway access will be limited to a right-in/right-out only along SR 34.
3. The applicant shall install a right turn lane (minimum 250-feet of full width storage and 100-feet tapers) along SR 34.
4. The applicant shall provide an inter-parcel access easement to allow for traffic circulation to and from SR 34 through each parcel (Parcel # 133-6092-024/Go Church Campus) and the development site.
5. The applicant shall comply with any additional requirements established by the Georgia Department of Transportation (GDOT).
6. All applicable requirements of Development Review, Building, Public Works/Engineering, Environmental Health, and the State Fire Marshal shall me met unless a variance is granted through the normal procedures of *Article 28* of the *Coweta County Zoning and Development Ordinance*.
7. The entire site shall meet all the requirements under *Article 26. Quality Development Corridor District* of the *Coweta County Zoning and Development Ordinance*.
8. The applicant shall comply with *Coweta County Stormwater Management, Soil Erosion and Sedimentation Control*, and *Wetlands Protection Ordinances*. Runoff reduction practices meeting the current *Stormwater Manual* and *Chapter 30, Article IV* of the *Code of Ordinances* are required for this development and shall not be allowed in the bottom of the detention/retention pond.
9. A written agreement shall be provided between the permittee and the adjacent property owner(s) specifically as to how the discharge of stormwater shall occur and who will be responsible for the maintenance of areas downstream of the discharge locations.
10. A 50-feet buffer shall be planted along the entire western property line and shall incorporate the landscape requirements under *Articles 25 and 26* of the *Coweta County Zoning and Development Ordinance*. A landscape plan shall be submitted and approved by the Community Development Department to ensure existing and/or planted materials provide appropriate screening and buffer of sound.
11. A 50-feet buffer shall be planted along the southern and southeastern property lines adjoining Lot 7, Lot 8, and Lot 9 (partial) located within the Bradford Station development and shall incorporate the landscape requirements under *Articles 25* and *26* of the *Coweta County Zoning and Development Ordinance*. A landscape plan shall be submitted and approved by the Community Development Department to ensure existing and/or planted materials provide appropriate screening and buffer of sound.
12. The site will be served by public sewer and water under the regulations of the Coweta County Water and Sewerage Authority.
13. The applicant shall obtain a land disturbance permit with a 12-month period beginning the next business day following approval by the Board (05/22/2024). If the applicant fails to do so, the Board may initiate rezoning of the property.
14. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
15. Any signage must be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.

16. Any business activity shall agree to work with the County in good faith to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
17. A Certificate of Occupancy (CO) will only be issued to Grace Premier Senior Living of Georgia, LLC as the property owner and operator.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Chairman Reidelbach called for comments regarding any items on the agenda.

Mr. Chuck Pruitt, Appleseed Court, Peachtree City, addressed the Board regarding Petition # VAR-05 (agenda item # 6). He explained that he is the applicant requesting front yard setback variances for property located on the corner of Rising Star and Aaron Todd Roads and that he is present to address any questions from the Board regarding the variance request.

Recommendations from Community Development and/or the Board of Zoning Appeals

6. **14420 Recommend Approval of Petition # VAR 24-05 Filed by Charles Pruitt Requesting Front Yard Setback Variances for Property Located on the Corner of Rising Star Road and Aaron Todd Road, Senoia**

Zoning Associate Nicole Blackwell presented Petition # VAR 24-05 filed by Charles Pruitt requesting front yard setback variances for property located on the corner of Rising Star Road and Aaron Todd Road, Senoia (Parcel # 165-1268-005) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 0.75± acres and is currently zoned *RC (Rural Conservation)*. The applicant is requesting a 72-feet front yard setback reduction (from 100-feet to 28-feet) along Rising Star Road and a 72-feet front yard setback reduction (from 100-feet to 28-feet) along Aaron Todd Road to construct a single-family residence. She further explained that although the lot is smaller than what would be allowed by the County today, it is a lot of record that was recorded in 1969, and if the variance is granted the proposed residence will face Aaron Todd Road.

In response to questions from Commissioner Poole and Commissioner Smith, Ms. Blackwell explained that the corner of the proposed building to Rising Star Road and Aaron Todd Road is 28-feet, and the feature on the site plan marked with triangles is a silt fence.

In response to questions from Commissioner Blackburn and Chairman Reidelbach, Mr. Pruitt explained that there is a water main located across the street and the property owner has provided a soil percolation test indicating that the property passed.

In response to a question from Commissioner Smith, Mr. Pruitt explained that the proposed residence will not have any more than two (2) bathrooms and he did have the paperwork reviewed by Environmental Health.

In response to a question from Chairman Reidelbach, Mr. Pruitt explained that he is unsure whether someone in his family will reside in the home or if he will market it for sale.

In response to a question from Commissioner Poole, Mr. Pruitt explained that the distance from the corner of the residence to the rights-of-way on both roads is 28-feet. He also explained that the existing homes on either side of the subject property do not meet the 100-feet setback, and this particular lot happens to have two (2) road frontages.

The Board voted to deny a 72-feet front yard setback reduction (from 100-feet to 28-feet) along Rising Star Road and a 72-feet front yard setback reduction (from 100-feet to 28-feet) along Aaron Todd Road as requested in Petition # VAR 24-05 filed by Charles Pruitt for property located on the corner of Rising Star Road and Aaron Star Road, Senoia (Parcel # 165-1268-005).

RESULT:	**DENIED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

7. **14521 Recommendation Regarding Petition # AN 02-24 Filed by Todd Slagle Proposing to Annex Property Located off Price Road into the City of Chattahoochee Hills**

Zoning Associate Blackwell presented Petition # AN 02-24 filed by Todd Slagle proposing to annex 23.35± acres located off Price Road (Parcels # 081-8110-017 and 081-8110-006A) into the City of Chattahoochee Hills. She explained that the subject properties are currently zoned *RC (Rural Conservation)* which is intended to provide low-density single-family and agricultural land use, and the applicant is requesting the City of Chattahoochee Hills' *RL (Rural)* zoning district to accommodate a single-family residence with a possible accessory dwelling and light agricultural uses. In accordance with O.C.G.A. § 36-36-113(d), a County's objection is only valid if the annexation results in:

(1)(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(1)(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. § 48-8-110, which is furnished by the County to the area to be annexed; and

(2) Authorize or result in a land use that differs substantially from the existing uses suggested for the property by the County's Comprehensive Land Use Plan or permitted for the property pursuant to the County's Zoning Ordinance or its land use ordinances.

Upon review, staff has determined that the proposed *RL (Rural)* zoning district is not a substantial change in intensity of the allowable use of the property or a change to a significantly different allowable use; or a use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. § 48-8-110, which is furnished by the County to the area to be annexed; or authorize or result in a land use that differs substantially from the existing uses suggested for the property by the County's Comprehensive Land Use Plan or permitted for the property pursuant to the County’s Zoning Ordinance or its land use ordinances.

In response to a question from Commissioner Smith, Ms. Blackwell explained that the three (3) lots located nearby are existing residential properties.

In response to a question from Chairman Reidelbach, Ms. Blackwell explained that the *RL (Rural)* zoning in Chattahoochee Hills is intended for large lots with homes, and the applicant did not provide information in the annexation packet regarding the number of homes they intend to place on the property.

In response to a question from Commissioner Blackburn, Ms. Blackwell explained that no transportation costs were included in the annexation packet.

In response to a question from Chairman Reidelbach, Public Works Administrator Handley explained that the proposed zoning is low density, and if developed as submitted, it should not have a significant impact on traffic.

In response to a question from Chairman Reidelbach, Administrator Fouts explained that in accordance with the statute the zoning cannot be changed for two (2) years following annexation. However, the development located just north of the subject properties appears to be very rural with average lot sizes of 10-acres or more. He does not believe that a high-density development would be supported by Chattahoochee Hills. In addition, he explained that the annexation procedure requires very little to be included in the annexation packet.

Attorney Lee explained that annexations differ from rezonings and the Board can only consider the State's standards for annexation.

In response to a question from Commissioner McKenzie, Administrator Fouts explained that the County's Service Delivery Strategy (SDS) guides services to each jurisdiction, so whatever the service may be is dictated by the SDS. Therefore, fire and law services will be provided by Chattahoochee Hills instead of Coweta County, and EMS will be provided by the Coweta County within the County limits.

In response to a question from Chairman Reidelbach regarding millage rates, Administrator Fouts explained that the unincorporated millage rate for Coweta County would apply unless the property is annexed into the City of Chattahoochee Hills, then the incorporated millage rate would apply plus the City's millage rate.

Administrator Fouts also explained that based on the three (3) standards for objection to annexation, staff does not find a valid reason for the Board to file an objection to the proposed annexation.

The Board voted not to file an intent to object to a proposed annexation of 23.35± acres located off Price Road (Parcels # 081-8110-017 and 081-8110-006A) into the City of Chattahoochee Hills as filed by Todd Slagle in Petition # AN 02-24.

RESULT:	**NO INTENT TO OBJECT [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

8. 14487 Request to Set a Public Hearing on June 18, 2024, Regarding a Proposed Amendment to Appendix A. Zoning and Development of the Coweta County Code of Ordinances

The Board voted to set a Public Hearing on June 18, 2024 at 6:00 p.m. regarding a proposed amendment to *Appendix A. Zoning and Development of the Coweta County Code of Ordinances* associated with *Article 6D.-Solar Energy Systems and Facilities*.

RESULT:	**PUBLIC HEARING SET [UNANIMOUS]**	**Next: 6/18/2024 6:00 PM**
MOVER:	John Reidelbach, District 4 - Chairman	
SECONDER:	Paul Poole, District 1	
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith	

UNFINISHED BUSINESS

9. 14500 Request Appointments to Various Boards/Authorities

The Board voted to take the following actions regarding appointments to various boards and authorities:

- Reappoint EMS Division Chief Brian Beckworth as an At-Large Member (Position # 4) to the Region 4 EMS Council for the term beginning July 1, 2024 and expiring June 30, 2027
- Confirm appointment of EMS Captain Brian Goldin as an At-Large member (Position # 1) to the Region 4 EMS Council to fill the unexpired term of Battalion Chief Jay Lunstead which expires June 30, 2026

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

NEW BUSINESS

Bids and Contracts

10. 14491 Request Approval/Execution of the FY 2025 Transit 5311 Grant Agreement with the Georgia Department of Transportation

Commissioner Blackburn exited the meeting at 6:56 p.m.

Assistant Administrator Mickle explained that the Georgia Department of Transportation (GDOT) has provided staff with the Fiscal Year 2025 Transit 5311 Notice of Award and Grant Agreement. Operating grant funds are provided by the Federal Transit Administration (FTA) through GDOT and require a 50% match. The County has tentatively been awarded $306,684 in 5311 funds with a 50% match of $306,684 for July 1, 2024 through June 30, 2025, along with $257,766 in federal funds and $32,221 in state funds for vehicles (local match of $32,222).

The Board voted to electronically execute the Fiscal Year 2025 Transit 5311 Transit Program Grant Agreement (T008275) with the Georgia Department of Transportation (GDOT) associated with the Coweta County 5311 Transit Program.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

11. 14525 Request Approval to Renew Lease Associated with Property Located at 51 B Perry Street, Newnan

The Board voted to approve a request from the Georgia State Properties Commission (SPC) to exercise the first of five (5) lease renewal options for property located at 51 B Perry Street which is utilized by Felony Probation at a monthly rate of $3,718.73 for the term beginning July 1, 2024 and expiring June 30, 2025.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

12. 14524 Request Approval to Renew Lease for Space Utilized by the Department of Juvenile Justice

The Board voted to approve a request from the Georgia State Properties Commission (SPC) to exercise the third of four (4) lease renewal options for property located at 78 Greenville Street which is utilized by the Department of Juvenile Justice at a monthly rate of $3,712.76 for the term beginning July 1, 2024 and expiring June 30, 2025.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

13. 14523 Request Approval to Renew Lease for Space Utilized by the Department of Veterans' Services

The Board voted to approve a request from the Georgia State Properties Commission (SPC) to exercise the second of five (5) lease renewal options for space located at 87 Newnan Station Drive which is utilized by the Department of Veterans’ Services for the term beginning July 1, 2024 and expiring June 30, 2025.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

14. 14528 Request Approval to Renew Lease for Space Utilized by the Department of Driver Services

The Board voted to approve a request from the Georgia State Properties Commission (SPC) to exercise the first of four (4) lease renewal options for space located at 87 Newnan Station Drive which is utilized by the Department of Driver Services for the term beginning July 1, 2024 and expiring June 30, 2025.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

15. 14526 Request Approval to Renew Lease Associated with Property Located at 101 Selt Road, Newnan

Administrator Fouts explained that the lease agreement executed by the Board on October 3, 2023 associated with the Minix K-9 Training Facility on Selt Road inaccurately listed the address as 101 Selt Road and the actual address is 90 Selt Road. The lease agreement will be amended by the Georgia State Properties Commission (SPC) and returned to the County for execution.

The Board voted to approve a request from the Georgia State Properties Commission to exercise the first of four (4) lease renewal options associated with the Minix K-9 Training Facility located at 90 Selt Road, Newnan for the period beginning July 1, 2024 and expiring June 30, 2025.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

Additional Action Items

16. 14517 Request Approval to Temporarily Close Payton Road for Pipe Replacement - District 2

The Board voted to temporarily close Payton Road between 960 Payton Road and Clark Road for 4-5 days, contingent upon weather, for the purposes of replacing a pipe.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

17. 14518 Request Approval to Temporarily Close Tope Road for Pipe Replacement - District 2

The Board voted to temporarily close Tope Road between 1369 Tope Road and 1356 Tope Road for five (5) days, contingent upon weather, for the purposes of replacing a pipe.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bill McKenzie, District 2 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

18. 14519 Request Approval to Temporarily Close a Portion of Cedar Creek Road for Filming by Bride Lake Productions, LLC - District 3

The Board voted to approve a request to temporarily close a portion of Cedar Creek Road on Tuesday, June 11, 2024 - Thursday, June 13, 2024 from 6:00 p.m. - 6:00 a.m. as requested by Bride Lake Productions, LLC for the purposes of filming.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

19. 14496 Request Approval to Utilize Various County Roads During the "One Love Century" Bike Ride Event

The Board voted to approve a request to utilize the following County roads for the "One Love Century" Bike Ride on Saturday, August 3, 2024:

- Sewell Mill Road
- Old Carrollton Road
- Dr. Elliott Road
- Wagers Mill Road
- Boone Road
- Payton Road
- Mt. Carmel Road
- Hewlett South Road
- Martin Girls Road/Joe Stephens Road
- Thomas Powers Road
- Handy Road
- Welcome Road
- Welcome-Sargent Road
- Smith Road
- Newton Road
- Macedonia Road
- Roscoe Road
- Hood Road
- Brimer Road/Tommy Lee Cook Road

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

20. 14529 Request Approval/Execution of Updated Transit Technical Coordinating Committee Bylaws

Assistant Administrator Mickle explained that on May 17, 2022, the Board voted to adopt the bylaws for the Coweta County Transit Technical Coordinating Committee (TTCC). As part of those bylaws, there were three (3) non-voting advisory members, one of which included someone from the Georgia Department of Human Services (DHS) because the County receives DHS funding. However, the funding is passed through the Three Rivers Regional Commission (TRRC) so a representative from DHS is not needed.

The Board voted to adopt updated bylaws for the Transit Technical Coordinating Committee (TTCC) as presented by staff.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

21. 14515 Request to Set a Public Hearing on July 2, 2024 Regarding the Proposed Abandonment of Lullwater Place Located in Lullwater Subdivision, Sharpsburg - District 2

The Board voted to set a Public Hearing on July 2, 2024 at 6:00 p.m. regarding the proposed abandonment of Lullwater Place located in Lullwater Subdivision, Sharpsburg.

RESULT:	**PUBLIC HEARING SET [UNANIMOUS]**	**Next: 7/2/2024 6:00 PM**
MOVER:	Al Smith, District 5	
SECONDER:	Paul Poole, District 1	
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith	
ABSENT:	Bob Blackburn	

PUBLIC COMMENT (Items Not on the Agenda) - This section is for any public comments regarding items NOT on the agenda. Each speaker will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board will not engage with the speaker during his/her comments. The Board will listen to any questions or comments and take them into consideration.

Public Comments Regarding Items Not on the Agenda

Chairman Reidelbach called for comments regarding any items not on the agenda.

Mr. Taylor Nelms, Little Road, Sharpsburg, explained that he is President of the Coweta County Fire Rescue Union and is representing them this evening. He further explained that he is a second-generation firefighter and has worked for the County for 15-years. He expressed appreciation to the Board for their time and service to the county and citizens, and to County Administration for their diligent management of the County and its employees. He explained that Coweta County Fire Rescue is a great place to work, the fire portion of their operation is aggressive and tactical in suppression and rescue response, and the EMS portion is on the cutting edge of equipment and technology and the entire department is highly trained and well led. The department worked overtime for four (4) years during the pandemic in an ongoing staffing shortage, continued to cover shifts to keep apparatus in service and the employees are some of the most selfless hardest working people he knows. They love their job, and they love doing it for Coweta County. The problem is that the Coweta County Fire Rescue department is 20-25% behind surrounding counties in pay, their pay is not competitive, and the union believes their department is losing employees for that reason. In addition, the union thinks that they will lose 20% of their employees this year also. They are willing to sacrifice time with their families, work the number of hours, and with the general conditions of the job, but compensation needs to become competitive to keep up with the needs of the County.

EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4

Motion To: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing litigation issues.

Members in attendance included Chairman Reidelbach, Commissioner Poole, Commissioner Smith, and Commissioner McKenzie. Commissioner Blackburn was absent. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, and Deputy County Clerk Collins.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed litigation issues during Executive Session and voted to return to Regular Session.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Al Smith, District 5
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

AFFIDAVIT

Motion To: **Execute Affidavit and Resolution for Executive**

The Board voted to execute an Affidavit and Resolution for Executive Session.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Al Smith, District 5
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Al Smith
ABSENT:	Bob Blackburn