



Public Facilities Authority of Coweta County

Regular Meeting Session

www.coweta.ga.us

Shannon Zerangue
770.254.2601

Monday, May 13, 2024

10:30 AM

Commission Chambers

~ Minutes ~

PUBLIC FACILITIES AUTHORITY OF COWETA COUNTY

Call to Order

Attendee Name	Title	Status	Arrived
Cynthia Bennett	Chairman	Present	
Don Phillips	Vice-Chairman	Present	
Kelvin Thompson	Treasurer	Present	
David Fowler	Authority Member	Present	
Steve Swope	Authority Member	Remote	
Michael Fouts	County Administrator	Present	
Kelly Mickle	Assistant County Administrator	Present	
Sandy Wisenbaker	Assistant County Administrator	Present	
Tod Handley	Public Works Administrator	Present	
Mike Johnson	Director of Facilities Management	Present	
Hans Wilson	Finance Director	Present	

The Coweta County Public Facilities Authority met in Called Meeting/Regular Meeting Session on Monday, May 13, 2024.

Acting Chairman Cynthia Bennett called the meeting to order at 10:30 a.m.

REGULAR SESSION

APPROVAL OF THE MINUTES

1. Minutes of Tuesday, April 19, 2022

The Authority voted to approve the minutes from the Regular Meeting Session held on Tuesday, April 19, 2022 at 10:30 a.m.

RESULT:	APPROVED [4 TO 0]
MOVER:	Don Phillips, Vice-Chairman
SECONDER:	Kelvin Thompson, Treasurer
AYES:	Cynthia Bennett, Don Phillips, Kelvin Thompson, David Fowler
ABSTAIN:	Steve Swope

NEW BUSINESS

2. 14506 Request Election of Officers for the Public Facilities Authority of Coweta County

Ms. Bennett welcomed newly appointed Public Facilities Authority member Steve Swope.

RESULT:	ACCOMPLISHED
----------------	---------------------

Motion To: **Appoint Chairman**

The Authority voted to appoint member Cynthia Bennett to serve as Chairman for calendar year 2024.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Don Phillips, Vice-Chairman
SECONDER: Kelvin Thompson, Treasurer
AYES: Bennett, Phillips, Thompson, Fowler, Swope

Motion To: **Appoint Vice-Chairman**

The Authority voted to appoint member Don Phillips to serve as Vice-Chairman for calendar year 2024.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kelvin Thompson, Treasurer
SECONDER: Cynthia Bennett, Chairman
AYES: Bennett, Phillips, Thompson, Fowler, Swope

Motion To: **Appoint Treasurer**

The Authority voted to appoint member Kelvin Thompson to serve as Treasurer for calendar year 2024.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Cynthia Bennett, Chairman
SECONDER: David Fowler, Authority Member
AYES: Bennett, Phillips, Thompson, Fowler, Swope

3. 14507 Request Appointment of Secretary for the Public Facilities Authority of Coweta County

The Authority voted to reappoint County Clerk Shannon Zerangue to serve as Secretary and Deputy County Clerk Fran Collins to serve as Assistant Secretary for calendar year 2024.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Don Phillips, Vice-Chairman
SECONDER: Kelvin Thompson, Treasurer
AYES: Bennett, Phillips, Thompson, Fowler, Swope

4. 14508 Jail Expansion Project Update

County Administrator Michael Fouts expressed appreciation to former Public Facilities Authority member Mr. Ted Meeker for his dedication and service.

Mr. Fouts reminded everyone that the ribbon cutting ceremony for the new jail expansion is scheduled for Monday, May 20, 2024, at 10:00 a.m. and he looks forward to seeing everyone there.

Mr. Fouts welcomed Mr. Steve Swope as the newly appointed member to the Authority and thanked him for his willingness to serve.

Mr. Fouts also informed the Authority that the County has had some reorganization and explained that Mr. Tod Handley was promoted from Public Works Director to Public Works Administrator and former Solicitor General Sandy Wisenbaker has also joined the Administration office as an Assistant County Administrator. He introduced both staff members to the Authority.

In addition, Mr. Fouts explained that Assistant Administrator Kelly Mickle and Finance

Director Hans Wilson oversee the finances of the County, and Mr. Mike Johnson serves as the County's Director of Facilities Management.

Ms. Mickle explained that prior to issuance of revenue bonds for the Jail expansion project, it was estimated that the project would cost \$35-\$37 million. Bonds were issued in the amount of \$35 million, but as the project proceeded the total cost has ended up being closer to \$40 million. Fortunately, approximately \$1.5 million in interest income was earned on the construction proceeds because of current interest rates. Staff is planning to utilize approximately \$500,000 from Special Purpose Local Option Sales Tax (SPLOST) proceeds and approximately \$3 million from the General Fund fund balance to cover the shortfall, and the Commissioners are aware of this. The project is proceeding smoothly, and staff is monitoring the final expenses as the project nears completion.

At Chairman Bennett's request Ms. Mickle explained that \$35 million in bond proceeds went into the construction fund, approximately \$1.5 million in interest income has been earned on the construction proceeds, approximately \$500,000 in Sheriff's Office SPLOST funding will be used, and approximately \$3 million from the General Fund fund balance will be used to cover the remaining shortfall to complete the project, and the Board of Commissioners is aware of this.

In response to a question from Authority member Phillips regarding the project, Administrator Fouts explained that Coweta County is very fortunate to have a pool of talented employees and the Public Works Department did most of the site work in-house which resulted in savings for the County/taxpayers. The project was slow to start because of weather and the contractor struggled in the beginning because of project management issues. Thankfully, the contractor listened to feedback from the County's team and when the initial hurdles were cleared, the project has progressed very well. Because a jail is a unique building, there were some items that had to be addressed along the way since this is not a typical office/medical-style building.

Facilities Management Director Johnson also explained that the project is nearing completion. Currently, Public Works is paving the parking lot and the exterior of the building is coming together nicely to complement the interior.

In response to a question from Authority member Swope, Mr. Johnson explained that a date certain for the Jail to be occupied has not been determined yet, but staff estimates one (1) to two (2) more months.

Administrator Fouts explained that staff is waiting on delivery of some furnishings, most of the technology infrastructure has been acquired by the County's I.T. department, and training of the Jail staff is taking place while there are no inmates present.

In response to a question from Authority member Fowler, Mr. Fouts and Authority member Thompson explained that they are not aware of any specialty licensing required by any outside agencies other than the State Fire Marshal.

Mr. Johnson explained that the only outstanding item is the parking area and that should be completed this week.

In response to a question from Chairman Bennett regarding a need to increase staffing because of the expansion project, Mr. Fouts explained that during last year's budget process the Sheriff requested multiple new positions for the Jail and the infirmary. Because the project straddled fiscal years, the Sheriff was amenable to budgeting a portion of those positions over two (2) fiscal years. He further explained that the Sheriff requested approximately twenty (20) new positions with twelve (12) of those for the Jail and the balance for the infirmary and court services as a component of a new judgeship. At the time, the Sheriff's office also had several vacant positions and most of those have been filled as well.

Mr. Fouts also explained that the Jail staff is generally used as a pool for hiring from other divisions because the Jail is the initial training arena for staff.

In closing, Mr. Fouts stated that he looks forward to seeing everyone on Monday, May 20, 2024, at 10:00 a.m. for the Jail expansion ribbon cutting ceremony.

RESULT: ACCOMPLISHED

5. 14509 Discuss New Projects

Administrator Fouts provided a brief update regarding the following new projects:

- New Administration building - At a recent Work Session, the Board instructed staff to proceed with design and future construction of a new Administration building. The County purchased 23± acres on Turkey Creek Road to construct a new Administration building and possibly an ancillary building to house Facilities Management and Information Technology. The estimated cost for the project, including site work, is \$40 million. The current Administration building site consists of 2± acres and is under a Purchase and Sale Agreement. Departments currently located in the Administration building will be relocating to temporary offices until the new facility is completed. The new project will most likely be presented to the PFA in the future for issuance of revenue bonds for funding.
- Public Safety Training Complex - Previously, the County shared the City of Newnan's fire training facility. The City recently completed reconstruction of their fire training facility on Greison Trail that meets their needs. The County needs a training complex for fire and law enforcement. The project will be completed in phases at a location on Ishman Ballard Road, is estimated to cost \$50-\$60 million, and multiple funding sources may be used to complete the project.
- Court functions - The Justice Center Complex was completed in 2006, is nearing capacity, and a potential annex will be needed in the future. It is staff's hope that the annex will include other functions that are currently located offsite (i.e., Adult Probation, Accountability Courts, Public Defender).

Mr. Fouts explained that the new Administration building will be the first project and most likely staff will be asking the PFA to consider issuing revenue bonds for the project in the first or second quarter of 2025.

In response to a question from Authority member Phillips, Administrator Fouts explained that an increase in the millage rate will need to be considered by the Board of Commissioners for these capital projects, staffing, and managing the fund balance.

In response to a question from Chairman Bennett, Mr. Fouts explained that Fire Chief Flanagan and Sheriff Wood have discussed the potential to generate some income through the new Public Safety Training facility by allowing it to be utilized by outside agencies around the state for their training purposes. It will also give County staff an opportunity to act as trainers.

In response to a question from Authority member Fowler, Mr. Fouts explained that an estimated total cost for all of the projects discussed today could be \$100± million over a period of five (5) to seven (7) years.

RESULT: ACCOMPLISHED

6. 14511 Discuss Meeting Schedule

Chairman Bennett explained that the Bylaws require the PFA to meet at least once per year. Considering the presentation of projects tonight, it might be a good idea to meet again in September.

Following a brief discussion, it was the consensus of the Authority to schedule a meeting on Monday, September 16, 2024 at 10:30 a.m.

RESULT: ACCOMPLISHED

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Fowler, Authority Member
SECONDER: Kelvin Thompson, Treasurer
AYES: Bennett, Phillips, Thompson, Fowler, Swope