Coweta County Board of Commissioners

Public Hearing/Regular Session

22 E Broad Street
Newnan, GA 30263
www.coweta.ga.us

Shannon Zerangue
770.254.2601

Tuesday, April 23, 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	
Eddie Whitlock	Associate Administrator	Absent	
Kelly Mickle	Assistant Administrator	Present	
Sandy Wisenbaker	Assistant Administrator	Present	
Tod Handley	Public Works Administrator	Present	
Nathan Lee	County Attorney	Present	
Fran Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners met in Public Hearing/Regular Meeting Session on Tuesday, April 23, 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. 14315 Request Approval of the Fiscal Year 2023 Final Budget Amendments

Finance Director Hans Wilson explained that the County's Fiscal Year 2023 revenue and expenditures have been closed and audited and that the proposed final budget amendments for the General Fund, Fire Fund, American Rescue Plan Act (ARPA) Fund, Hotel/Motel Fund, Sheriff’s Programs Fund, DATE Fund, 5311 Fund, Library Fund, Solid Waste Fund, and Ambulance Fund are recommended for approval.

In response to a question from Commissioner Blackburn, Mr. Wilson explained that the current fiscal year is tracking close to the Fiscal Year 2024 budget in revenues and expenditures.

The Board expressed appreciation to Mr. Wilson and the Finance staff for their hard work.

Chairman Reidelbach called for any comments or questions from the Board. There were none.

The Board voted to approve the Fiscal Year 2023 final budget amendments for the General Fund, Fire Fund, American Rescue Plan Act (ARPA) Fund, Hotel/Motel Fund, Sheriff's Programs Fund, DATE Fund, 5311 Fund, Library Fund, Solid Waste Fund, and Ambulance Fund as presented by staff.

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

2. 14466 Presentation of the 2023 Audited Financial Statements by Nichols, Cauley & Associates

Mr. Greg Chapman, Audit Partner with the CPA firm of Nichols, Cauley & Associates, LLC, presented the Fiscal Year 2023 audit results of the 2023 Coweta County Annual Comprehensive Financial Report (ACFR). He expressed appreciation for the opportunity to be of service to the County, the Board of Commissioners, and the citizens of Coweta County. He explained that the objective of the audit is to provide reasonable assurance that the basic financial statements, which are the responsibility of the County's management, are free from material misstatement. He further explained that the results of the FY 2023 audit show the County received an unmodified or "clean" opinion which means the statements are fairly presented and in accordance with accounting principles generally accepted in the United States. For FY 2023, most governments across the country had a single audit which is a separate audit on federal awards, and the County's single audit was on American Rescue Plan Act (ARPA) funds which also resulted in an unmodified or "clean" opinion on federal grant expenditures. He briefly explained that the firm is required to be independent from the County and that no fees were received during FY 2023 for management advisory services that would have impaired that independence. He highlighted significant accounting policies, explained that they have been reviewed and are acceptable under generally acceptable accounting principles, and noted that this year the County implemented GASB 96, which reports subscription based I.T. arrangements on the financial statements. He also explained that while cash is simple to audit, various estimates such as accounts receivable, how much of those are collectible at the end of the year, pension, and Other Postemployment Benefits (OPEB) actuarial assumptions are utilized on the financial statement. Those estimates and assumptions were reviewed along with the financial statement disclosures, and all were deemed reasonable. During the audit, full cooperation was received from County staff and other constitutional officers (Sheriff, Courts, Tax Commissioner, etc.). Also, during the audit, certain adjustments were necessary many of which were related to the timing of actuarial valuations. These adjustments have been recorded in the County's financial statements, and there were no passed audit adjustments (adjustments that management decides not to make). He explained that at the end of the audit, written representations were received from the County related to the accuracy and completeness of the information provided in the financial statements. There were no significant issues discussed with management related to business conditions, plans or strategies. He highlighted financial trends including property tax and Local Option Sales Tax (LOST) revenues over the past five (5) years which shows a healthy and steady revenue trend, explained that the General Fund fund balance decreased from $38 million to almost $33 million from 2022 to 2023 (because of a transfer of funds to Capital Projects Fund for capital expenditures), noted that the Georgia Finance Office's Association (GFOA) recommends a minimum of two (2) months of fund balance (based on either operating revenues or operating expenditures) to assist with any unforeseen disasters or immediate needs, and explained that the County's fund balance has 3.7 months based on operating revenues or 4.1 months based on operating expenditures/transfers. He provided a breakdown of the County's General Fund expenditures as well as a graph, Special Purpose Local Option Sales Tax (SPLOST) expenditures, etc. In closing, he noted that the County’s Annual Comprehensive Financial Report (ACFR) goes above and beyond the minimum requirements of generally accepted principles, and Coweta County has received its fourteenth GFOA Certificate of Achievement for Excellence in Financial Reporting with only thirty-nine (39) other counties in Georgia receiving this award for 2022 reports thus far.

In response to a question from Chairman Reidelbach, Mr. Chapman explained that outside of the transfer from the General Fund to the Capital Projects Fund, there is a positive increase in the fund balance.

Commissioner Smith expressed appreciation to the administrative staff for handling funds in a prudent manner and for their leadership. He also explained that the addition of the Shenandoah facility has been a benefit for citizens who are obtaining tags, voting, visiting Driver Services, etc.

RESULT:	**PRESENTED**

APPROVAL OF MINUTES

3. **Minutes of Tuesday, April 09, 2024**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, April 9, 2024.

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

CONSENT AGENDA

4. 14429 Confirm Execution of a Proclamation Designating "National Beef Month" and "Rodeo Days" in Coweta County

The Board voted to confirm execution of a proclamation designating May 2024 as “National Beef Month” and May 17 and 18, 2024 as “Rodeo Days” in Coweta County.

Members of the Coweta County Cattlemen's Association were present to accept the proclamation.

RESULT:	**CONFIRMED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
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)

5. Motion To: **14445 : REZ 24-01 Tidal Wave Auto Spa - Rezoning C-7 (Major Commercial) to C-8 (Heavy Commercial)**

Zoning Manager Lisa Eschman presented Petition # REZ 24-01 filed by Tidal Wave Auto Spa requesting to rezone Outparcel # 3 of the MAB Arbor Springs Shopping Center located at Hwy 29 and Arbor Springs Parkway, Newnan [Parcel # 107-6011-065 (partial)] from *C-7 (Major Commercial)* to *C-8 (Heavy Commercial)* for a car wash. She explained that the subject property consists of 1.69± acres located in the southeastern quadrant of the MAB Arbor Springs development. The Arbor Springs Plaza was originally zoned to *C-7 (Commercial Major Shopping)* district under previous Petition # 015-18 (approved by the Board on November 27, 2018) and is comprised of a Publix Shopping Center and a variety of retail. The conceptual site plan shows a proposed automated car wash complex with vacuum stations located under a canopy, roofing material matching that of the car wash, a pay canopy, and a dumpster enclosure with coordinating materials. Access to the property is gained via a driveway off Arbor Springs Terrace which leads customers through the car wash, wraps around to the dryers, then ultimately back to the entrance/exit onto Arbor Springs Terrace (a private drive). There is a total of ten (10) parking spaces, including two (2) which are designated as handicapped shown on the site plan, and the stormwater pond is located on the northern property line. The *C-8 (Heavy Commercial District)* is established to protect and promote a suitable environment for those retail and service uses that generate loud noises and require large areas for open storage. It is an area that provides for substantial motor vehicle traffic. Permitted uses of this district shall be located at major interchanges of interstate freeways and/or along major arterial roads. She also reviewed the current zoning of properties in the surrounding area and highlighted the factors reviewed by staff during the rezoning process. She further explained that the subject property is located within the Rural Places Character Area and the Complete Community Character Overlay on the Character Area Map. The Rural Places Character Area encourages small, neighborhood serving, low-impact commercial uses. The Complete Community discourages auto-oriented land uses such as gas stations and car washes. Based on this information, the Comprehensive Plan does not lend support of the requested *C-8* zoning for this area and is not consistent with the existing and remaining tracts of land within the MAB Arbor Springs development (aka Arbor Springs Plaza). In closing, she presented six (6) conditions for consideration by the Board should they choose to approve the request.

In response to question from Chairman Reidelbach, Ms. Eschman explained that the proposed rezoning does not meet the Rural Places Character Area or the Complete Community Character Overlay on the Character Area Map, and the Complete Community discourages any auto type businesses.

Mr. Martie Murphy, applicant representative, explained that there are currently two (2) Tidal Wave locations in Coweta County, they pride themselves on creating a nice-looking product, there are currently two hundred-fifty (250) locations across the United States, and many are in the local area. He further explained that the *C-8* (*Heavy Commercial)* zoning allows for a wide variety of uses, he briefly reviewed those uses, and explained that the Board can condition the rezoning for a car wash use only. He noted that the project is located along a major arterial road, currently has large traffic volumes, and in his opinion, a car wash is a very good fit. He explained that the area has grown tremendously and requested an opportunity to provide a service the community can utilize that fits with today's lifestyle of convenience, provides good service, and is fast and inexpensive. In closing, he explained that the proposed site is in a very popular area, will be difficult to see from Hwy 29 or Arbor Springs Parkway because of the site elevation, and the applicant has no objections to supporting the overlay district requirements.

In response to questions from the Board, Mr. Murphy explained that the applicant is requesting *C-8* zoning conditioned for a car wash only, Tidal Wave was started in 1999, noted that approximately nineteen (19) gallons of water are used per car as opposed to ninety (90) gallons most people use to wash their car at home, and a water reclamation system is used as required by law. He explained that the company was purchased by Golden Gate Equity in 2021 who partners with Mr. Scott Blackstock, and provided funding as the company grew; however, the company still operates and is managed out of Thomaston, Georgia.

In response to questions from the Board, Public Works Administrator Tod Handley explained that a traffic study was performed for the entire development based on *C-7* zoning and as a result, the developer performed intersection improvements and added turn lanes. A new traffic study for the proposed *C-8* zoning has not been performed and the proposed carwash will not interfere with the future fly-over bridge located to the northeast.

In response to questions from Commissioner Smith, Mr. Murphy explained that the average estimated traffic count is 400 cars per day. If approved, the applicant will have to go through the engineering, design, and permitting processes before construction begins which at the other locations in Coweta County took approximately one (1) year. After that, it would take 28-weeks from start to finish to complete the project.

Chairman Reidelbach called for any comments in support of the proposed rezoning. There were none.

Chairman Reidelbach called for any comments in opposition to the proposed rezoning.

The following citizens spoke in opposition to the proposed rezoning citing a restrictive covenant agreement preventing any type of vehicle maintenance onsite, concerns with noise and environmental pollution, proximity to a 55+ community, increase in traffic, hours of operation, conflicts with the Coweta County Comprehensive Plan, the Rural Places Character Areas and the Complete Community Overlay, their belief that the Arbor Springs Plaza should be limited to small retail type companies and personal service firms that have a lower impact, and that approval would spur future rezoning requests:

Mr. Joshua Lawson, Hunters Lane, Newnan

Ms. Susan Calderon, Arbor Gardens Circle, Newnan

Mr. Tom Johnson, Clover Leaf Court, Newnan

Ms. Calderon also explained that she represents the HOA Advisory Committee for the 55+ community and those members voted unanimously to oppose the application.

Mr. Johnson also explained that he is the President for Arbor Springs HOA, and their community is also opposed to the proposed rezoning.

Administrator Fouts explained that in accordance with the rules governing the meeting, the applicant has four (4) minutes remaining for rebuttal.

In rebuttal, Mr. Murphy expressed appreciation to the Board for their consideration and to the citizens in attendance that have voiced their opinions/concerns because the applicant always wishes to hear what the community has to say.

Chairman Reidelbach called for any additional comments or information from staff. There were none.

The Board voted to close the Public Hearing regarding Petition # REZ 24-01 filed by Tidal Wave Auto Spa requesting to rezone Outparcel # 3 of the MAB Arbor Springs Shopping Center located at Hwy 29 and Arbor Springs Parkway, Newnan [Parcel # 107-6011-065 (partial)] from *C-7 (Major Commercial)* to *C-8 (Heavy Commercial).*

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

14445 Public Hearing Regarding Petition # REZ 24-01 Filed by Tidal Wave Auto Spa Requesting to Rezone Property Located on Outparcel # 3 - Arbor Springs Plaza (Hwy 29 and Arbor Springs Parkway)

The Board voted to deny Petition # REZ 24-01 filed by Tidal Wave Auto Spa requesting to rezone Outparcel # 3 of the MAB Arbor Springs Shopping Center located at Hwy 29 and Arbor Springs Parkway, Newnan [Parcel # 107-6011-065 (partial)] from *C-7 (Major Commercial)* to *C-8 (Heavy Commercial).*

RESULT:	**DENIED [4 TO 1]**
MOVER:	Bob Blackburn, District 3
SECONDER:	John Reidelbach, District 4 - Chairman
AYES:	John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn
NAYS:	Al Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

The Chairman called for comments regarding any items on the agenda. There were none.

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

6. **14388 Recommend Approval of Petition # VAR 24-02 Filed by Alfred Griffin Requesting an Acreage Variance for a Guest House on Property Located at 25 Fox Hollow Drive, Senoia**

Zoning Manager Eschman presented Petition # VAR 24-02 filed by Alfred Griffin requesting a reduction in acreage for a guest house on property located at 25 Fox Hollow Drive, Senoia (Parcel # 165-1271-013) along with a recommendation of approval from the Board of Zoning Appeals (BOZA). She explained that the subject property is a vested lot created in 1972 as indicated on the final plat recorded in Plat Book 65 Page 165, consists of 4.36± acres (Tract # 10) in the Fox Hollow Subdivision, and is zoned *RC (Rural Conservation).* She further explained that because of a disabled parent, the applicant wishes to construct a guest house on the property. Currently, the *Coweta County Zoning and Development Ordinance* requires a minimum of ten (10) acres for the principal dwelling and guest house.

The applicant is requesting a reduction of six (6) acres (from 10-acres to 4.36± acres) to construct a 576 square feet residence for the disabled parent. The proposed guest house will be located in the rear yard approximately 50-feet from the eastern property line with access via a gravel driveway located off Hutchinson Road. She further explained that while researching the history of the vested lot, staff discovered that the Fox Hollow Subdivision does have restrictions recorded on the final plat. It is important to note that Coweta County does not get involved with private matters which involve subdivision covenant restrictions. This request only pertains to the matters of zoning and the possible reduction of acreage for the guest house. Should this request be approved, it could still be enjoined by private enforcement of the covenant restriction. In closing, she highlighted the factors considered by staff during the application process and presented five (5) conditions for consideration by the Board should they choose to grant the variance request.

In response to questions from the Board, Ms. Eschman explained that the applicant chose the proposed site because of existing septic and drain field lines running to the rear of the primary residence. In addition, a 20-feet x 20-feet shed (400-square feet) is located between the existing residence and the guest house. She also explained that the applicant has a disabled parent in need of care and the distance to western side property line from the existing residence is approximately 120-feet. She noted that the dotted line on the site plan represents the location of an existing chain-link fence, and the proposed guest house measures 576 square feet.

Chairman Reidelbach expressed his belief that the there is enough room for the guest house to be located on the western side of the existing residence.

Administrator Fouts explained that during research, staff discovered that the property is a vested lot as part of the Fox Hollow Subdivision, has restrictions on the final plat, and recommends that if the Board chooses to approve the request that a condition be added requiring that the issue needs to be resolved if there is a covenant restriction.

In response to questions from the Board, Mr. Griffin explained that the existing septic system prevents him from adding onto his residence. In addition, a drainage swale runs from front of the property along the side of the house to the rear. This area is grassed, stays dry, and keeps water away from the foundation of his residence. Placing the guest house on the western side of the residence would not be pleasing aesthetically, and an unheated garage is located on eastern side along with an in-ground LP tank. He understands concerns expressed by the Board regarding rental of the guest house in the future but taking care of his mother-in-law is foremost now. In the future, they could use it as storage or for a place for visiting friends to stay free of charge. There is a Homeowners Association (HOA) that they were previously unaware of and only discovered its existence when going through the application process. He sent letters to the ten (10) lots in the neighborhood and three (3) were returned to him expressing no opposition. Lastly, there is not a place where the guest house can be attached to the existing residence, and the reason he chose the site behind the shop is ease of access.

Commissioner Poole expressed his belief that there is enough room on the western side of the residence or if a professional builder were hired, the additional square footage probably could be added to the existing residence.

Mr. Griffin explained that on western side of the house there are two (2) small bedrooms and a small bathroom and there is no room into the house to access the required breezeway. They do have a lot of land behind their residence but want to keep his mother-in-law close by.

In response to questions from the Board, Ms. Eschman pointed out Tract # 10 on a map and explained that the driveway to the house is located off Fox Hollow Drive.

Mr. Griffin explained that there is an opening off Hutchison Road that they use as a driveway and the parking area will be graveled.

Administrator Fouts presented an aerial map showing topography of the site including location of the drainage swale and shed.

In response to questions from the Board, Ms. Eschman explained that the guest house will be required to have its own septic system or a letter from Environmental Health stating that the applicant can tie into the existing septic line. She also explained that a deed restriction will also be required for the guest house.

The Board voted to grant a 6-acres guest house minimum acreage reduction (from 10 acres to 4.36± acres) as requested in Petition # VAR 24-02 filed by Alfred Griffin for property located at 25 Fox Hollow Drive, Senoia (Parcel # 165-1271-013), subject to the following conditions:

1. The applicant shall obtain an addition letter/existing septic system evaluation letter from the Environmental Health Department before construction of the proposed guest home.
2. The applicant shall comply with all other guest house ordinance requirements under *Article 7, Section 72* of the *Coweta County Zoning and Development Ordinance*.
3. Applicant understands that the guest house shall be maintained according to the Ordinance/Deed and shall not be established as an independent residence outside of the *Guest House Ordinance.*
4. The Community Development Department shall review and approve the Deed of Use Restriction prior to recording with the Clerk of Superior Court.
5. A driveway permit shall be obtained from Coweta County if separate driveway connection is needed for logical access.

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

7. **14360 Recommend Approval of Petition # CUP 24-02 Filed by Demetrius Beard Requesting a Conditional Use Permit for Property Located on Emory Phillips Road, Sharpsburg**

Zoning Associate Nicole Blackwell presented Petition # CUP 24-02 filed by Demetrius Beard requesting a *Conditional Use Permit* (*CUP*) to utilize a recreational vehicle (RV) as a temporary residence on property located on Emory Phillips Road, Sharpsburg (Parcel # 134-6095-008) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 19.71± acres zoned *RC* (*Rural Conservation*), is under contract with Mr. Beard, preparations are underway for construction of a personal residence, and Single-Family Site

Prep (RES-SFS-24-0051) permit is currently in the inspection phase. The applicant would like to remain onsite during construction of the residence and is requesting to utilize a recreational vehicle (RV) as a temporary residence for a twelve (12) month period. In closing, she highlighted the factors considered by staff during the application process and presented six (6) conditions for consideration by the Board should they choose to grant the *Conditional Use Permit* (*CUP*).

In response to a question from Commissioner Smith, Ms. Blackwell explained that the subject property is vacant.

The Board voted to grant a *Conditional Use Permit* (*CUP*) for the purposes of utilizing a recreational vehicle (RV) as a temporary residence on property located on Emory Phillips Road, Sharpsburg (Parcel # 134-6095-008) as requested in Petition # CUP 24-02 filed by Demetrius Beard, subject to the following conditions:

1. The use of the recreational vehicle (RV) as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning April 24, 2024, and ending April 25, 2025, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle (RV) shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10-feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector.
5. The recreational vehicle (RV) shall have a working multipurpose dry chemical fire extinguisher.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

RESULT:	**GRANTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

8. 14440 Request Acceptance of Additional Right-of-Way Located at Arbor Springs Parkway - District 3

Administrator Fouts explained that MAB Arbor Springs LLC has submitted documents for the donation of 2 (two) islands located within the area of Arbor Springs Parkway and is requesting acceptance by the Board. Island # 1 consists of 2,130 square feet (0.0489± acres) and Island # 2 consists of 5,098 square feet (0.1170± acres). The County Attorney has reviewed and approved associated legal documents prior to submittal to the Board for consideration.

The Board voted to accept a donation of 2,130 square feet (0.0489± acres) contained in Island # 1 and 5,098 square feet (0.1170± acres) contained in Island # 2 located within the current right-of-way of Arbor Springs Parkway.

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

9. 14454 Request Acceptance of Roadways Located in the Arbor Springs Subdivision, Phase K Into the Coweta County Public Roads System - 3rd District

The Board voted to accept the cul-de-sac located at the end of Water Stone Drive along with the associated drainage structures and right-of-way located in Arbor Springs Subdivision, Phase K into the Coweta County Public Roads System and to place the constructed improvements into a three (3) year maintenance period.

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

10. 14453 Request Acceptance of Roadways Located in the Arbor Springs Subdivision, Phase M2-A Into the Coweta County Public Roads System - 3rd District

The Board accept Forest Berry Court extension (1,444.81 LF) and Sweet Rose Court (535 LF) along with the associated drainage structures and right-of-way located in Arbor Springs Subdivision, Phase M2-A into the Coweta County Public Roads System and to place the constructed improvements into a three (3) year maintenance period.

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

UNFINISHED BUSINESS

11. 14444 Request Appointments to Various Boards/Authorities

The Board voted to appoint Ms. Leila Heptinstall as the Citizen's Advisory Committee (CAC) representative to the Transit Technical Coordinating Committee (TTCC) for the term beginning immediately and expiring December 31, 2025.

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

12. 14463 Request Approval/Execution of the FY2024 Large Capital FTA 5311 Transit Agreement with the Georgia Department of Transportation

Administrator Fouts explained that staff is in receipt of the Fiscal Year 2024 Large Capital Federal Transit Administration (FTA) 5311 Transit Agreement (vehicles only) from the Georgia Department of Transportation (GDOT). This agreement is to assist with the operation of the public transit program under the FTA's 5311 Rural Assistance Program. The project contains 80% federal capital funds in the amount of $171,153, state funds in the amount of $21,394, and a 10% local match requirement in the amount of $21,395.

The Board voted to electronically execute the Fiscal Year 2024 Large Capital FTA 5311 Transit Agreement with the Georgia Department of Transportation (GDOT) related to grant funding for large capital items (vehicles only).

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

Additional Action Items

13. 14461 Request Approval/Execution of Resolution to Apply for Federal Funds Through the Atlanta Regional Commission 2024 Transportation Improvement Program Project Solicitation

Public Works Administrator Tod Handley explained that the Atlanta Regional Commission (ARC) is accepting applications for projects that will be included in their 2024 Transportation Improvement Program (TIP) call for projects. The due date for application packages is May 6, 2024, and staff is working to compile the necessary data and information for the application that will be submitted. ARC criteria and scoring parameters limit the types of projects that may be submitted, and the project that is proposed for submission in the ARC "Call for Projects" is additional construction funding for Phase 1 of the Madras Connector Project. The latest estimated construction cost for the entire project is $13,430,374.64, of which the County is currently obligated to cover $7,671,705. The request that will be made in the application is for additional federal participation in the construction cost of the project. If approved, the additional federal funding will reduce the County's required participation to 20% of the construction cost, which, based on the current estimate, will be $2,686,074.93. An associated resolution provides assurance to ARC that Coweta County is committed to providing the local matching funds for the project if the federal funds are awarded, authorizes the Chairman to execute the application for submittal to the ARC by May 6, 2024, and to execute and file certifications, assurances, and other documents required prior to the awarding of the federal funds (contingent upon staff and legal review).

The Board voted to execute a resolution to apply for federal funds through the Atlanta Regional Commission (ARC) 2024 Transportation Improvement Program (TIP) to be utilized for construction funding on Phase 1 of the Madras Connector project.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Bill McKenzie, District 2 - Vice Chairman
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

14. 14443 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Maintenance at 105 French Village Boulevard, Sharpsburg - District 4

The Board voted to execute a Right-of-Entry with Ms. Darshe Edge for the purpose of performing drainage system maintenance at 105 French Village Boulevard, Sharpsburg.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

15. 14458 Request Approval/Execution of a Right-of-Entry Associated with Tree Removal at 5 Fieldstone Court, Newnan - District 4

The Board voted to execute a Right-of-Entry with Wilfredo and Belkis Ortiz for the purpose of removing Leyland Cypress trees from the rear of property located at 5 Fieldstone Court, Newnan that limit the sight distance looking toward the west from Fieldstone Way.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

16. 14455 Request Approval to Submit a Juvenile Justice Incentive Grant Application for Grant Funding

Administrator Fouts explained that the Coweta County Juvenile Court is requesting approval to apply for a Juvenile Justice Incentive Grant in the total amount of $108,727.92 through the Criminal Justice Coordinating Council (CJCC). The purpose of this grant is to reduce the number of youths placed in short term programs and commitments to the Department of Juvenile Justice by providing evidence-based services to the youth in the community. The requested funds will provide Functional Family Therapy to eighteen (18) families. In addition the Coweta County Juvenile Court is requesting that the Board execute a Memorandum of Understanding (MOU) with Evidence Based Associates (EBA) to provide the therapy services and to designate the County Administrator as the "Authorized Official" to execute any related documents.

The Board voted to approve submission of a grant application for the Coweta County Juvenile Court in the total amount of $108,727.92 through the Criminal Justice Coordinating Council (CJCC), to execute a Memorandum of Understanding (MOU) with Evidence Based Associates (EBA) to provide associated therapy services, and to designate the County Administrator as the "Authorized Official" to execute any related documents.

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

17. 14456 Request Approval to Write-Off Balance of Taxes on Properties Classified as Uncollectible

Administrator Fouts explained that staff is in receipt of a letter from Tax Commissioner Justin McMichael requesting to write-off the balance of uncollectible taxes. Periodically, the auditors recommend that the property tax records be audited to identify properties that are classified as uncollectible for removal from the tax files. A tax bill can be classified as uncollectible for several reasons including bills on which the statute of limitations has expired (O.C.G.A. 48-3-21), real property that changed ownership more than four (4) years ago (O.C.G.A. 9-12-93 and 48-3-22), and personal property that changes ownership more than two (2) years ago

(O.C.G.A. 9-12-93 and 48-3-22). Taxable properties that are deemed to be uncollectible include real property and personal property totaling $39,350.65. In order to proceed with classifying properties as uncollectible, the County must give its consent.

The Board voted to approve the classification of qualified properties as uncollectible and to allow the Tax Commissioner to write off the remaining balance of the associated County tax bills in a total amount of $39,350.65 (real and personal property).

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

18. 14460 Request to Reschedule Commission Work Session

Administrator Fouts explained that in order to hold the July Work Session prior to the deadline for millage rate notices, staff is requesting that the Board reschedule the Works Session from July 18, 2024 to July 25, 2024 at 9:00 a.m.

The Board voted to cancel the Work Session/Regular Meeting Session scheduled on July 25, 2024 and to reschedule it to July 18, 2024 at 9:00 a.m.

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

SUPPLEMENTAL AND/OR NON-AGENDA ITEMS

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

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

Ms. Linda Menk, Avondale Circle, Newnan addressed the Board regarding an upcoming hand-marked paper ballot training class, and invited the Board to attend and observe their non-partisan efforts.

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 real estate issues.

Members in attendance included Chairman Reidelbach, Commissioner Poole, Commissioner Blackburn, Commissioner Smith, and Commissioner McKenzie. 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:	Bob Blackburn, District 3
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed real estate 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:	Reidelbach, McKenzie, Poole, Blackburn, Smith

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:	Bob Blackburn, District 3
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith