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

Shannon Zerangue
770.254.2601

Coweta County Board of Commissioners

Public Hearing/Regular Session

Tuesday, April 19, 2022	6:00 PM	Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
John Reidelbach	District 4 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Tim Lassetter	District 2	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Absent	
Kelly Mickle	Assistant Administrator	Present	
Nathan Lee	Assistant 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, April 19, 2022.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Blackburn 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. 12968 Request Approval of the FY 2021 Final Budget Amendments

Finance Director Hans Wilson explained that the County’s fiscal year 2021 revenue and expenditures have been closed and audited and that the proposed final budget amendments for the General Fund, Fire Fund, Hotel/Motel Fund, DATE Fund, Sheriff’s Programs Fund, Solid Waste Fund, American Rescue Plan Fund, and Development Authority Fund are recommended for approval.

Commissioner Reidelbach and Chairman Blackburn expressed appreciation to the Finance staff for an outstanding job.

Director Wilson also explained that the department just received the Fiscal Year 2020

Excellence in Financial Reporting award from the Government Finance Officers Association (GFOA) for proficiency achieved in all areas of evaluation. Staff has worked hard behind the scenes to earn the award. The County is run in a very fiscally sound manner which is a testament to the elected officials and County administration.

The Board voted to approve the fiscal year 2021 final budget amendments for the General Fund, Fire Fund, Hotel/Motel Fund, DATE Fund, Sheriff's Programs Fund, Solid Waste Fund, American Rescue Plan Fund, and Development Authority Fund as presented by staff.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

2. 12967 Presentation of the 2021 Audited Financial Statements by Nichols, Cauley & Associates

Finance Director Wilson introduced Mr. Greg Chapman, partner with the audit firm of Nichols, Cauley & Associates, to present the Fiscal Year 2021 audited financial statements and accompanying supplemental information. He explained that the firm and staff worked together and experienced challenges during both the pandemic and aftereffects of the tornado. He recognized Assistant Finance Director Amy Henson and Accounting Manager Jennifer Davis for their hard work on the audit and financial statements.

Mr. Chapman explained that this is the thirteenth annual comprehensive financial report that the County has prepared and that the 2020 Certificate of Achievement recognizes County staff for going above the requirements of State Law. He complimented the Finance staff for achieving the 2020 award and explained that he expects that staff will achieve it again for 2021.

Mr. Chapman presented a brief summary of the financial status of the County and explained that the County received the highest opinion the firm gives, an unmodified or "clean" opinion. He further explained that there were no findings of significant deficiencies in the County's internal controls nor were there any concerns regarding compliance with federal funds received. He also presented highlights from the County's financial statements, including general fund revenues, major tax trends, valuation of property tax, and the General Fund expenditures and balance. In closing, he reviewed new Governmental Accounting Standards Board (GASB) accounting standards for future years related to lease agreements.

In response to a question from the Commissioner Reidelbach regarding the new GASB accounting standard related to lease agreements, Mr. Chapman explained that it is occurring in both public and private sectors, and the purpose is to disclose the obligations related to long term leases quantified as the present value of those lease obligations.

RESULT:	**ACCOMPLISHED**

3. 12950 Mixed Use (MU-PDP) Presentation by Jenny Runions

County Planner Jenny Runions presented a brief review regarding "Complete Communities" and the draft *Interstate Gateway Mixed Use (IGMU-PDP) Zoning Ordinance*. She explained that the purpose of the ordinance is to provide a guideline for the design and function of the *IGMU-PDP*. The ordinance establishes three (3) criteria that must be met including property size, location within the

Interstate Gateway character areas, and access to public water and sewer services. In addition, the Coweta County Water and Sewerage Authority shall have the first right of refusal for providing water and sewer services. The ordinance incorporates a development report (provided by the applicant), administrative report (provided by County staff), and a scoring sheet (provided by County staff) in addition to the existing regulations for a development application. She further explained that the *IGMU-PDP* has been designed to allow a range of flexibility for each development and must be tailored to the existing community, topography, transportation network, and neighboring uses. To achieve a mix of uses, no part or no single land use (i.e., residential, commercial) shall occupy less than 30 percent (30%) of the total ground floor area proposed to be designated as an *IGMU-PDP*. Permitted uses including all non-residential uses permitted and conditional in all zoning districts [excluding *C-8 (Heavy Commercial), LM (Light Industrial),* and *M (Industrial)* districts] may be considered for inclusion and are subject to administrative review and approval by the Board of Commissioners. Non-residential areas should be designed and established to serve the residential uses primarily; however, auto-oriented land uses such as gas stations, car washes, and drive-through services are discouraged. All residential uses that are permitted and conditional in all zoning districts may be considered for inclusion and are subject to administrative review and approval by the Board of Commissioners. Higher density residential dwellings may also be considered where they may serve as an employment destination center within the Interstate Gateway Character Area and are subject to administrative review and approval by the Board of Commissioners.

Regarding design standards, she explained that the ordinance has been drafted to utilize existing design standards regulations while providing the opportunity for the development to proffer conditions. The regulations on dimensions and areas for structures, lots, required land area, parking, circulation, standards, and regulations that would be required for each type of building and use will be applied to the *IGMU-PDP* as if it were submitted as a separate planned development project. At a minimum, twenty percent (20%) of the developable area within the planned development project shall be dedicated to a combination of natural space, open space, and recreation areas. No more than ten percent (10%) of the open space shall be considered buffer. Further, the required open space helps offset any increased density, particularly in vertical development.

In terms of architectural design, the ordinance has been created to allow flexibility. Residential and commercial buildings within an *IGMU* development must incorporate details that create a sense of human scale, a pedestrian-oriented streetscape, and most importantly, break down the bulk of more significant buildings. The *IGMU-PDP* district shall create pedestrian friendly neighborhoods, incorporating a mix of housing, retail, entertainment, and workplace uses with integral nodes of transportation access, all within a short walk.

She also explained that the parking standards and regulations that would be required for each type of building and use will be applied to the *IGMU-PDP* as if it were submitted as a separate planned development project. However, flexibility in design may be extended to parking design in the *IGMU* district. These types of developments may reduce the required off-street parking up to fifty percent (50%) if it can be shown through a parking or traffic study prepared by a traffic engineer, that unique characteristics of the *IGMU* or employee, resident, or visitor populations will reduce parking spaces for the project. The approval of proffered parking facilities is subject to administrative review and approval from the Public Works Director to be considered by the Board of Commissioners.

In conclusion, she explained that all materials received and reviewed throughout the *IGMU-PDP* application process will be prepared for the Board's review. These materials will include the application, *IGMU-PDP* Development Report, Administrative Report, and *IGMU-PDP* Scoring Sheet. The *IGMU* overlay district may be approved upon findings that the development is congruous with the County's comprehensive and strategic development and accomplishes the overlay district's purpose and intent. The administrative review may recommend, and the Board of Commissioners may require, any reasonable condition necessary to ensure that there shall be no departure from the intent of these regulations. An *IGMU-PDP* is inherently more complex than a single lot development because each *IGMU-PDP* project must be tailored to the existing community, topography, transportation network, and neighboring uses.

Administrator Fouts explained that the Public Hearing regarding the proposed zoning amendment will be held on May 3, 2022 at 6:00 p.m.

RESULT:	**ACCOMPLISHED**

APPROVAL OF MINUTES

4. **Minutes of Tuesday, April 05, 2022**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on April 5, 2022.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Motion To: **Approve Supplemental and/or Non-Agenda Items**

The Board voted to approve the addition of one (1) Non-Agenda item for discussion as presented by staff.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

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

5. Motion To: **Public Hearing Regarding Petition # REZ 22-000003 Filed by Apex Land Company Requesting to Rezone Property Located off SR 70 (Roscoe Road), Newnan - 3rd District**

Zoning Coordinator Lisa Eschman presented Petition # REZ 22-000003 filed by Apex Land Company requesting to rezone property located at SR 70 (Roscoe Road), Newnan (Parcel # 073B-032) from *RC (Rural Conservation)* to *R-2 (Multi-Family Residential District)* for an additional access driveway and required buffer area to serve a proposed residential townhome development located within the city limits of Newnan. She explained that the subject property consists of 0.78± located at the southwest corner of SR 70 (Roscoe Road) and the SR 34 Newnan Bypass. She further explained that the intersection quadrant has a mixture of zoning districts located within both jurisdictions of the County and City, including a 25.63± acre tract and an additional 1.71± acre tract annexed into the City of Newnan in 2010 and March 2022, respectively. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented ten (10) conditions for consideration by the

Board should they choose to approve the request.

In response to questions from Commissioner Reidelbach, Administrator Fouts explained that the County will enter into an Intergovernmental Agreement (IGA) with the City of Newnan (Condition # 5) and the developer to construct and maintain the proposed drive and associated improvements at no cost to the County.

In response to questions from Commissioner Smith, Ms. Eschman explained that the property consists of 0.78± acres, the requested driveway will lead into the proposed development located in the City, and the convenience store is located directly across SR 70 (Roscoe Road) from the development.

Administrator Fouts explained that the City of Newnan has an ordinance that requires two (2) access points for ingress/egress because of the density of the proposed development.

Mr. Dan Davis, applicant representative from Integrated Science and Engineering, explained that the request before the Board is to rezone the property for construction of a driveway to the proposed development as required by the City of Newnan. In addition, two (2) driveways are paramount for public safety. In closing, he stated that the applicant has no objections to the conditions proposed by the City of Newnan and the County.

In response to questions from Commissioner Smith, Mr. Davis explained that the northern driveway will be a right in/right out, and the area between the northern and southern driveways will contain an amenity center with a swimming pool and clubhouse.

Chairman Blackburn called for any comments in support of the proposed rezoning.

Ms. Dana Johnson, project Engineer from Integrated Science and Engineering, explained that the updated site plan incorporates the conditions requested by staff including the full access driveway (southern access) that will align with the drive located across SR 70 (Roscoe Road), the extended left turn lane, raised median, enhanced buffers near the two (2) existing residences (as requested by the City of Newnan), landscaping, and remaining 50-feet buffers. In closing, she explained that the site plan fully accommodates comments received from the County regarding transportation on Roscoe Road and the driveways.

In response to a question from Commissioner Smith, Ms. Johnson explained that the lots in the proposed development will measure 26-feet by 80-feet as approved by the City of Newnan.

Mr. Aaron Risler, applicant, explained that his company has been involved with approximately twenty (20) developments in the metro Atlanta area. This project will include 135 units, a playground, swimming pool, bark park, open space, and a mandatory Homeowner's Association (HOA). The HOA will be responsible for upkeep of the greenspace, common area, and landscaping. The homes will include a mixture of brick and stone, with cement shakes and cement fiber siding. The units will off-set each other, the façades will differ for aesthetics, and will include front stoops and porches. The anticipated price point for the units will be in the upper $200k to $300k. Lastly, he reviewed renderings of proposed units.

In response to a question from Commissioner Lassetter, Mr. Risler explained that the northern entrance will be a right in/right out and the southern entrance will include a left-hand turn lane.

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

Ms. Susan Green, Roscoe Road, explained that her property is located next to the proposed development and expressed concerns that it will decrease her property value, is too dense, and will greatly increase traffic. She also expressed concerns regarding both driveways will be located on Roscoe Road.

In rebuttal, Mr. Davis explained that the second driveway will be placed at the safest and only location that it can be placed and he will work with GDOT regarding signalization at the nearby intersection if it causes congestion.

Commissioner Smith explained that although the issue before the Board is the rezoning of the property for the driveway, it looks odd that the development is being built around two (2) residential properties. He asked if the applicant had attempted to purchase the properties to locate the driveways further apart and to prevent a "bottle neck" on Roscoe Road.

In response, Mr. Davis explained that they placed the driveway as far away from Ms. Green's property as possible and he is not aware if Ms. Green is willing to sell.

Commissioner Lassetter expressed his belief that Condition # 2 as proposed by staff is not enforceable by the County because the northernmost entrance is located within the city limits.

Attorney Lee explained that the proposed southernmost entrance is located in the county, and rezoning of the property can be contingent upon agreement from the applicant to Condition # 2 and would therefore be enforceable by the County.

Ms. Eschman explained that the northernmost entrance is a right in/right out only, the southernmost driveway is full access, and a raised median will prevent drivers from exiting the convenience store and crossing over Roscoe Road directly into the northernmost driveway.

Chairman Blackburn called for any further comments. There were none.

The Board voted to close the Public Hearing regarding Petition # REZ 22-000003 filed by Apex Land Company requesting to rezone property located at SR 70 (Roscoe Road), Newnan (Parcel # 073B-032) from *RC (Rural Conservation)* to *R-2 (Multi-Family Residential District).*

RESULT:	**PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

12900 Public Hearing Regarding Petition # REZ 22-000003 Filed by Apex Land Company Requesting to Rezone Property Located off SR 70 (Roscoe Road), Newnan

The Board voted to rezone 0.78± acres located at SR 70 (Roscoe Road), Newnan (Parcel # 073B-032) from *RC (Rural Conservation)* to *R-2 (Multi-Family Residential District),* as requested in Petition # REZ 22-000003 filed by Apex Land Company, subject to the following conditions:

1. The subject property shall be conditionally zoned for an access driveway and a buffer area only.
2. The northern entrance nearest State Route 34 Bypass, shall be a right in/right out only entrance with a raised median along Roscoe Road to prevent left turns. A decel lane shall be added along Roscoe Road for this entrance per GDOT specifications.
3. The southern entrance shall align with the Valleybrook Apartments entrance. The left turn lane shall be extended and a decel lane provided at this entrance per GDOT specifications.

4. All applicable requirements of Development Review, Public Works Division, and Georgia Department of Transportation shall be met unless a variance is granted through the normal procedures.
5. Coweta County will not be responsible for maintenance of the proposed street and associated improvements traversing this parcel being rezoned. The applicant shall initiate an Intergovernmental Agreement (IGA) between Coweta County and the City of Newnan to govern maintenance responsibilities. The IGA shall be executed prior to the Land Disturbance Permit (LDP) being issued by Coweta County.
6. The applicant shall obtain a land disturbance permit within a 12-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board shall initiate rezoning the property.
7. The applicant shall comply with Coweta County's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances.
8. The 50-feet undisturbed buffer shall be maintained around the perimeter of the property. Additional plantings may be required if the existing vegetation does not provide adequate screening. The applicant shall submit a landscape plan to be reviewed and approved by the Community Development Division.
9. 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.
10. Any signage placed on the subject property shall be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.

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

6. Motion To: **Public Hearing Regarding Petition # REZ 22-000006 Filed by Tom Crymes Requesting to Rezone Property Located off Sullivan Road, Newnan - 4th District**

Assistant Community Development Director Angela White presented Petition # REZ 22-000006 filed by Tom Crymes requesting to rezone property located off Sullivan Road [Parcel # 109-6005-003B (partial)] from *RC (Rural Conservation)* to *C-2 (Neighborhood Business)*. She explained that the subject property consists of 0.21± acres and was a portion of the former Sullivan Road prior to its abandonment at a Public Hearing conducted on January 4, 2001. The abandoned roadbed is now part of the property being developed as an office complex (Preston at Oak Hill, LLC), and during a previous rezoning to support the development this portion was overlooked. According to the conceptual site plan, the proposed usage for the roadbed includes parking, drive access, and a detention pond. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented two (2) conditions for consideration by the Board should they choose to approve the request.

Commissioner Reidelbach explained that he would like to add a condition to ensure that the property follows Quality Development Corridor District (QDCD) requirements.

Mr. Tom Crymes, applicant, explained that the nearby existing building was constructed five (5) years ago, is complete, and is being utilized as his company headquarters. In conclusion, he stated that he is not opposed to the QDCD requirements.

Chairman Blackburn called for any comments in support of or in opposition to the proposed rezoning. There were none.

Chairman Blackburn called for any further comments. There were none.

The Board voted to close the Public Hearing regarding Petition # REZ 22-000006 filed by Tom Crymes requesting to rezone property located off Sullivan Road [Parcel # 109-6005-003B (partial)] from *RC (Rural Conservation)* to *C-2 (Neighborhood Business).*

RESULT:	**PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

12920 Public Hearing Regarding Petition # REZ 22-000006 Filed by Tom Crymes Requesting to Rezone Property Located off Sullivan Road, Newnan

The Board voted to rezone 0.21± acres located off Sullivan Road, Newnan [Parcel # 109-6005-003B (partial)] from *RC (Rural Conservation)* to *C-2 (Neighborhood Business),* as requested in Petition # REZ 22-000006 filed by Tom Crymes, *s*ubject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's *Stormwater Management*, *Soil Erosion and Sedimentation Control,* and *Wetlands Protection Ordinances*.
2. All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
3. The applicant shall meet all requirements of the Quality Development Corridor District (QDCD).

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

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

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

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

7. **12954 Request to Set a Public Hearing on May 17, 2022 Regarding Petition # REZ 22-000005 Filed by Habiba Investments, LLC Requesting to Rezone Property Located at 869 Poplar Road, Newnan**

The Board voted to set a Public Hearing on May 17, 2022 at 6:00 p.m. regarding Petition # REZ 22-000005 filed by Habiba Investments, LLC requesting to rezone property located at 869 Poplar Road, Newnan [Parcel # 099-2004-094 (partial)].

RESULT:	**PUBLIC HEARING SET [UNANIMOUS] Next: 5/17/2022 6:00 PM**
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

UNFINISHED BUSINESS

8. 12934 Request Approval to Temporarily Close a Portion of Dyer Road at Plant Yates - 2nd District

Administrator Fouts explained that at the Commission meeting held on June 16, 2020, the Board voted to approve the relocation of a portion of Dyer Road. Phase one (1) of the project was completed on September 4, 2020 and required a temporary closure of just under three (3) weeks. Georgia Power would like to complete the second phase of the project and has proposed three (3) temporary closure alternatives for the Board to consider allowing for ash remediation adjacent to existing Dyer Road and for the final phase of the realigned roadway to be completed.

Commissioner Lassetter expressed appreciation to Georgia Power for working with the County. Following review of the three (3) proposed options and his desire to ensure the safety of the citizens of Coweta County and the traveling public, he requested that the Board allow Georgia Power to close Dyer Road for up to eighty-five (85) days, and for Georgia Power to contribute to the rehab and paving of both roads north of the railroad to Hwy 16 by the County’s contractor or to perform the rehab and paving to County engineering standards.

The Board voted to allow Georgia Power to temporarily close one lane of Dyer Road for up to eighty-five (85) days, and for Georgia Power to contribute to the rehab and paving of both roads north of the railroad to Hwy 16 by the County’s contractor or to perform the rehab and paving to County engineering standards.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

9. 12973 Request Appointments to Various Boards/Authorities

No action was taken by the Board regarding appointments to various boards/authorities.

RESULT:	**NO ACTION TAKEN**

NEW BUSINESS

Bids and Contracts

10. 12924 Request Approval/Execution of an Agreement with the City of Chattahoochee Hills, Boylen Land Co., LLC, and Serenbe Land Co., LLC Associated with Transportation Improvements

Administrator Fouts explained that 123 White Oak Trail (Parcel # 093-8049-010) is located in unincorporated Coweta County. The property was proposed to be annexed into the City of Chattahoochee Hills, the Board filed an Intent to Object, and the County requested an arbitration panel through the Department of Community Affairs (DCA). In review of the annexation request, DCA found that it was not in proper order and the process was terminated. The applicant/developer withdrew the annexation request and during this time met with County and City staff to discuss transportation impacts and primary concerns of the Board. Staff is in receipt of an agreement that outlines those improvements and proposes that the developer be responsible for those transportation improvements with no cost to the County.

The Board voted to electronically execute an Agreement with the City of Chattahoochee Hills, Boylen Land Company, LLC, and Serenbe Land Company, LLC associated with transportation improvements.

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

Additional Action Items

11. 12982 Request Approval/Execution of a Resolution Related to Issuance of Bonds for Jail Expansion

Administrator Fouts explained that in August 2021, the Board voted to execute a reimbursement resolution to allow the County to be reimbursed for expenses incurred prior to the issuance of revenue bonds for the jail expansion project. Since that time, staff has worked with the Public Facilities Authority (PFA), bond counsel, and the underwriter to proceed with the issuance of bonds for this project. The PFA has approved the issuance of revenue bonds in the amount of $35 million to be repaid over a period of twenty-five (25) years. The bonds will be secured by an Intergovernmental Agreement (IGA) with the PFA in which the County agrees to construct the project, pay the PFA amount sufficient to enable the PFA to pay the debt service on the bonds, and to levy an ad valorem tax in order to make such payments.

Mr. Fouts further explained that Ms. Caroline Loftin, Bond Attorney with the firm of Murray, Barnes, and Finister and Mr. Brian Huskey with Stifel Merchant Capital were also present to field any questions from the Board. In addition, Sheriff Lenn Wood was present to field any questions from the Board regarding the jail expansion project.

The Board voted to execute a resolution associated with the issuance of revenue bonds for the Jail Expansion project that provides for the following:

1. Ratify distribution of the Preliminary Official Statement and authorizes the distribution of the Official Statement;
2. Approve a Bond Purchase Agreement with the PFA and Stifel, Nicolaus & Company (underwriter);
3. Execute Continuing Disclosure Certificate;
4. Approve a Custodial Agreement with the PFA and Regions Bank; and
5. Approve a Paying Agency Agreement with the PFA and Regions Bank.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

12. 12960 Request Approval to Submit Applications for Homeland Security Program Grants

The Board voted to approve submission of applications through the Georgia Emergency Management Agency (GEMA) portal to obtain Federal Emergency Management Agency (FEMA) funding through the Homeland Security Program to provide the SWAT team and 911 with needed equipment and supplies.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Tim Lassetter, District 2
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

13. 12975 Request Approval/Execution of Juvenile Justice Incentive Grant Application

The Board voted to approve submission of a grant application for the Coweta County Juvenile Court in the total amount of $86,832.00 through the Criminal Justice Coordinating Council (CJCC) and to designate the County Administrator as the “Authorized Official” to execute any related documents.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

14. 12976 Request Approval to Hold Fourth of July Fireworks at the Fairgrounds

Administrator Fouts explained that the Newnan Rotary Club is unable to host the annual Fourth of July Fireworks show at Newnan High School because of pending renovations and is requesting to utilize the Fairgrounds instead. He further that Event Services Director Tray Baggarly, Sheriff Wood and his staff, 911/EMA members, Fire Chief Robby Flannagan, Newnan-Coweta County Airport staff, and Mr. John Thrasher from the Newnan Rotary Club were present to field any questions from the Board. Because of the proximity of the Fairgrounds to the Newnan-Coweta Airport, Airport Manager Calvin Walker has recommended issuance of a Notice to Airmen regarding the closure of runway 15 during the 30-minute fireworks display as an extra safety precaution. The plan is to launch the fireworks from the RV parking area.

In response to a question from Commissioner Reidelbach, Sheriff Wood explained that he has discussed plans with Major Mark Fenninger to expedite cars entering and exiting the Fairgrounds. They do not expect the size of the crowd to be as large as the one in attendance for the Alan Jackson concert, but until another ingress/egress is built, moving traffic in and out will always be an issue. People attending the event will have to be patient and understand that it will take some time to leave the event. In addition, the Georgia State Patrol and the City of Newnan P.D. will be assisting the Sheriff's Office with traffic.

In response to questions from Administrator Fouts, Sheriff Wood explained that after the fireworks have ended, officers can move to the parking areas and outside of the

Fairgrounds as needed to assist with traffic control.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that 911/EMA Director Michael Terrell and EMA Coordinator Nic Burgess were also present to field questions regarding assistance from the Community Emergency Response Team (CERT); however, having more officials to direct traffic is instrumental.

Sheriff Wood explained that Major Fenninger will ensure that adequate staffing is present.

Commissioner Blackburn recognized how well all those involved work together and expressed appreciation for their hard work and for their attention to safety.

The Board voted to approve a request from the Newnan Rotary Club to utilize the Coweta County Fairgrounds located on Pine Road for the annual Fourth of July Fireworks event.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Tim Lassetter, District 2
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL/NON-AGENDA ITEMS

15. 12985 Request Approval to Temporarily Close a Portion of Elders Mill Road - 1st District

Administrator Fouts explained that Warner Bros./Kiki Tree Pictures is requesting to close a portion of Elders Mill Road between Rock House Road and Deep South Road on Tuesday, April 26, 2022 from 7:00 a.m. - 5:00 p.m. for filming. The request also includes closure of the southbound lane of Elders Mill Road between Elders Mill Estates and Rock House Road during the same time. Public Works Director Tod Handley has reviewed the traffic control plan with Event Services Director Baggarly and is agreeable with the detour plan. In closing, he explained that the Sheriff's Office will be manning the closures.

In response to a question from Commissioners Poole, Mr. Baggarly explained that Warner Bros./Kiki Tree Pictures will be required to notify residents in the area via letter of the closure and the detour and will be for one (1) day only.

The Board vote to temporarily close portions of Elders Mill Road on Tuesday, April 26, 2022 from 7:00 a.m. - 5:00 p.m. for filming by Warner Bros./Kiki Tree Pictures.

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

Chairman Blackburn called for comments regarding any items not on the agenda. There were none.

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 Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Fire Chief Robby Flannagan, Public Works Director Tod Handley, Facilities Director Mike Johnson, Assistant Attorney Lee, and Deputy County Clerk Collins.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, 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:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, 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:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith