



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, March 7, 2023

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	
Paul Poole	District 1 - Vice Chairman	Present	
Bill McKenzie	District 2	Present	
Bob Blackburn	District 3	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Nathan Lee	County Attorney	Present	
Shannon Zerangue	County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, March 7, 2023.

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 McKenzie.

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

Announcement from Communications Manager Cathy Wickey

Communications Manager Cathy Wickey announced that the new Coweta County office building at Shenandoah located at 87 Newnan Station Drive will open for business on Monday, March 20, 2023. She explained that the Coweta County Tax Commissioner, Tag Office, and Elections and Voter Registration will be relocating to the new facility (former AMC Theater) where citizens will be able to renew their car tags, pay property taxes, utilize the new drive-thru option (for Tax/Tag services), and register to vote. In addition, citizens will be able to early vote at this location. She emphasized that citizens will still be able to renew their automobile tags at the Kroger on Newnan Crossing Boulevard, on the website, and by mail. She further explained that banners have been posted at both buildings, flyers are being distributed, ads will be placed in the newspaper, and information is being shared on the County's website and via social media. In closing, she encouraged everyone to share this exciting news with their family and friends.

AWARDS AND PRESENTATIONS

1. 13695 Presentation from the U.S. Small Business Administration

Ms. Monica Myles, Public Affairs Specialist for the U.S. Small Business Administration (SBA), addressed the Board regarding disaster loans available to eligible businesses and non-profit organizations in Coweta County as a result of the severe storms and tornado that occurred on January 12, 2023. She explained that businesses and non-profit organizations that sustained economic injury as a result of the tornado/storm on January 12, 2023 are eligible to apply to the SBA for a disaster loan. Although Coweta was not one of the primary counties declared to be a disaster area by President Biden, the SBA offers businesses and non-profit organizations the ability to apply to the agency for a disaster loan when they are located next to one of the primary counties. She further explained that an economic injury loan is also referred to as a working capital loan, and this type of loan helps recipients pay their bills as long as they can show that their business/non-profit was affected by the disaster (i.e. workers unable to get to work, customers unable to transact, suppliers unable to get through, etc.). The SBA first determines whether any insurance payouts were made, and if an applicant still needs funds above the amount obtained from an insurance company to fully recover they can apply to the SBA for a low interest loan with the maximum loan amount being \$2 million. The applicant does not have to wait for a decision from their insurance company to apply for a loan, there is no application fee to apply, and the applicant may decline a loan offer if they so choose. The interest rate for businesses is 3.305%, 2.375% for non-profits, no payment is due for the first year, and no interest accrues the first year of the loan. Typically, recipients have up to thirty (30) years to pay off the loan depending upon their ability to repay. In order to apply for a loan, an applicant can go to sba.gov/disaster or may call the SBA at 1.800.659.2955 to receive a paper application. In addition, anyone who is hearing impaired may call 711 and make the same request. On March 14, 2023, the SBA will be conducting a webinar from 11:00 a.m. - noon, and on March 15, 2023 there will be a business outreach fair from 10:00 a.m. - 6:00 p.m. at the Spalding County Fairmont Community Center in Griffin, Georgia. The deadline to apply for an economic injury loan is October 16, 2023, and anyone located in one of the primary counties that wishes to submit an application for property damage must do so by March 17, 2023 (businesses, homeowners, tenants, etc.). In closing, she explained that SBA's goal is to provide a response to an application within 2 - 3 weeks, and upon execution of loan documents the first tranche of funds is generally received within approximately five (5) business days.

In response to a question from Commissioner Smith, Administrator Fouts explained that staff can share the information provided by Ms. Myles on the County's website.

Ms. Myles also explained that she has flyers that she can distribute via email.

RESULT: ACCOMPLISHED

2. 13654 Recognition of County Clerk Shannon Zerangue

Administrator Fouts explained that in 1980, the International Institute of Municipal Clerks (IIMC) implemented the Academy for Advanced Education. The purpose is to acknowledge, promote, and guide advanced training and continued professional growth. In support of this effort, an advanced education program was instituted in Georgia in 1982. The program provides an opportunity for certified city and county clerks to continue supervisory and management development and professional growth. Now named the Masters Education Management Development Program, the program was planned by the certification committee, has been updated in

collaboration with the Carl Vinson Institute faculty, and is offered in conjunction with the fall/winter Georgia Clerks Education Institute conferences. The Masters Education Management Development Program features three key components:

- 60 course hours
- peer networking
- a project (conduct a process improvement project or write a reflection paper)

Prior to becoming eligible for the Masters Education Management Development Program, Clerks must complete 101 hours of coursework through the Carl Vinson Institute to be designated as a Certified Clerk. Following her recent completion of the program requirements, County Clerk Shannon Zerangue is now one of only 55 County Clerks in Georgia who have received the Advanced Management Certificate from the Georgia County Clerks Association.

The Board expressed congratulations and appreciation to Ms. Zerangue.

Ms. Carlette Davidson (Lamar County), District 4 Director for the Georgia County Clerks Association, explained that because the Master's Education courses are offered in a circuit, a Clerk must wait for a course to be offered again if he/she happens to miss it when it is initially offered. Ms. Zerangue worked hard to achieve the Master's Certification following receiving her Certified County Clerk status, including through the challenges of the pandemic because many of the courses are not offered online.

RESULT: ACCOMPLISHED

Scout Recognition

Chairman Reidelbach took a brief moment to recognize a Scout (Ben Farmer, Troop # 897) that was in attendance and thanked him for his interest in the local government process.

APPROVAL OF MINUTES

3. Minutes of Tuesday, February 21, 2023

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on February 21, 2023.

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

UNFINISHED BUSINESS

4. 13685 Request Appointments to Various Boards/Authorities

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

- Appoint Ms. Polly Garlington as the 1st District representative to the Board of Directors of the Department of Family and Children Services to fill the term of Ms. Tippie Conner (resigned) which expires June 30, 2026
- Reappoint Ms. Laurie Bartlett as the 4th District representative to the Coweta County Water and Sewerage Authority for the term beginning April 11, 2023 and expiring April 10, 2027
- Appoint Mr. Dennis Hammond as the 2nd District representative to the Coweta County Water and Sewerage Authority for the term beginning April 11, 2023 and

expiring April 10, 2027

- Reappoint Mr. Joe Griffith as an At-Large member of the Development Authority of Coweta County for the term beginning April 4, 2023 and expiring April 3, 2027

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

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

5. Motion To: **13628 : Public Hearing Regarding a New Consumption Distilled Spirits, Beer and Wine License Filed by Carline McMaster in Operation of McMaster BBQ & Catering Located at 34 Chestlehurst Road, Senoia - 1st District**

Business License Coordinator Joy Thompson explained that Ms. Carline McMaster, license representative and sole owner of McMaster BBQ & Catering located at 34 Chestlehurst Road, Senoia, has applied for a new consumption distilled spirits, beer, and wine license. The Business Tax Department and Alcohol Division has reviewed the application and finds that it is in order, 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 Ms. McMaster, as applicant for license representative of the establishment, are complete and show that she meets the requirements set forth in the *Alcohol Ordinance* to be the license representative.

The applicant was present but 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 new consumption distilled spirits, beer, and wine license filed by Ms. Carline McMaster, license representative and owner of McMaster BBQ & Catering, located at 34 Chestlehurst Road, Senoia.

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

- 13628 Public Hearing Regarding a New Consumption Distilled Spirits, Beer, and Wine License Filed by Carline McMaster in Operation of McMaster BBQ & Catering Located at 34 Chestlehurst Road, Senoia - 1st District

The Board voted to grant a new consumption distilled spirits, beer, and wine license to Ms. Carline McMaster, license representative and owner, in operation of McMaster BBQ & Catering located at 34 Chestlehurst Road, Senoia, subject to receipt of a Certificate of Occupancy (CO) following renovations to the building.

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

6. Motion To: **13633 : Public Hearing Regarding a New Package Beer and Wine License Filed by Brian Pimentel in Operation of Newnan Food Mart (Don King of Newnan, LLC) Located at 5 McCollum Station, Newnan - 4th District**

Business License Coordinator Thompson explained that Mr. Brian Pimentel, license representative and sole owner of Newnan Food Mart (Don King of Newnan, LLC) located at 5 McCollum Station, Newnan, has applied for a new package beer and wine license. The Business Tax Department and Alcohol Division has reviewed the application and finds that it is in order, 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. Pimentel, as applicant for 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.

The applicant was present but 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 package beer and wine license filed by Mr. Brian Pimentel, license representative and owner of Newnan Food Mart (Don King of Newnan, LLC), located at 5 McCollum Station, Newnan.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Bob Blackburn, District 3
SECONDER: Al Smith, District 5
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

- 13633 Public Hearing Regarding a New Package Beer and Wine License Filed by Brian Pimentel in Operation of Newnan Food Mart (Don King of Newnan, LLC) Located at 5 McCollum Station, Newnan - 4th District

The Board voted to grant a new package beer and wine license to Mr. Brian Pimentel, license representative and owner of Newnan Food Mart (Don King of Newnan, LLC), located at 5 McCollum Station, Newnan.

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

7. Motion To: **13621 : Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 24. Development Regulations Associated with Residential Streets**

Community Development Director Jon Amason explained that staff is requesting consideration of five (5) amendments to *Article 24. Development Regulations., Section 246.6. Streets, 246.6.2. General Requirements* of the *Coweta County Code of Ordinances*. He further explained that historically, staff has not objected to granting administrative variances as allowed by the Ordinance for a residential street greater than four hundred (400) linear feet terminating in a cul-de-sac. Topography and environmental considerations have made this request a standard. Staff is requesting that this limitation be removed from the *Code of Ordinances*. He further explained that to ensure that the County's ordinances are consistent with the International Fire Code, staff is requesting that the Board amend the cul-de-sac street paving dimensional requirements from 80-feet to 96-feet. Additionally, the residential subdivision street right-of-way width requirement is 50-feet, and several variance requests have been approved by the Board to reduce this requirement to 36-feet. Staff is requesting that the 36-foot width become the new standard. Utility locations have been adjusted to accommodate needs within a 14-foot easement on each side of the street as previously allowed by the Board with variance petitions. He also explained that because of recent premature street pavement failures, staff is requesting consideration for an amendment to the residential street base thickness requirement from 6-inches of graded aggregate base to 8-inches of graded aggregate base for subdivisions having fifty (50) or more lots. In closing, he explained that it appears that all of the figures related to this *Section* are located in an unrelated *Section (Section 248. Legal Status)*. Staff is requesting that a new *Section* be added to the Ordinance, and the figures be moved.

In response to a question from Commissioner Smith, Mr. Amason explained that most of these recommended amendments are a result of variances requested by developers based upon challenges they face during the development review process.

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

The Board voted to close the Public Hearing regarding proposed amendments to *Article 24. Development Regulations., Section 246.6. Streets, 246.6.2. General Requirements* of the *Coweta County Code of Ordinances*.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

13621 Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 24. Development Regulations Associated with Residential Streets

The Board voted to execute amendments to *Article 24. Development Regulations., Section 246.6. Streets, 246.6.2. General Requirements* of the *Coweta County Code of Ordinances* as presented by staff.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

8. Motion To: **13622 : Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 29. Amendments as Related to the Rules Governing Commission Meetings**

Administrator Fouts explained that upon review of the County's current ordinances, staff has discovered that *Appendix A. Zoning and Development, Article 29. Amendments, Section 293. Hearings on Proposed Zoning Amendments, Procedures* has not been updated to reflect language adopted by the Board related to the rules governing the Commission meetings. As a housekeeping measure, staff is requesting that the Board consider amending the Ordinance to reflect the meeting rules and procedures adopted by the Board since 2019.

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

The Board voted to close the Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development, Article 29. Amendments, Section 293. Hearings on Proposed Zoning Amendments, Procedures* as related to the rules governing Commission meetings.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Bob Blackburn, District 3
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

- 13622 Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 29. Amendments as Related to the Rules Governing Commission Meetings

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 29. Amendments* of the *Coweta County Code of Ordinances* as related to the rules governing Commission meetings.

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

9. Motion To: **13619 : Public Hearing Regarding a Proposed Abandonment of Old Hwy 29 - 2nd District**

Administrator Fouts explained that in conjunction with the construction of Interstate 85, a portion of the alignment of SR 14/US 29 was shifted to the east to its current location at the interchange now designated as Exit 41. In 1979, the old alignment of SR 14/US 29 was conveyed to Coweta County by the Georgia Department of Transportation (GDOT). From that conveyance by GDOT until the construction of Bridgeport Parkway was completed, the section of Old Hwy 29 south of Interstate 85 was maintained by the County to provide access to the Camp Road railroad crossing and the property west of the CSX Railroad. Since Bridgeport Parkway now provides a grade-separated access to the property west of the railroad and the portion of Old Hwy 29 now serves no useful purpose, the adjoining property owner has requested that this portion of the road be formally abandoned and closed to

public access. Staff is requesting that the Board consider the abandonment and closure of this portion of Old Hwy 29. Since the section of the roadway to be abandoned is located within the right-of-way of CSX Railroad, the abandonment process is being carried out to officially close the road, and no transfer of property or right-of-way will need to take place.

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

The Board voted to close the Public Hearing regarding a proposed abandonment of a portion of Old Hwy 29.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

13619 Public Hearing Regarding a Proposed Abandonment of a Portion of Old Hwy 29 - 2nd District

The Board voted to abandon a portion of Old Hwy 29 located north of the intersection with US 29 beginning at the right-of-way (ROW) of US 29 and extending for a distance of 1,335+/- feet to the right-of-way (ROW) of Bridgeport Parkway.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, 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. There were none.

Motion To: **Amend the Agenda**

The Board voted to amend the agenda to hear public comments regarding items not on the agenda prior to the last item published on the agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

Ms. Nicole Bushue, North Square Lane, Newnan explained that she is new to the area and does not have the time to read the agenda packet provided to the public. She asked that the Board take about ten (10) seconds per agenda item to explain the issue prior to voting so the citizens will have an idea of what is being discussed.

Mr. Tom McDonald, Jolie Lane, Sharpsburg addressed the Board regarding Beaumont Farms and Highland Estates Subdivisions, their location and relation to the Priority Development and Growth Area designation, high

density development, maintaining the rural character of the area, amending the Comprehensive Land Use Plan, limiting high density development in the Hwy 154/Fischer/Minix corridor closer to Hwy 34 ending at Faith Lutheran Church and at infill areas near the interstate throughout the county.

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

10. 13640 Request Acceptance of Roadway for Property Located in the Orchard Hills Business Park - District 2

Administrator Fouts explained that Orchard Hills Land, LLC has submitted warranty deeds associated with Campus Drive for acceptance by the Board. In addition, the grading, storm drainage, curb and gutter, and street base have been completed for the roadway and the developer has posted maintenance bonds to cover any defects in materials or workmanship over a six (6) year period.

In response to a question regarding the purpose of maintenance bonds, Public Works Director Tod Handley explained that when a developer builds a street, County staff performs an inspection while it is under construction. The bonds provide a mechanism to force the developer to cover any defects that may take place in the work from materials or construction practices. The bond length is normally for a three (3) year period, however in this case, some work was performed prior to notifying the County and inspections on that work were not made during construction. Therefore, staff increased the bond length to a six (6) year period to cover any potential defects.

The Board voted to accept Campus Drive (5,246 LF) located in the Orchard Hills Business Park, associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a six (6) year maintenance period.

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

NEW BUSINESS

Bids and Contracts

11. 13627 Request Approval/Execution of a Microsoft Enterprise Agreement Renewal

Assistant Administrator Mickle explained that the Information Technology department is requesting approval to renew a three (3) year enterprise agreement with Microsoft Corporation. The agreement requires renewal of approximately 1,200 licenses based on pricing for all County employees that utilize Microsoft products on a daily basis (primarily Office Suite). The low bid was \$401,810.98 per year and was obtained through Georgia's Statewide Contracts pricing. This is a budgeted item and includes licensing for all employees and back-end server infrastructure.

The Board voted to execute a new three (3) year Microsoft Enterprise Agreement based on State contract pricing from SHI Corporation with the first year's payment totaling \$401,810.98 (Fiscal Year 2023 budget).

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

12. 13687 Request Approval/Execution of an Amendment to a Consulting Agreement with Mission Critical Partners

Administrator Fouts explained that at the November 1, 2022 meeting, the Board voted to execute a contract with Mission Critical Partners (MCP) to assist with a needs assessment and to help draft a request for proposals (RFP) to replace the Computer-Aided Dispatch (CAD) system for 911. During the assessment process, it became evident to staff and the consultant that not only did the CAD system need to be updated, but also the Records Management System (RMS) and the Jail Management System (JMS) because they are all equal aged technology, and experiencing the same problems and issues. Therefore, staff is in receipt of a proposed contract amendment that includes an increase in the scope of work to include a total of five (5) phases from the operational needs assessment through the implementation of all three (3) systems and will be a General Fund - Fund Balance increase/purchase. Future purchases for these products will likely be funded from SPLOST and/or a combination of SPLOST and General Fund.

The Board voted to execute an amendment to the agreement with Mission Critical Partners (MCP) to include all phases of the computer-aided dispatch (CAD), records management system (RMS), and jail management system (JMS) projects at 911 for an increased cost of \$279,959.00 (General Fund - Fund Balance).

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

13. 13691 Recommendation Regarding Selection of a Construction Manager at Risk for the Leroy Johnson Community Center - 1st District

Administrator Fouts explained that Architect Kip Oldham (K A Oldham Design) solicited a request for qualifications (RFQ) and a request for proposal (RFP) for a Construction Manager at Risk (CMAR) for the Leroy Johnson Community Center project. The RFQ proposals were received and scored by a panel to narrow the field to three (3) firms. Based on the RFQ criteria, Headley Construction is being recommended on a low bid basis in the amount of \$212,910.00.

The Board voted to retain Headley Construction as the Construction Manager at Risk (CMAR) contractor for the Leroy Johnson Community Center project in the amount of \$212,910.00.

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

14. 13674 Request Approval/Execution of a Non-Residential Gas Extension Contract Associated with the Jail Expansion Project

Administrator Fouts explained that staff is in receipt of a Non-Residential Gas Extension Contract from Atlanta Gas Light Company (AGL) for the jail expansion project at 560 Greison Trail, Newnan.

The Board voted to authorize the Facilities Management Director to electronically execute a Non-Residential Gas Extension Contract with Atlanta Gas Light Company associated with the installation and maintenance of service lines and mains for the jail expansion project at 560 Greison Trail, Newnan.

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

15. 13683 Bid Award Associated with Roadside Spraying

Administrator Fouts explained that as part of the Fiscal Year 2023 budget, staff included \$70,000.00 for roadside vegetation management. Staff received three (3) bids and is recommending that the Board retain Opterra Solutions, on a low bid basis, to perform three (3) rounds of roadside spraying for 2023 in the amount of \$59.80 per mile.

In response to a question from Commissioner McKenzie regarding roadside spraying in areas where property owners do not want it, Public Works Director Handley explained that typically the contractor will only spray unkept areas of right-of-way.

In response to a question from Commissioner Smith, Mr. Handley explained that the contractor is licensed to apply the herbicides approved for this type of use.

In response to a question from Commissioner McKenzie, Mr. Handley explained that the herbicide stunts the vegetation growth and assists the County by reducing the volume of right-of-way mowing required.

The Board voted to retain Opterra Solutions, on a lowest and best bid basis, to perform three (3) rounds of roadside spraying during Fiscal Year 2023 at a total cost of \$59.80 per mile.

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

Additional Action Items

16. 13692 Request Approval/Execution of Resolutions Associated with Right-of-Way Acquisition for the Sullivan Road Widening and Improvement Project (RB16.13) - 4th District

Administrator Fouts explained that right-of-way (ROW) acquisition is well underway for the Sullivan Road widening and improvement project which is nearing completion. Staff has been unable to negotiate with property owners of six (6) parcels to acquire the necessary right-of-way (Parcels 7, 8, 26, 28, 29 and 54). Therefore, staff is seeking the Board's approval for resolutions of condemnation for these properties.

In response to a question from Commissioner Smith regarding the total acreage staff is seeking to condemn, Public Works Director Handley explained that the majority of the parcels are very small in size.

In response to questions from Commissioner Poole, Mr. Handley explained that Sullivan Road is approximately 1.75 miles in length and the projected project cost is \$9 million which will be funded by SPLOST.

Lastly, Mr. Handley explained that staff has mailed letters, left cards, and asked the County Attorney to mail additional letters. There has been no response from these particular property owners, and staff is left with no other option to obtain the necessary right-of-way.

The Board voted to execute Condemnation Resolutions for Parcels 7, 8, 26, 28, 29, and 54 associated with the Sullivan Road Widening and Improvement Project (RB16.13).

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

17. 13679 Request to Set a Public Hearing on March 21, 2023 Regarding a Proposed Abandonment of a Portion of Dyer Road - 2nd District

The Board voted to set a Public Hearing on March 21, 2023 at 6:00 p.m. regarding a proposed abandonment of a portion of Dyer Road beginning approximately 100-feet south of the Norfolk Southern Railroad and extending from that point a distance of 3,500± feet in a southerly direction.

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 3/21/2023 6:00 PM
MOVER:	Bob Blackburn, District 3	
SECONDER:	Paul Poole, District 1 - Vice Chairman	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

18. 13680 Request to Set a Public Hearing on March 21, 2023 Regarding a Proposed Abandonment of Harris Circle - 2nd District

The Board voted to set a Public Hearing on March 21, 2023 at 6:00 p.m. regarding a proposed abandonment of the entire length of Harris Circle beginning at its southern intersection with Clemit Harris Road and running to the east, then north, then west, for a distance of 730± feet ending at its northern intersection with Clemit Harris Road.

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 3/21/2023 6:00 PM
MOVER:	Bob Blackburn, District 3	
SECONDER:	Paul Poole, District 1 - Vice Chairman	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

19. 13696 Request Approval to Proceed with Tornado Assistance Program Phase 1A

Administrator Fouts explained that in September 2022, the County launched a Tornado Assistance Program for residents in the unincorporated area of the county to assist with damaged trees from the March 2021 tornado. The first phase of the program included a focus on damaged trees still standing and potentially hazardous within 125-feet of the primary dwelling on the property. Up to \$10,000 was allocated per parcel and funding for the program was established through a donation by the Georgia Emergency Management Association (GEMA) after the County was denied individual assistance. As a result of Phase 1 of the program, a total of one hundred

and two (102) addresses that were verified and served and four hundred twenty-seven trees (427) trees were approved for removal at a total cost of \$244,900.00. He commended 911 Director Michael Terrell and EMA Coordinator Nic Burgess for their outstanding work on the project as well as Coweta County Code Enforcement for their assistance. Based on the success of the Phase 1, staff is recommending that the Board approve Phase 1A, which will focus on residents in the impacted area of the City of Newnan and residents in the unincorporated area who did not participate in Phase 1. Phase 1A will focus on damaged trees still standing and potentially hazardous within 125-feet of the primary dwelling on the property, will allocate up to \$10,000 per parcel, and will only serve residents in the impacted area of the City of Newnan or residents in the unincorporated area who did not participate in Phase 1. Staff has discussed the proposed program with City staff, and they have agreed to provide staff to assist with the assessment of properties in the city limits.

The Board approved Phase 1A of the Tornado Assistance Tree Program as outlined using available funds provided by Georgia Emergency Management and Homeland Security related to the March 2021 tornado.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

20. 13700 Request from the Town of Moreland for Assistance with Drainage Pipes - 2nd District

The Board voted to provide labor and equipment to assist the Town of Moreland with drainage pipes located on East Camp Street and West Camp Street.

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

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 a real estate issue.

Commissioner Blackburn recused himself from attending Executive Session because of a personal interest in the subject.

Members in attendance included Chairman Reidelbach, Commissioner Poole, Commissioner Smith, and Commissioner McKenzie. Staff members in attendance included Administrator Fouts, Associate Administrator Whitlock, Assistant Administrator Mickle, Public Works Director Handley, Facilities Management Director Johnson, Assistant Attorney Lee, and County Clerk Zerangue.

RESULT: **APPROVED [4 TO 0]**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Chairman
AYES: John Reidelbach, Paul Poole, Bill McKenzie, Al Smith
RECUSED: Bob Blackburn

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed a real estate issue during Executive Session and voted to return to Regular Session.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bill McKenzie, District 2
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: John Reidelbach, Paul Poole, Bill McKenzie, 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: John Reidelbach, District 4 - Chairman
AYES: John Reidelbach, Paul Poole, Bill McKenzie, Al Smith
ABSENT: Bob Blackburn

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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