



Coweta County Board of Commissioners

Regular Meeting Session

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

Shannon Zerangue
770.254.2601

Tuesday, February 27, 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 of Coweta County, Georgia met in Regular Session Meeting on Tuesday, February 27, 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

APPROVAL OF MINUTES

1. **Minutes of Tuesday, February 13, 2024**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, February 13, 2024.

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

SUPPLEMENTAL AND NON- AGENDA ITEMS

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

The Board voted to approve the addition of two (2) Non-Agenda items for discussion as presented by staff.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bob Blackburn, District 3
SECONDER: Bill McKenzie, District 2 - Vice Chairman
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

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.

Recommendations from Planning and Zoning and/or the Board of Zoning Appeals

2. 14343 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction for Property Located in Saddleridge Estates, Phase 2A - District 1

Administrator Fouts explained that the developer has submitted a Deed of Open Space Restriction for acceptance by the Board that reflects open space being shown on the plat. In addition, the grading, storm drainage, curb and gutter, and street base and paving in Saddleridge Estates, Phase 2A have been completed for Saddleridge Trail (extension), Slick Court, and Corona Court in accordance with Coweta County regulations. Additionally, the developer has posted a maintenance bond in amount of \$50,115 to cover any defects in materials or workmanship that may occur within three (3) years of acceptance. Lastly, the County Attorney has reviewed the legal documents prior to submittal to the Board and finds them acceptable.

The Board voted to execute a Deed of Open Space Restriction associated with 21.22± acres located in Saddleridge Estates, Phase 2A, to accept Saddleridge Trail (extension 925LF), Slick Court (1,800 LF), Corona Court (261 LF), right-of-way and associated drainage structures into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

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

3. 14338 Request Acceptance of a Deed of Open Space Restriction and Easement Over Private Right-of-Way for Property Located in Cresswind at Spring Haven, Phase 1B - District 2

Administrator Fouts explained that the developer has submitted a Deed of Open Space Restriction for acceptance by the Board that reflects 10.5± acres as listed on the final plat of Cresswind at Spring Haven Subdivision, Phase 1B, and an Easement Over Private Right-of-Way for execution by the Board. The easement describes rights for the above-described private right-of-way reflecting 4.571± acres. In

addition, the grading, storm drainage, curb and gutter, and street base in Cresswind at Spring Haven Subdivision, Phase 1B, have been completed for the private streets Club Cresswind Drive, Trident Way, Matterhorn Court, Milestone Trace, and Ballyfin Way in accordance with Coweta County regulations. Additionally, the developer posted a maintenance bond for \$84,212.00, a landscape bond for \$134,031.50, a performance bond for \$131,624.00 for asphalt topping, and a performance bond for \$134,031.50 for the mail kiosk or cluster mailbox unit installation. The surety has provided a letter stating all bond premiums are paid in full and the County Attorney has reviewed these documents and finds them acceptable.

The Board voted to accept performance bonds for private street asphalt topping and mail kiosk installation by executing a certificate on the final plat, to execute an Easement Over Private Right-of-Way, and to execute a Deed of Open Space Restriction associated with 10.5± acres located in the Cresswind at Spring Haven Subdivision, Phase 1B.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2 - Vice Chairman
SECONDER:	John Reidelbach, District 4 - Chairman
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

UNFINISHED BUSINESS

4. 14337 Request Appointments to Various Boards/Authorities

The Board voted to appoint EMS Captain Brian Goldin as an At-Large member of the Region 4 EMS Council (Position 1) to fill the unexpired term of Battalion Chief Jay Lunstead which expires June 30, 2026.

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

NEW BUSINESS

Bids and Contracts

5. 14351 Request Approval/Execution of a Contract Associated with Intersection Improvements at SR 154 and Emory Phillips Road (RB24.5) - District 1

Public Works Administrator Tod Handley explained that the Georgia Department of Transportation (GDOT) has a Quick Response Project (QRP) program whereby relatively small projects can be performed within the existing right-of-way if work can be performed under \$200,000 and without going through the environmental studies and other normally required processes to take projects to construction. GDOT solicited and received bids for a QRP at the intersection of SR 154 and Emory Phillips Road to add a left turn lane on SR 154. According to GDOT, Piedmont Paving, Inc submitted the low bid of \$269,645.65 for this project. Since the low bid for this project came in above GDOT's current \$200,000 limit for QRPs, they have asked if the County is willing to cover portions of the work that will allow GDOT's financial commitment toward the construction to not exceed their limit. If approved, the County's portion of this project will be \$69,645.65.

The Board voted to execute a contract with Piedmont Paving, Inc to add a left turn lane on SR 154 at Emory Phillips (RB24.5) at a total cost of \$69,645.65 [County's portion (SPLOST)].

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

6. 14316 Request Approval/Execution of an Intergovernmental Agreement with the Coweta County School System Associated with Radio Tower Space - District 1

Administrator Fouts explained that the School System owns and operates a radio system as part of its transportation department. The School System desires to lease space on the County's public safety radio tower located at 310 Howard Road, Senoia to enhance coverage for their operations. As proposed in an Intergovernmental Agreement (IGA), the County agrees to provide antenna and equipment space, and the School System agrees to pay \$3,000 annually as rent to offset operational and maintenance costs of the tower and utilities. The School System shall be responsible for all installation and ongoing maintenance costs associated with their system. Additionally, the School System shall comply with all Federal Communications Commission (FCC) regulations and should it cause any interference with the public safety radio system, they must correct or eliminate the interference. As proposed in the IGA, the term of the agreement provides for automatic renewals for successive one-year terms every January 1st (not to exceed 50 years) unless terminated by either party (90-days written notice). Lastly, he explained that at their meeting on January 9, 2024, the School Board approved and executed the proposed IGA.

The Board voted to execute an Intergovernmental Agreement (IGA) with the Coweta County School System associated with radio tower space on the telecommunications tower located at 310 Howard Road, Senoia.

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

Additional Action Items

7. 14352 Request Approval to Submit a Grant Application Associated with Funding for Family Treatment Court

Administrator Fouts explained that the Coweta County Juvenile Court is requesting permission to apply for a grant in the amount of \$221,506.00 with a matching requirement of \$39,089 to continue operation of the Family Treatment Court. Participant fees paid to the County will help cover the matching funds requirement. The Family Treatment Court is a voluntary 18-month outpatient substance abuse treatment program with Judicial oversight. It is the mission of the Family Treatment Court to reduce foster care stays, promote family reunification, and provide treatment to parents with substance abuse issues. The grant is funded through the Criminal Justice Coordinating Council (CJCC), and is designed to fund personnel, therapy services, drug testing, and basic supplies. Lastly, staff recommends that the Board approve submission of the grant application along with the matching funds.

In response to a question from Commissioner McKenzie, Assistant Administrator Mickle

explained that the Accountability Court Manager is working to pull the requested Accountability Court performance data together to share with the Board.

The Board voted to approve submission of a grant application for the Coweta County Juvenile Court in the total amount of \$221,506.00 with matching funds of \$39,089.00 (participant fees) through the Criminal Justice Coordinating Council (CJCC) and 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

8. 14340 Request Approval of a Budget Amendment Associated with the Purchase of an Open Records Software Solution

Administrator Fouts explained that Coweta County abides by the Georgia Open Records Act (O.C.G.A. §50-18-70) regarding all documents and records open to the public for personal inspection and copy of such records, except those which by order of a court or the State of Georgia law are specifically exempted. Further, on September 1, 2020, the Board voted to adopt a policy to provide procedures regarding open records requests and a resolution designating open records officers for various County departments. The records officers are responsible for managing their department's records and any associated open records requests. As the county has grown and open records requests have increased, staff has determined that a software solution is needed to assist the records officers with managing open records requests. This includes response and communication tracking and document production for proof of compliance. The software solution will allow departments to work cross-functionally to automate the workflow and streamline responses. In addition to the County departments, the Coweta County Sheriff's Office will be able to utilize the software platform. Staff has participated in two (2) software demonstrations, corresponded with Clerks in comparable counties regarding software they utilize, and received pricing information. Based upon the product demonstrations and features, existing customer feedback, and pricing, staff recommends that the Board contract with CivicPlus to license their NextRequest platform for managing open records. The Fiscal Year 2023 budget included funds to implement an open records software solution. However, this project was not completed during the Fiscal Year 2023 budget and funds were not included in the Fiscal Year 2024 budget. The annual cost for NextRequest is \$19,188 and the licensing is renewable on yearly terms. Staff is requesting the Board's consideration to amend the Fiscal Year 2024 budget to purchase NextRequest on a pro-rated basis (March through September) in the amount of \$11,394.75. If the product implementation is successful, staff will request funding to renew this product on an annual basis as part of the budget.

In response to a question from Commissioner McKenzie, Administrator Fouts explained that the product was not implemented in Fiscal Year 2023 because of other priorities and projects directed by the Board, including a minutes and agenda platform. He further explained that occasionally software products do not meet the promised capabilities. If the NextRequest tool is effective, it will be placed in a future year's budget.

In response to a question from Chairman Reidelbach, Clerks from comparable counties provided positive feedback regarding the use of the NextRequest program, and open records officers from other departments within the County were involved in the demonstration and have provided their feedback.

The Board voted to amend the Fiscal Year 2024 budget in the amount of \$11,394.75 and to approve the purchase of the CivicPlus NextRequest open records solution, contingent upon final legal review.

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

9. 14313 Request from the Town of Sharpsburg for Assistance with Clearing a Culvert Located on Stovall Street - District 1

The Board voted to assist the Town of Sharpsburg by providing labor and equipment to clear debris from a culvert on Stovall Street.

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

SUPPLEMENTAL AND/OR NON AGENDA ITEMS

10. 14357 Request Approval/Execution of a Lease Agreement Associated with Property Located at 8 C Madison Street

Administrator Fouts presented a lease agreement with MR Madison, LLC and Josey, Young & Brady Realty, LLC for 1,235± square feet of space that will be used by Community Development as a temporary office because of the sale of 22 East Broad Street. The County shall have and hold the premises for a term of twenty-four (24) months beginning on the March 1, 2024 and ending on February 28, 2026. The County will pay all utility bills including, but not limited to gas, electricity, fuel, light and heating bills, and all charges for garbage collection or other sanitary services. The rental rate for the first year is \$1,600 per month, and the rate for the second year is \$1,648, with options to renew for another three (3) years. The options for renewal will cover any additional time necessary for design and construction of the new Administration Building.

The Board voted to execute a lease agreement with MR Madison, LLC and Josey, Young & Brady Realty, LLC associated with 1,235± square feet of space located at 8C Madison Street, Newnan to be utilized as a temporary office for Community Development.

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

11. 14358 Request Approval to Temporarily Close a Portion of Crook Road for Filming by Blumhouse Television - District 1

The Board voted to approve temporary closure of Crook Road between Chestlehurst Road and Georgia Hwy 16 on March 12, 2024 from 7:00 a.m. - 8:00 p.m. and on March 26, 2024 from 11:00 a.m. - 1:00 p.m. for filming by Blumhouse Television.

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

Mr. Peter Pick, Harbor View, Newnan, addressed the Board regarding the deterioration of storm water drains and pipe and silt accumulation in the Lake Redwine Subdivision. He explained that the Homeowners Association (HOA) will not take action against those residents that allow leaves and debris to enter into the gutters, and he is also losing property because of the drainage system.

In response to questions from Commissioner Blackburn, Public Works Administrator Tod Handley explained that there are approximately ten (10) acres that drain from this drainage basin through the pipe that comes onto Mr. Pick's property and into Lake Redwine. A sample of material that Mr. Pick brought for the Board's inspection is from pipe lined with asphalt (which was allowable in 1999). The asphalt lining is to prevent the pipe from rusting and deteriorating. Sometimes the lining does come out, but most of the time the metal pipe is still in good condition. The flared end sections were not required to be coated and the pictures provided by Mr. Pick show that the flared ends are deteriorated. The subdivision drainage system was designed to end between Mr. Pick's lot and the lot next door, then there is a ditch that runs across a portion of Mr. Pick's lot. Staff has inspected the issue in the past, but no issues were found to the property itself that were created by the drainage system. Staff can inspect the pipe again to ensure it is in good condition.

In response to a question from Commissioner Smith, Mr. Handley explained that the section of pipe from the catch basin at the street to the end of the pipe located on his neighbor's lot measures approximately seventy-six (76) feet. He further explained that the issue of residents dumping leaves and debris into the storm water drainage system is not necessarily an issue for the HOA to address but more of an education issue. Staff can send letters to those property owners to let them know debris should not be placed into those pipes.

In response to a question from Commissioner McKenzie, Mr. Handley explained that a portion of the drainage system does run under the roadway and it is the County's responsibility to keep it operational.

In response to questions from Chairman Reidelbach and Commissioner Smith, Mr. Handley explained that staff will examine the pipe to determine if it meets standards and whether the debris can just be cleared out to extend the life of the pipe.

The following individuals addressed the Board regarding accuracy of voter rolls and the need for hand counted paper ballots:

- Mr. Mike Nixon, Lawn Market, Sharpsburg
- Mr. Shawn Miller, Freeman Forest Drive, Newnan

Mr. Maxwell Britton, Marion Beavers Road, Sharpsburg, addressed the Board regarding his concerns with the integrity of the electoral process, security and validity of the Logic and Accuracy Testing (L&A) in Coweta County, lack of transparency and accountability, his displeasure with Elections staff, concerns regarding testing policy, vulnerability of voting machines to malware, and lack of understanding of elections definitions.

Commissioner Poole announced that he has decided not to seek re-election for District 1 Commissioner at the end of his term in December 2024. He explained it has been an honor and privilege to serve as a Commissioner since 2005. He expressed appreciation to the citizens of Coweta County for entrusting him with leading District 1, to staff for their hard work and dedication in serving the community, and to all Commissioners, past and present for their friendship and partnership. Lastly, he stated that he looks

forward to spending more time on his farm with his wife Becky, their dogs, and his cattle.

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, personnel, and litigation 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, County Attorney Lee, and Deputy County Clerk Collins.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed real estate, personnel, and litigation issues during Executive Session and voted to return to Regular Session.

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

AFFIDAVIT

Motion To: **Approve a Personnel Action**

The Board voted to approve a personnel action as discussed in Executive Session.

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

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

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

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