



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

Thursday, January 19, 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	
Eddie Whitlock	Associate Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	
Nathan Lee	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 Thursday, January 19, 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

Motion To: Amend the Agenda

The Board voted to amend the agenda to remove Item # 3 *Confirm Execution of an Intergovernmental Agreement with Fulton County Associated with Computer Aided Dispatch Services.*

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

AWARDS AND PRESENTATIONS

1. 13576 Presentation from Explore Newnan Coweta, Inc.

Ms. Heather Daniel, President and CEO of Explore Newnan Coweta, Inc. (ENCI) expressed appreciation for the Board's support and provided a brief update regarding ENCI's activities over the last eighteen (18) months. She explained that the group has worked to create an identity that encapsulates all that the community offers and to craft messaging that conveys what currently exists in the county and also looks toward the future. She further explained that "Discover *your* Curious" is the mantra for the ENCI brand across their new website, social media, and new visitors guide. Ms. Daniel presented the Board with a gift box that included the new visitor's guide and several ENCI branded items.

In response to a question from Chairman Reidelbach, Ms. Daniel explained that the group uses robust analytics and a research platform to identify where visitors go while they are here, how much money they spend, and where they spend it. In addition, information garnered will be shared with local organizations including Main Street Newnan and the Newnan-Coweta Chamber of Commerce.

RESULT: **ACCOMPLISHED**

APPROVAL OF MINUTES

2. **Minutes of Thursday, January 05, 2023**

The Board voted to approve the Minutes from the Regular Meeting Session held on Thursday, January 5, 2023.

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

CONSENT AGENDA

3. 13194 Confirm Execution of an Intergovernmental Agreement with Fulton County Associated with Computer Aided Dispatch Services

The Board previously voted to amend the agenda to remove item # 3 "Confirm Execution of an Intergovernmental Agreement with Fulton County Associated with Computer Aided Dispatch Services" as requested by staff prior to the meeting.

RESULT: **REMOVED FROM AGENDA**

4. 13591 Confirm Purchase of a Surplused GDOT Transit Vehicle

The Board voted to confirm purchase of surplused transit vehicle # 3836 [2017 shuttle van with a lift (VIN: 1FDEE3FS9HDC57451)] from the Georgia Department of Transportation (GDOT) at a total cost of \$5,000 for full ownership by Coweta County.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bill McKenzie, District 2
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 three (3) Non-Agenda items for discussion as presented by staff.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
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: **13572 : New Package Malt Beverage and Wine License - Frazier's at Senoia (BAF Enterprises, Inc.)**

Business License Coordinator Joy Thompson explained that Anna Frazier, license representative and co-owner of Frazier's at Senoia (BAF Enterprises, Inc.), located at 6599 East Highway 16, Senoia has applied for a new package malt beverage and wine license. The Business License 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. Frazier, 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.

Ms. Thompson noted that the alcohol license will not be released until a Certificate of Occupancy (CO) has been issued.

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 malt beverage and wine license filed by Anna Frazier, license representative and co-owner, in operation of Frazier's at Senoia (BAF Enterprises, Inc.) located at 6599 East Highway 16, Senoia.

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

- 13572 Public Hearing Regarding a New Package Malt Beverage and Wine License Filed by Anna Frazier in Operation of Frazier's at Senoia (BAF Enterprises, Inc.) Located at 6599 E Highway 16, Senoia - District 1

The Board voted to grant a new package malt beverage and wine license to Ms. Anna Frazier, license representative and co-owner, in operation of Frazier's at Senoia (BAF Enterprises, Inc.) located at 6599 East Highway 16, Senoia, pending issuance of a Certificate of Occupancy (CO).

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Paul Poole, District 1 - Vice Chairman
SECONDER:	Bill McKenzie, District 2
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.

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

6. 13595 Request to Set a Public Hearing on February 21, 2023 Regarding Petition # SUP 22-05 Filed by Norei Smith (Melange Weddings and Events) Requesting a Special Use Permit for Property Located at 3943 Tommy Lee Cook Road, Newnan

The Board voted to set a Public Hearing on February 21, 2023 at 6:00 p.m. regarding Petition # SUP 22-05 filed by Norei Smith (Melange Weddings and Events) requesting a *Special Use Permit (SUP)* for property located at 3943 Tommy Lee Cook Road, Newnan (Parcel # 081-8110-005).

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 2/21/2023 6:00 PM
MOVER:	Bob Blackburn, District 3	
SECONDER:	Bill McKenzie, District 2	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

UNFINISHED BUSINESS

7. 13586 Request Appointments to Various Boards/Authorities

Chairman Reidelbach explained that Mr. William "Billy" Cranford will be returning to the Coweta County Board of Zoning Appeals on a trial basis beginning at their next meeting following a medical-related absence.

The Board voted to appoint Mr. Freeman Elliot as the second citizen representative to the Board of Trustees of the Group Pension Plan for the term beginning January 1, 2023 and expiring December 31, 2023.

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

NEW BUSINESS**Bids and Contracts**

8. 13588 Request Approval/Execution of a Supplemental Agreement with CSX Railroad for Engineering Costs Associated with the Madras Connector, Phase 1 (RB13.9) - 3rd District

Administrator Fouts explained that the first phase of the Madras Connector includes a bridge over CSX Railroad that will replace the at-grade crossing of Herring Road with the CSX rail lines. On November 5, 2019 the Board voted to execute an agreement with CSX for the engineering costs associated with the plan review process. The original agreement was based on an estimated engineering review cost of \$17,600. To date, 75% of this amount has been expended and the railroad estimates that an additional \$9,150 in engineering costs will be incurred.

The Board voted to execute a Supplemental Agreement with CSX Railroad in the amount of \$9,150 (SPLOST) associated with the cost of engineering services that the railroad has estimated they will incur during the final design process for the proposed Madras Connector bridge over CSX facilities (RB13.9).

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

9. 13587 Request Approval/Execution of Supplemental Amendment # 5 Associated with Final Design and Environmental Re-Evaluation for the Madras Connector, Phase 1 (RB13.9) - 3rd District

Administrator Fouts explained that the design efforts for Phase 1 of the Madras Connector project are nearing completion. The final design phase includes minor changes that have been requested by the Georgia Department of Transportation (GDOT) and slightly more involved changes that are being required by CSX Railroad for the portion of the project that is adjacent to or encroaches onto the railroad right-of-way. Since changes are being made to the previously established project limits, these design changes also require that a re-evaluation of the environmental studies for the project be performed. The County's engineering consultant for the project, American Engineers, has provided a cost of \$88,925 for the additional work that will be necessary to complete the design and environmental updates.

The Board voted to execute Supplemental Amendment # 5 to the contract with American Engineers in the amount of \$88,925 (SPLOST) associated with final design and environmental re-evaluation on Phase 1 of the Madras Connector project (RB13.9).

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

10. 13578 Request Approval/Execution of Supplemental Amendment # 1 Associated with the Nixon Road Project (RB15.4) - 1st District

The Board voted to execute Supplemental Amendment # 1 to the contract with Piedmont Paving associated with the addition of aggregate surface course for the Nixon Road project (RB15.4) at an estimated total cost of \$8,500 (SPLOST).

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

11. 13581 Request Approval/Execution of an Agreement with Siemens Industry, Inc. Associated with the HVAC Control System for the Coweta County Sheriff's Office Jail Expansion Project

The Board voted to execute an agreement with Siemens Industry, Inc in the amount of \$495,107.00 associated with the HVAC control system for the Sheriff's Office Jail Expansion project.

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

12. 13600 Request Approval/Execution of an Amendment to the Contract Associated with the Senoia Community Center at the New Leroy Johnson Park - 1st District

The Board voted to execute an amendment to the existing contract with K.A. Oldham Design associated with performance of phase 1 of a Construction Manager at Risk (CMAR) methodology by Morgan Mills Consulting for the Senoia Community Center at a cost of \$21,000.00.

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

Additional Action Items

13. 13580 Request Approval/Execution of the Victims of Crime Act Grant Award Documents for the Solicitor's Office

The Board voted to execute a Memorandum of Understanding (MOU) with the Prosecuting Attorneys' Office of Georgia (PACGA) and the Solicitor, to execute the Victims of Crime Act (VOCA) grant award documents, and to designate the County Administrator as the authorized official to execute related documents.

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

14. 13599 Request Approval/Execution of the Victims of Crime Act Grant Award Documents for the District Attorney's Office

The Board voted to execute a Memorandum of Understanding (MOU) with the Prosecuting Attorneys' Office of Georgia (PACGA) and the District Attorney, to execute the Victims of Crime Act (VOCA) grant award documents, to approve distribution of the grant funds directly to the District Attorney's office, and to designate the County Administrator as the authorized official to execute related

documents.

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

15. 13558 Request Approval/Execution of Resolutions for the Coweta County Tax Commissioner

Administrator Fouts explained that Tax Commissioner Justin McMichael was present to address any questions the Board might have regarding Resolutions associated with payment, penalties and interest, and refunds related to property taxes.

The Board voted to execute a Resolution Authorizing Acceptable Forms of Payment for Ad Valorem Taxes by the Tax Commissioner, to execute a Resolution Approving the Waiver of Certain Penalties and Interest by the Tax Commissioner, and to execute a Resolution Delegating Authority to the Board of Assessors and Tax Commissioner to Process and Administer Refunds Erroneously Assessed and Collected.

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

16. 13594 Request Approval to Surplus a 2013 Transit Bus Previously Utilized by the Fire Department

The Board voted to surplus a 2013 Ford Transit Bus [# 3371 (VIN # 1FDEE3FS9DDB36638)] previously utilized by Coweta Fire Department and to allow for its disposal in accordance with current County practices.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

17. 13601 Confirm Execution of Resolutions and Independent Consultant Agreements Associated with Appointments to the Coweta County Board of Tax Assessors

The Board voted to confirm execution of Resolutions and Independent Consultant Agreements associated with appointments of Ms. Beverly Ward as the 2nd District representative and Ms. Wendy Freeman-Smith as the 5th District representative to the Coweta County Board of Tax Assessors.

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

18. 13602 Request to Set a Public Hearing on February 7, 2023 to Rezone Property Located at 1471 Andrew Bailey Road, Sharpsburg - District 4

The Board voted to set a Public Hearing on February 7, 2023 at 6:00 p.m. regarding an *RC-SUP (Rural Conservation-Special Use Permit)* associated with the Verizon Tower located on Andrew Bailey Road.

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 2/7/2023 6:00 PM
MOVER:	John Reidelbach, District 4 - Chairman	
SECONDER:	Paul Poole, District 1 - Vice Chairman	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

19. 13605 Request Approval/Execution of an On-Call Advisory Consultant Agreement for Coweta Transit

Administrator Fouts explained that an on-call advisory consultant for Coweta Transit is needed as staff continues to work on several parts of the transit program. He further explained that the consultant will provide services on an hourly basis.

The Board voted to execute an On-Call Advisory Consultant Services Agreement with Whitman, Requardt & Associates, LLP (WRA) associated with Coweta Transit, contingent upon final legal review.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Paul Poole, District 1 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, 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. 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, 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, Associate Administrator Whitlock, Assistant Administrator Mickle, Assistant Attorney Lee, and Deputy County Clerk Collins.

Public Works Director Tod Handley was also in attendance.

Commissioner Blackburn was in attendance for discussion regarding personnel and litigation issues and exited the meeting prior to discussion regarding a real estate issue.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, 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:	Bill McKenzie, District 2
SECONDER:	Al Smith, District 5
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:	Paul Poole, District 1 - Vice 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:	Bill McKenzie, District 2
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	John Reidelbach, Paul Poole, Bill McKenzie, Al Smith
ABSENT:	Bob Blackburn