



Coweta County Board of Commissioners

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

Public Hearing / Regular Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

July 2, 2024

6:00 PM

Commission Chambers

Coweta County Board of Commissioners

Roll Call

Attendee Name	Title	Status
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
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Shannon Zerangue	County Clerk	Present
Fran Collins	Deputy County Clerk	Absent

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, July 2, 2024.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Reidelbach recognized Miles Fuqua, explaining that Miles is his great-nephew, and he is very interested in the well-being of Coweta County. Miles has met the Fire Chief Robby Flanagan, Sheriff Lenn Wood, Warden Larry Clifton, and Administrator Fouts along with staff from other departments.

Miles Fuqua led the Pledge of Allegiance.

Chairman Reidelbach also recognized his nephew, Mr. Jason Fuqua, and great-nieces Cora Fuqua and Grace Fuqua who were also in attendance.

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

Motion to: **Amend the Agenda**

The Board voted to amend the agenda to remove item # 9 *Request Approval to Submit a Traffic Signal Permit Application to the Georgia Department of Transportation for SR 154 and Elzie Johnson Road, Sharpsburg.*

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Awards and Presentations

1. Presentation from the Wholistic Stress Control Institute

Mr. Derrick Lewis, Associate Director of the Wholistic Stress Control Institute (WSCl), explained that on April 17, 2024, Mr. Hank Arnold, CEO of Coweta F.O.R.C.E. (Friends of Recovery for Community Empowerment), Commissioner Al Smith, and Sergeant Ty Thompson from the Coweta County Sheriff's Department, spoke to approximately three hundred (300) eighth-grade students at Lee Middle School regarding the dangers of underage drinking. He presented each with a plaque as a token of appreciation for their participation.

Commissioner Smith explained that the two (2) groups of students at Lee Middle School were very engaged and everyone in attendance gained a lot from each other.

Approval of Minutes

2. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on June 18, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, June 18, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Paul Poole

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

Public Hearing (The Chairman will call for any comments regarding the following items after each item is presented)

3. Public Hearing Regarding the Proposed Abandonment of Lullwater Place Located in Lullwater Subdivision - District 2

Public Works Administrator Handley explained that the Lullwater Subdivision development was constructed in the early 1990s off Clearwater Road. The underlying soils within the development do not allow infiltration at a rate that is acceptable for the use of on-site septic systems and because of the failure of many of the septic systems within the development, lots along one of the streets, Lullwater Place, were not allowed to be platted or built upon. Since Lullwater Place does not provide access to buildable lots and serves no use to the public, staff recommends that the subdivision street be abandoned. If abandonment is approved, the roadway pavement, curb and gutter, any other roadway features will be removed, and the disturbed area will then be grassed.

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

Motion to: **Close the Public Hearing**

The Board voted to close the Public Hearing regarding a proposed abandonment of Lullwater Place located in the Lullwater Subdivision.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Abandon**

The Board voted to abandon Lullwater Place (in its entirety) located in the Lullwater Subdivision.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Regular Session

Public Comments Regarding Items On the Agenda - This is also time for anyone that wishes to address the Board regarding cases heard at the Public Hearing conducted by the Board of Zoning Appeals.

Chairman Reidelbach called for comments regarding any items on the agenda.

Mr. Rick Martin, Tea Rose Court, Griffin, Georgia addressed the Board regarding a request from Pulte Home Company, LLC (dba Del Webb Newnan) for an extension to obtain a land disturbance permit (agenda item # 4). He explained that the significant size, scope, and complexity of the project, which includes numerous transportation improvements, had delayed submission of an application for a land disturbance permit (LDP). He also explained that a preliminary plat for the development has been submitted for review and approval, and asked that the Board consider granting an extension to obtain the LDP.

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

4. Request Direction from the Board Regarding Condition # 28 Associated with Previous Petition # REZ 23-09 Filed by Pulte Home Company, LLC (dba Del Webb Newnan) for Property Located Between Hollz Parkway and Posey Road, Newnan - District 4

Zoning Manager Lisa Eschman explained that at the Commission meeting held on July 11, 2023, the Board voted to rezone 472.5± acres located between Hollz Parkway and Posey

Road, Newnan (Parcels # 108-5113-001, #108-6008-003, #108-6008-004, and #109-5112-002) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*) as requested in Petition # REZ 23-09 filed by Pulte Home Company, LLC (dba Del Webb Newnan), subject to twenty-eight (28) conditions. Condition # 28 requires that a land disturbance permit (LDP) be obtained within a 12-month period. As of July 2, 2024, the applicant has not obtained a land disturbance permit (LDP) based upon the following reasons:

- On April 2, 2024, the applicant submitted plans for preliminary review under # PP 24-03. However, because of the complexity of the project, it is not anticipated that an LDP will be obtained within the required twelve (12) month period, thus prompting the request for an extension.
- In addition, the applicant has filed rezoning Petition # REZ 24-08 for review of zoning conditions and Petition # VAR 24-14 requesting a minimum lot width reduction. Both of these Petitions will be brought to the Board for consideration over the next few months.

In conclusion, Ms. Eschman explained that the applicant is requesting a twelve (12) month extension to obtain the LDP, and staff is seeking direction from the Board regarding this request. Should the Board choose to grant the extension, staff recommends that a Public Hearing be scheduled on July 15, 2025.

In response to questions from Commissioner Smith, Ms. Eschman explained that the complexity of the project has delayed the submission of an application for a land disturbance permit, and staff believes the request for an extension is reasonable.

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on July 15, 2025 at 6:00 p.m. regarding potential rezoning of property located between Holz Parkway and Posey Road, Newnan (Parcels # 108-5113-001, #108-6008-003, #108-6008-004, and #109-5112-002) from RRCC (Residential Retirement Community and Care District) to RC (Rural Conservation) associated with Condition # 28 in previous Petition # REZ 23-09 filed by Pulte Home Company, LLC (dba Del Webb Newnan).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

5. Request Approval/Execution of a Deed of Open Space Restriction and Easement Over Private Right-of-Way for Property Located in Cresswind at Spring Haven Subdivision, Phase 1C - District 2

Administrator Fouts explained that KH Cresswind Spring Haven, LLC has submitted a Deed of Open Space Restriction for acceptance by the Board of Commissioners. The deed

reflects 4.881± acres total as listed on the final plat of Cresswind at Spring Haven Subdivision, Phase 1C. KH Cresswind Spring Haven, LLC has also submitted an Easement Over Private Right-of-Way reflecting 2.534± acres for execution by the Board. In addition, the grading, storm drainage, curb, gutter, and street base in Cresswind at Spring Haven Subdivision, Phase 1B, have been completed for the Club Cresswind Drive, Milestone Trace, and Ballyfin Way (private streets) in accordance with Coweta County regulations. The developer has also posted a maintenance bond in the amount of \$49,571 and a landscape bond in the amount of \$164,324.

Motion to: **Execute**

The Board voted to execute a Deed of Open Space Restriction and an Easement Over Private Right-of-Way associated with 4.881± acres located in the Cresswind at Spring Haven Subdivision, Phase 1C.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Unfinished Business

6. Request Appointments to Various Boards/Authorities

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

New Business

Bids and Contracts

7. Request Approval/Execution of a Statewide Mutual Aid and Assistance Agreement with the Georgia Emergency Management Agency

Administrator Fouts explained that the Statewide Mutual Aid and Assistance Agreement is required every four (4) years by the Georgia Emergency Management Agency (GEMA).

This agreement states that Coweta County will assist other counties with mutual aid in the event it is required. It also allows the County to request assistance if needed. The most current agreement executed by the County was in 2020 and expired on March 1, 2024.

Staff is requesting that the Board execute a new Statewide Mutual Aid Agreement to maintain the existing partnership with GEMA through March 1, 2028.

Motion to: **Execute**

The Board voted to execute a Statewide Mutual Aid and Assistance Agreement with the Georgia Emergency Management Agency (GEMA) as presented by staff.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

8. Request Approval/Execution of a Software Agreement with CogAbility for the Clerk of State Court

Assistant Administrator Wisenbaker explained that the Clerk of State Court is tasked with the receipt and processing of misdemeanor criminal warrants when cases are docketed by the Solicitor General's Office. The data is electronically received from the Solicitor-General's case management system and pulled into the Clerk's case management system, at which point there are multiple processing tasks that have to be completed, such as case creation, printing of labels, and printing court date notifications. CogAbility provides artificial intelligence (AI) powered solutions (referred to as a cogbot or digital employee) that will be trained to complete these necessary but time-consuming tasks. The Clerk of State Court and personnel from I.T. have attended demonstrations regarding the digital employee and conferred with other jurisdictions already utilizing the service. The Clerk of State Court has continued difficulty filling and maintaining employees in two (2) part-time positions that perform this processing function and will divert the funding from those positions to pay for this digital employee. Based upon the product demonstrations and features, existing customer feedback, and current availability of funds within the department, staff recommends that the Board contract with CogAbility to utilize the digital employee services. The cost for CogAbility digital employee for "Tuition and Fees" for one year to facilitate the processing of criminal warrants will be \$34,390.

Assistant Administrator Wisenbaker and Administrator Fouts fielded questions from Chairman Reidelbach, Commissioner Smith, and Commissioner McKenzie regarding the functions of the AI product, training and quality control provided by existing staff members, automated and time-saving features, current use of other AI products (i.e., chatbots), and cybersecurity measures.

Chairman Reidelbach and Commissioner Smith expressed their concerns regarding the newness of AI technology and explained that they would like more information and would like to see a demonstration of the product before making a decision regarding this request.

Commissioner Poole explained that this product has already been vetted by staff, and he

has no objections to the request.

Motion to: **Continue**

The Board voted to continue a discussion and decision regarding execution of a Software Agreement with CogAbility associated with a digital (AI) employee for the Clerk of State Court's office until July 16, 2024 at 6:00 p.m.

RESULT: Passed (3 to 2)

MOVER: John Reidelbach

SECONDER: Bill McKenzie

AYES: Alphonso Smith

NAYS: Paul Poole, Bob Blackburn

Additional Action Items

9. Request Approval to Submit a Traffic Signal Permit Application to the Georgia Department of Transportation for SR 154 and Elzie Johnson Road - District 4

Item # 9 Request Approval to Submit a Traffic Signal Permit Application to the Georgia Department of Transportation for SR 154 and Elzie Johnson Road, Sharpsburg was previously removed from the agenda.

10. Request Acceptance of Juvenile Justice Incentive Grant Award

Assistant Administrator Mickle explained that the Coweta County Juvenile Court has received notification regarding the award of grant funds totaling \$108,728.00 through the Criminal Justice Coordinating Council (CJCC). The purpose of the grant is to utilize evidence-based programs to address the needs of felony youth who are typically committed to the Department of Juvenile Justice and/or placed in short-term placement in residential facilities. Coweta County Juvenile Court is currently using Evidence Based Associates, LLC to implement the program. Staff proposes the Board execute an updated agreement with Evidence Based Associates, LLC related to the new grant award to continue to implement the program for Coweta County Juvenile Court.

Motion to: **Accept; Execute**

The Board voted to accept grant funds for the Coweta Juvenile Court in the amount of \$108,728 through the Criminal Justice Coordinating Council (CJCC), to execute an updated agreement with Evidence Based Associates, LLC to implement the program, and to designate the County Administrator as the authorized official to execute any related documents.

RESULT: Passed (UNANIMOUS)

MOVER: Paul Poole

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be discussed.

Public Comment (Items Not on the Agenda) – This section is for any public comments regarding items NOT on the agenda. Each speaker will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board will not engage with the speaker during his/her comments. The Board will listen to any questions or comments and take them into consideration.

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

Note: For ease of transcription, the speakers below are not in order of appearance, but in order of topic.

Mr. Frank Fluornoy, Parks Avenue, Newnan commended all of Coweta County's first responders, and explained that he would like to buy lunch and bring a homemade cake to those that recently responded to a horrific house fire that claimed the lives of six (6) members of the same family. His first encounter with first responders was in 2017 when he suffered a broken neck from a cycling accident on the Silver Comet Trail. He expressed his appreciation to every first responder for their competence and compassion.

Mr. Charlie Williams, Bethlehem Church Road, Grantville expressed concerns regarding the loss of Fire Rescue and law enforcement personnel to other agencies because of compensation. He expressed his belief that Coweta County has the best training facilities for these positions and is saddened to hear that staff is being trained here and then choosing to move to other agencies. He asked that the Board consider this in order to maintain the best services for the community.

Ms. Diana Fonseca, Collinsworth Road, Palmetto explained that she is a fourth generation restaurant owner. She expressed her concerns regarding the difficulty finding, training, and maintaining servers following the COVID pandemic. She has had to recruit younger adults to fill the roles of servers/wait staff. Since these young adults cannot serve alcohol, it is negatively affecting her business and making it hard to provide excellent services. She asked that the Board consider amending the ordinances to allow persons under 21 (and in accordance with State law) to serve alcoholic beverages in restaurants.

The following individuals addressed the Board regarding their concerns about the lack of positive communications/cooperation between the Animal Shelter and rescue groups, the

need for better animal adoption programs/practices, the need to control "backyard"/irresponsible breeding, the need for spay and neuter services to be available to all dogs/cats, the stress/depression/frustration of rescue volunteers, the dedication of rescue groups to saving animals, a lack of interest in ideas/suggestions from rescue groups regarding operations at the Shelter, the need for rescue groups to participate in the design of the new Animal Adoption Center, concerns that the new Adoption Center will not be completed until 2026, the need to expand the existing Animal Shelter to decrease euthanizations, the need to consider curbing development because more residents means more animals, and that euthanizing healthy, adoptable animals is unacceptable.

- Mr. John Kurtz, Austin Storey Circle, Newnan
- Ms. Linda Earhart, Ashley Court, Newnan
- Ms. Gail Lustig, Stony Oak Drive, Newnan
- Ms. Cindy Purcell, Walden Pond Trail, Senoia

Chairman Reidelbach explained that he felt compelled to provide the following facts:

- The Coweta County Animal Shelter has not euthanized any healthy, adoptable animals since the new updated Animal Control Ordinance was adopted (effective July 1, 2023).
- Staff has met with the rescue groups to discuss Animal Services operations and the Code of Ordinances.
- Rescue groups were invited to attend visits to other animal shelters in the state with County staff.
- The 2025 Special Purpose Option Sales Tax (SPLOST) referendum was passed by the voters of the county and an Animal Adoption Center will be built in the future. However, there is a lengthy process involved in order to accomplish this (i.e., land acquisition, building design, etc.).
- County staff will inform the rescue groups when the design phase of the new Shelter will begin.

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 personnel, real estate, 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, Attorney Lee,

and County Clerk Zerangue.

Community and Human Resources Director Patricia Palmer and Assistant Community and Human Resources Director Cristi Mege were also in attendance.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Regular Session

Motion to: **Return to Regular Session**

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

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Affidavit

Motion to: **Execute**

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

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Approve a Personnel Action**

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

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Adjournment

Motion to: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith