



Coweta County Board of Commissioners

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

Public Hearing/Regular Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

September 5, 2024

6:00 PM

Commission Chambers
37 Perry Street
Newnan, GA 30263

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Thursday, September 5, 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. Request Approval of the Minutes from the Called Meeting/Public Hearing Held on August 20, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Called Meeting/Public Hearing held on Tuesday, August 20, 2024 at 7:30 a.m.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

2. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on August 20, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, August 20, 2024 at 6:00 p.m.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

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. Continuation of a Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development Associated with Solar Energy Systems and Facilities

Administrator Fouts explained that the staff has been working on the *Solar Energy Systems and Facilities Ordinance* for quite some time. At the Commission meeting held on July 16, 2024, the Board voted to continue the Public Hearing regarding the ordinance until tonight. The final draft of the proposed ordinance was completed approximately 25-30 days ago and staff is seeking direction from the Board regarding whether this ordinance is ready for consideration or whether there is any additional feedback.

In response to comments from Chairman Reidelbach, Administrator Fouts explained that the scale/footprint related to solar energy systems (SES) is defined in the ordinance as well as reflected in a table. The table is included to delineate the allowable uses and zoning district required for small, intermediate, or large scale systems and solar farms. A small scale SES would be an accessory use permit obtained through the Community Development department, while intermediate or large scale systems would require a *Special Use Permit (SUP)* approved by the Board.

Chairman Reidelbach and Commissioner McKenzie expressed concerns regarding the mechanical equipment for a mounted solar system on the street facing slope of a pitched roof, and expressed their opinions that these should not be able to be seen from a road.

Assistant Administrator Wisenbaker explained that the proposed ordinance can be edited to prohibit this.

Commissioner Smith questioned whether the ordinance restricts placement of solar panels based upon the location of the sun.

Assistant Administrator Wisenbaker explained that the proposed ordinance restricts the type of panel that may be used on street/front facing rooflines.

Administrator Fouts clarified that the allowance is for building integrated or flush mounted panels, and they cannot protrude from the structure. The intent is to prevent the panel from being visible from the front elevation. If the panel is not allowed at the front elevation, then the mechanical equipment should not be allowed at that elevation either.

Commissioner McKenzie stated that he is more opposed to the larger ground mounted systems than the roof mounted panels. He does not want them to be visible at all. When

he questioned increasing the setback requirements, staff explained that the proposed ordinance mirrors the County's other ordinances related to setback requirements. However, staff further explained that the Board can place conditions on the setback requirements when considering any rezoning or special use permit.

In response to questions from Commissioner Smith, Administrator Fouts explained that if a homeowner wishes to place a solar panel array in their yard, a small scale system footprint of less than one (1) acre would be considered an accessory use and a permit could be obtained from Community Development.

In response to questions from Commissioner McKenzie and Chairman Reidelbach, Administrator Fouts explained that based upon previous feedback received from the Board and the community, concerns were expressed regarding the use of solar farms within *RC (Rural Conservation)* zoning districts. After reviewing the issue with Community Development in terms of the Comprehensive Plan and similar permitted uses, staff agrees that solar farms should be designated for *LM (Light Industrial)* and *M (Industrial)* zoning districts only and this has been incorporated into the proposed ordinance. He further explained that the proposed ordinance defines when a rezoning application would be necessary for a solar farm that will be producing and selling energy versus a *Special Use Permit (SUP)* for personal use. He also noted that the Board will still be able to place conditions on either application/request on a case-by-case basis.

Chairman Reidelbach called for comments in support of the proposed ordinance.

Mr. Braden Houston, Emerson Street, Newton, Massachusetts addressed the Board in support of the proposed ordinance. He explained that his company is currently looking to build a solar farm project in the county, and he wanted to make the Board aware of the project's significant economic advantage. The potential project could generate \$4 million in property tax revenue in the first year and approximately \$60 million over a forty (40) year lifespan. He also explained that industrially zoned properties are generally too small and too expensive to consider for use as solar farms. Therefore, if the Board does not allow these facilities on residentially zoned properties, it will basically make it impossible to do any large-scale solar projects in Coweta County. In closing, he explained that large scale solar projects do not put a strain on schools or utilities, require virtually no additional services, and the County will receive significant property tax revenue.

In response to questions from Commissioner Blackburn, Mr. Houston explained that their proposed project represents a \$750 million investment for a 476 megawatt solar facility which is sizable for the East Coast. The solar panels are manufactured in China, and if the project is permitted, they may be able to obtain panels in the future that are manufactured in Vietnam. They could acquire panels that are manufactured in the U.S., but they are not economically feasible. The project will cover approximately 2,500 acres of a 3,500 acre parcel currently used as a pine plantation owned by Jupiter Timber.

Funding for the project would come from a large private equity firm in France and the lifespan of the project is approximately forty (40) years. At the end of that time, all the structures will be dismantled, materials sold/or sent to recycling centers, and bonds will be in place to cover any additional expenses for structure removal. The value of the materials will also pay for the decommissioning of the solar farm and the bonds will pay for any shortfall. Disposal of materials would be at a recycling center, but he is not familiar with how the toxic chemical waste would be handled. Their intention is to ask the Board to consider granting a special use permit or industrial zoning for the property.

Chairman Reidelbach called for comments in opposition to the proposed ordinance.

The following citizens spoke in opposition to the proposed ordinance, citing concerns about allowing solar facilities to be constructed in *RC (Rural Conservation)*/residentially zoned areas, removal of vegetation/clear-cutting causing erosion, environmental impacts, proximity of the potential project to the Chattahoochee Bend State Park, loss of rural character, size and scale of such a project, negative impacts to property values, and the need for more time to collect more information before adoption of an ordinance.

- Ms. Anna Schofield, Mt. Carmel Road, Newnan
- Ms. Jeaneane Camp, Hewlett South Road, Newnan
- Mr. Harry Camp, Hewlett South Road, Newnan
- Ms. Liz Camp, Handy Road, Newnan
- Mr. Jeff Estep, Bud Davis Road, Newnan

A motion by Commissioner Blackburn, seconded by Commissioner Poole to close the Public Hearing was subsequently rescinded because Commissioner Smith explained that he would like to extend the Public Hearing in order to garner more information following comments from the developer and the public.

Administrator Fouts explained that the Board can defer a decision regarding the proposed ordinance. He also explained that staff is requesting direction/feedback from the Board regarding any further changes to the verbiage of the proposed ordinance in order to incorporate those. Staff can readvertise the Public Hearing when the ordinance is finalized and ready for execution.

Chairman Reidelbach questioned whether there is a consensus of the Board to even allow solar farms. He expressed concerns about the process of decommissioning a solar farm, including disposal of toxic chemicals from photocells, and the size and scope that will be allowable.

Commissioner Smith expressed his desire for a limit to be placed on the size of solar farms and he feels the Board needs more information regarding the chemicals in the photocells.

The Board discussed limiting acreage and/or coverage area associated with potential solar farms.

Administrator Fouts explained that currently the proposed ordinance allows for a 50% maximum coverage area on a parcel unless there is a substantial hardship proven. If a hardship is proven, the maximum coverage area can be increased to 75% as the ordinance is currently written.

Assistant Administrator Wisenbaker explained that the 50% coverage area would still apply to an acreage limitation. Therefore, if the maximum acreage is 500 acres, the maximum coverage area would be 250 acres.

Commissioner Smith expressed his desire to limit the acreage to 500 acres instead of limiting the coverage area.

A motion by Commissioner Smith, seconded by Commissioner Blackburn to continue the Public Hearing until October 15, 2024, was subsequently rescinded because Administrator Fouts explained that the Board has a Work Session scheduled on October 24, 2024 and could discuss this item further at that meeting.

Motion to: Place Issue on a Work Session Agenda

The Board voted to place this issue on the agenda for the October 24, 2024 Work Session scheduled at 9:00 a.m. for further discussion.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Motion to: Continue the Public Hearing

The Board voted to continue the Public Hearing regarding a proposed *Solar Energy Systems and Facilities Ordinance* until Tuesday, November 5, 2024 at 6:00 p.m.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

4. Continuation of a Public Hearing Regarding Petition # REZ 24-06 Filed by LDO Coweta, LLC Requesting to Rezone Property Located off Elzie Johnson Road Crossing through Rock Quarry Owned by Vulcan Lands, LLC - District 4

Zoning Manager Lisa Eschman explained that this is a continuation of the Public Hearing from July 16, 2024, regarding Petition # REZ 24-06 filed by LDO Coweta, LLC requesting to rezone 3.867± acres located at the end of Elzie Johnson Road crossing through the rock quarry owned by Vulcan Lands, LLC (Parcel # 119-643-001) from *RC (Rural Conservation)* to *M (Industrial)* for development of an access drive. She further explained that staff received an email from the applicant today requesting that the Board consider continuing the Public Hearing regarding the rezoning request and the decision regarding Petition # VAR 23-36 requesting a buffer variance for the subject property until November 19, 2024, in order to work through traffic concerns with the Georgia Department of Transportation (GDOT).

Mr. Daniel Fields, applicant, requested that the Board consider a continuance of the Public Hearing and a decision regarding an associated variance until November 19, 2024 to allow more time to address concerns regarding SR 154.

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

Motion to: Continue the Public Hearing

The Board voted to continue the Public Hearing regarding Petition # REZ 24-06 filed by LDO Coweta, LLC requesting to rezone 3.867± acres located at the end of Elzie Johnson Road until Tuesday, November 19, 2024 at 6:00 p.m.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

5. **Public Hearing Regarding the Proposed Fiscal Year 2025 Budget**

Administrator Fouts explained that the purpose of this Public Hearing is to present a draft budget to the Board as required by State law prior to adoption of the fiscal year budget.

He further explained that Coweta County's fiscal year is October 1st through September 30th. Governmental accounting includes multiple funds, but primarily the County's General Fund will be discussed. He reviewed the schedule/timeline of the budget process, including that of the millage rate adoption, and reiterated that this is a draft budget with the final recommended budget being presented to the Board on September 17, 2024, for adoption. He explained that the 2024 millage rate for the countywide General M&O is 4.688 mills, the Fire District is 2.900 mills, and the Fire Bond is 0.195 mills. Budget documents include the proposed operating budget for each fund, capital project/expenditure requests, and personnel requests. These documents are available for inspection on the County's website as well as in the Finance Department located in the County Administration building (22 East Broad Street).

Administrator Fouts briefly highlighted the following FY 2025 budget overview:

Service Delivery:

- Maintain majority service levels, programs, and operations
- Reductions in part-time hours for the Tag and Tax office
- Reduction in compactor site hours
- Reduction in Parks and Recreation (gym hours)

Capital Improvements:

- Reduction in capital projects/improvements

Human Resources:

- Fund merit raises
- Absorb health insurance inflation with fund reserves
- Support new personnel related to School Resource Officers and third State Court Judge
- Fund 5% market adjustment for 9-months (General Fund fund balance)
- Eliminate or reduce non-mandatory training and conferences

Administrator Fouts compared the approved FY 2024 General Fund revenues to those proposed for FY 2025 and highlighted a total estimated increase of \$4.192 million (3.9%). He also provided a breakdown of the proposed FY 2025 operating budget by function, including the use of General Fund fund balance in order to balance the budget (and as instructed by the Board at the Called Meeting/Work Session held on August 29, 2024). He noted that the FY 2025 General Fund expenditures are estimated to increase by 3.8% over FY 2024, and explained that \$4.52 million was originally requested for FY 2025 capital expenditures (vehicles, mowers, flooring, radios and batteries, cleaning equipment, cameras, card readers/access controls, transport van, courtroom technology, etc.), but only \$1.11 million is being supported to aid in balancing the FY 2025 budget. In addition, he explained that a total of 44.5 full-time positions were originally requested, but only 6.5 are being supported. Of these, two (2) are School Resources Officers and the remaining 4.5 are support staff related to the addition of a third State Court Judge. In closing, he explained that the Fiscal Year 2025 budget will be adopted by the Board at the Commission meetings scheduled on September 17, 2024.

During his presentation, Administrator Fouts fielded questions from Commissioner Smith regarding the specifics of the proposed FY 2025 budget, explained that more than half of the County's revenue is generated from non-property tax revenue, and briefly discussed the potential impacts of House Bill 581 (HB 581).

Administrator Fouts also fielded a question from Commissioner Poole regarding the original number of personnel requested by the Sheriff's Office, and explained that the County has an Intergovernmental Agreement (IGA) with the School System associated with funding for School Resource Officers.

Chairman Reidelbach called for any comments regarding the proposed Fiscal Year 2025 budget.

Former Commissioner Tim Lassetter, Thigpen Road, Newnan addressed the Board explaining that County staff looks to the Board for leadership and representation. Staff spends numerous hours developing the millage rate and budget proposals, and he hopes that each of the Commissioners discussed the proposed millage rate increase with staff and why it was suggested before the Board voted not to adopt an increase. He explained that, like many others, he does not want to pay higher property taxes, but he does want the county to have qualified employees to provide services, such as fire, EMS, law enforcement, etc. Currently, Coweta is not keeping pace with surrounding areas and that is why the County is losing qualified employees. He hopes that the Board can do everything possible with the FY 2025 budget or anytime in the future when the employees need help. In conclusion, he expressed that he wants Coweta County to be the best place to live, not the cheapest.

Magistrate Judge Robert Stokely, Fountainhead Way, Sharpsburg addressed the Board regarding two (2) budgeted vacant positions that are being eliminated from the FY 2025 budget. He explained that the Magistrate Court office is functioning with a 1999 staffing level to perform 2025 caseload processing. He further explained that these two (2) positions have been vacant for a while and the current front office staff has been performing the duties, but can no longer keep up with the workload. These two (2) positions need to be added back to the budget in order to provide full service in the office. Currently, he and Chief Magistrate Stripling are helping to man the office for lunch breaks, vacations, sicknesses, etc. In closing, he explained that should the Board choose not to add these positions back to the FY 2025 budget, he is offering to take a \$35,000 pay cut to help fund one (1) of these positions.

Administrator Fouts explained that no one else had signed up to address the Board regarding the FY 2025 budget.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding the proposed Fiscal Year 2025 budget.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Paul Poole

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

Chairman Reidelbach explained that a decision regarding the Fiscal Year 2025 budget would be rendered at the Commission meeting scheduled on Tuesday, September 17, 2024 at 6:00 p.m.

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. There were none.

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

6. Decision Regarding Petition # VAR 23-36 Filed by LDO Coweta, LLC Requesting a Buffer Variance for Property Located at 251 Elzie Johnson Road, Newnan - District 4

Motion to: **Continue**

The Board voted to continue any discussion or decision regarding Petition # VAR 23-36 filed by LDO Coweta, LLC requesting a buffer variance for property located at 251 Elzie Johnson Road, Newnan until Tuesday, November 19, 2024 at 6:00 p.m.

RESULT: (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bill McKenzie

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

Unfinished Business

7. Request Appointments to Various Boards/Authorities

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

New Business

Bids and Contracts

8. Request Approval/Execution of the Fourth Amendment to an Agreement with the Georgia Transportation Infrastructure Bank Associated with the Madras Connector, Phase 1 (RB13.9) - District 3

Public Works Administrator Handley explained that at the Commission meeting held on August 22, 2017, the Board voted to execute an agreement with the State Road and Tollway Authority (SRTA) for \$1.5 million in funding from the Georgia Transportation Infrastructure Bank (GTIB) to be used toward the construction of Phase 1 of the Madras Connector. Delays in approval of the bridge design by the Georgia Department of Transportation (GDOT) and CSX Railroad have resulted in a shift in the construction schedule for this project. The project is currently scheduled to be let for construction in December 2024. Because of the shift in the construction schedule, SRTA has agreed to an extension to the agreement associated with the GTIB grant for construction funding for the project.

Motion to: **Execute**

The Board voted to electronically execute the Fourth Amendment to an agreement with the State Road and Tollway Authority (SRTA) for \$1.5 million in funding from the Georgia Transportation Infrastructure Bank (GTIB) to be utilized for construction of the first phase of the Madras Connector (RB13.9).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

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

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, Newnan - District 4

Motion to: **Continue**

The Board voted to continue any discussion or decision regarding submission of an application to the Georgia Department of Transportation (GDOT) for a traffic signal at the intersection of SR 154 and Elzie Johnson Road, Newnan until Tuesday, November 19, 2024

at 6:00 p.m.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

10. Request Approval to Temporarily Close Woodlake Drive at Sullivan Road for Roundabout Construction - District 4

Public Works Director Handley explained that at this time the contractor for the Sullivan Road widening project, which includes construction of a roundabout at the intersection of Sullivan Road with Clubview Drive and Woodlake Drive, is not ready to initiate closure to begin the required work. Staff will bring the request back to the Board for consideration at a future meeting.

No action was taken by the Board regarding a request to temporarily close Woodlake Drive between Sullivan Road and Fieldstone Way to perform the necessary reconstruction of Woodlake Drive associated with the Sullivan Road improvement project.

11. Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Maintenance at 40 Springfield Drive, Newnan - District 4

Motion to: **Execute**

The Board voted to execute a Right-of-Entry with Mr. Jeremy Oglesby for the purpose of performing drainage system maintenance at 40 Springfield Drive, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Paul Poole

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

12. Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Maintenance at 150 Doe Run Court, Sharpsburg - District 1

Motion to: **Execute**

The Board voted to execute a Right-of-Entry with Mr. Pat McCarragher for the purpose of performing drainage system maintenance at 150 Doe Run Court, Sharpsburg.

RESULT: Passed (UNANIMOUS)

MOVER: Paul Poole

SECONDER: Bill McKenzie

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

13. Request Approval to Utilize Various County Roads During a Delta Air Lines Technical

Operations Scholarship Fund Bike Ride

Administrator Fouts explained that the Delta Air Lines Technical Operations Department is requesting to utilize various county roads for a charity cycling event on September 28, 2024. This event will benefit the Delta Cares & Scholarship Funds. The ride will begin and end in Chattahoochee Hills in Fulton County and will run through parts of Coweta County. There is a 33-mile route and a 66-mile route with approximately 200 riders. They will also utilize the parking lot at the Welcome Community Center for a rest stop on the 66-mile route. In closing, he explained that a Certificate of Insurance has been provided to staff.

In response to a question from Chairman Reidlebach regarding how citizens are notified regarding upcoming events such as this, Parks and Recreation Director Jim Gay explained that since there were some issues with the last cycling event (different group), staff has been working on better ways to notify citizens about these types of events. Staff is planning to utilize social media, the County's website, and the Coweta Alerts system to increase community awareness.

In response to a question from Commissioner McKenzie regarding the placement of signage, Administrator Fouts explained that it should be made incumbent upon the applicant to provide signage at major intersections. If it is the Board's desire, staff can implement this requirement.

Parks and Recreation Director Gay explained that the county, especially the north side, is a cycling hub. Staff will continue to work internally on issues to improve the process and perhaps add some additional requirements to larger rides. He believes that there is still time for the organization to have signs made prior to their event.

Administrator Fouts explained that he has spoken with Mr. Chris Doane from Bike Coweta to garner suggestions from their association to help with awareness so that these organizations do a better job, especially those new to the county.

Assistant Administrator Wisenbaker explained that the Board should determine how far in advance signage should be placed at intersections and along the routes.

In response to a question from Commissioner Blackburn, Administrator Fouts explained that the law states that riders should ride two abreast.

Motion to: **Approve**

The Board voted to approve a request from Delta Air Lines Technical Operations to utilize various county roads to host a bike ride on Saturday, September 28, 2024, subject to the following condition:

1. Event organizers shall work with staff to ensure that signage is placed four (4) days

prior to the event.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

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 Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. Each speaker (up to 10) will be afforded a maximum of three (3) minutes and 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.

Mr. Royce Williams, Bethlehem Church Road, Grantville addressed the Board regarding the millage rate and property tax increases. He expressed appreciation to the Administrator, staff, and the Board for being great stewards of the County's money. He was unable to attend the millage rate Public Hearings because of a medical issue. However, he did address the Board (July 2, 2024) explaining that the Board would be facing some tough decisions to stay competitive in the work force because the County continues to lose good employees. Costs are rising and funding is necessary to provide services. There isn't anything that can be done this year because the millage rate has already been adopted, but he supports the Board if the millage rate needs to be increased in order to continue to provide services and to pay employees instead of dipping into the Fund balance. In closing, he stated that the County is blessed to have great employees, equipment, and public servants.

Executive Session - In accordance with O.C.G.A. § 50-14-4

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 Development Director Jon Amason, Assistant Community Development Director Ben Sewell, and Community and Human Resources Director Patricia Palmer were also in attendance.

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: John Reidelbach

SECONDER: Paul Poole

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

Affidavit

Motion to: **Execute Affidavit and Resolution for Executive Session**

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

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

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: Bob Blackburn

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