



Coweta County Board of Commissioners

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

Called Meeting

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

December 20, 2024

10:00 AM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Coweta County Board of Commissioners

Roll Call/Call to Order

Attendee Name	Title	Status
John Reidelbach	District 4 - Chairman	Remote
Bill McKenzie	District 2 - Vice Chairman	Present
Paul Poole	District 1	Present
Bob Blackburn	District 3	Present
Alphonso 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 conducted a Called Meeting on Friday, December 20, 2024.

Meeting Called to Order

Vice-Chairman McKenzie called the meeting to order at 10:00 a.m. and explained that Chairman Reidelbach is currently outside the jurisdiction of Coweta County; therefore, he is participating remotely [as allowed in O.C.G.A. § 50-14-1(g)].

Pledge of Allegiance

Vice-Chairman McKenzie led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Vice-Chairman McKenzie 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

Bids and Contracts

1. Bid Award Associated with Construction of Fire Station # 5 and Fire Station # 10 - District 5 and District 1

Assistant Administrator Mickle explained that at the Commission meeting held on Tuesday, December 17, 2024, the Board voted to retain Place Services, Inc., on a lowest and best bid basis, to construct Fire Stations # 5 (Belk/Smokey Roads) and Fire Station # 10 (Senoia) at a total cost of \$10,038,511.00. On December 18, 2024, staff received a formal withdrawal from Place Services, Inc. citing an appreciable error in the bid. Staff recommends that the Board retain J&R Construction (next lowest bidder) to construct both Fire Stations at a total cost of \$10,850,110.00 (combined bid). Staff also recommends the Board authorize the Chairman to execute the related contract, contingent upon legal review.

Administrator Fouts explained that in addition to recommending that the Board award the bid to the next lowest bidder, staff is recommending that the Board file a claim against Place Services, Inc.'s bid bond.

In response to a question from Commissioner Smith, Attorney Lee explained that the amount that could be awarded to the County should the Board file a claim with the bonding agency is defined in the contract.

Administrator Fouts explained that the bid bond amount is 5% of the bid that was submitted by Place Services, Inc.

In response to a question from Chairman Reidelbach regarding whether there was a way to report what happened with Place Services, Inc., Administrator Fouts and Attorney Lee explained that the construction industry monitors bid awards, a reporter from the Newnan-Times Herald has been present at the Board meetings regarding this issue, word-of-mouth, public records, and filing a claim against the company's bid bond are all avenues to make the issue known by others.

In response to a question from Commissioner Smith, Attorney Lee explained that filing a claim against the company's bid bond is not mandatory, but he recommends that the Board do so.

In response to comments from Chairman Reidelbach and a question from Commissioner Blackburn, Administrator Fouts and Assistant Administrator Mickle explained that Place Services, Inc. not only left out the emergency generators in the bid packet they submitted, but also missed numerous other items outlined in the Request for Proposal (RFP).

In response to a question from Commissioner Smith, Administrator Fouts and Assistant Administrator Wisenbaker explained that if the bonding company pays the claim on the bid bond to the County, the payment would be no greater than 5% of the bid submitted by Place Services, Inc.

In response to a question from Commissioner Smith, Attorney Lee explained that he will serve as the County's legal representative during negotiations with the bonding company.

Motion to: **Approve**

The Board voted to retain J&R Construction (next lowest bidder) to construct Fire Station # 5 and Fire Station # 10 at a total cost of \$10,850,110.00 (combined bid), and to authorize the Chairman to execute the related contract, contingent upon legal review.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Alphonso Smith

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

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

Motion to: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing a litigation issue.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

Members in attendance included Chairman Reidelbach (remote), 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.

Regular Session

Motion to: **Return to Regular Session**

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

RESULT: (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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: (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Paul Poole

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

Adjournment

Motion to: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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