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

December 17, 2024 **6:00 PM** **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	Present
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 met in Public Hearing/Regular Meeting Session on Tuesday, December 17, 2024.

Commissioner-Elect Jeff Fisher was also present.

Meeting Called to Order

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

Pledge of Allegiance

Life Scout Hudson Nestlehutt led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Chairman Reidelbach and the Board recognized Commissioner Paul Poole for his twenty (20) years of service to Coweta County.
Commissioner Poole expressed his gratitude to the Board, and explained that it has truly been an honor to work alongside his fellow Commissioners and County staff. He also thanked the citizens of Coweta County for electing him five (5) times as the 1st District Commissioner, emphasizing that it has been a privilege to serve.

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

Awards and Presentations

1. Presentation from the Coweta County 4-H Club

County Extension Coordinator Stephanie Butcher introduced 4-H club members Ryder Moore, Caeden Swartz, and Aurora Cadman. She explained that Ryder is a 5th grader, that this is his first year in 4-H, that he placed first in his project at the district level this year, and that the club is very proud of him.

4-H Member Moore gave a brief presentation on chickens, covering topics such as global population, housing requirements, feeding needs, and the differences between free-range and pasture-raised chickens.

4-H Member Caeden Swartz explained that he is 16 years old, currently attends East Coweta High School, and that he has been involved in 4-H since 4th grade. During his time in 4-H, he has shown various animals, including horses, chickens, sheep, goats, rabbits, and dairy. He noted that 4-H has also helped him develop skills in public speaking and teamwork. He participated as a member of the Coweta County Dairy Quiz Bowl Team, which won the State Congress Championship, advanced to the National Championship in Kentucky, and placed 5th overall. He credits his success to the support of his team and 4-H, and plans to promote 4-H in his community during his final year of high school as a member of the club.

Ms. Butcher explained that 4-H member Aurora Cadman represented Coweta County at this year's National Congress and highlighted her leadership development. She also explained that the 4-H leadership team engaged with approximately 2,500 members in

Coweta County through special interest programs and 5th-grade school clubs. She expressed gratitude to the Board for their continued support, emphasizing that 4-H provides members with opportunities in leadership, public speaking, and various project areas. In closing, she explained that the leadership team took 2,660 children to Cloverleaf Camp at the 4-H Rock Eagle Center this year, and presented the Board with a box of cookies as a token of the club's appreciation.

2. Request Approval of an Eagle Scout Project at Whitlock Park - District 3

Life Scout Hudson Nestlehutt explained that he is currently a Life Scout and would like to complete his Eagle Scout Service Project at Whitlock Park. The project will consist of removing old netting on the creek side of fields # 10 and # 11 and replacing it to prevent soccer balls from ending up in the creek. County staff will also perform some brush and tree trimming behind the goals.

Motion to: **Approve**

The Board voted to approve a request from Life Scout Hudson Nestlehutt to remove and replace the old netting behind the soccer goals on fields # 10 and # 11 at Whitlock Park as his project to earn the rank of Eagle Scout.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Approval of Minutes

3. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on December 5, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Thursday, December 5, 2024.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
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)

4. Public Hearing Regarding Petition # REZ 24-10 Filed by Chris Cott Requesting to Rezone Property Located at 4237 East Highway 34, Sharpsburg - District 1

Zoning Associate Nicole Blackwell presented Petition # REZ 24-10 filed by Chris Cott requesting to rezone property located at 4237 East Highway 34, Sharpsburg (Parcel # 133-6101-003) consisting of 4.43± acres from *RC (Rural Conservation)* to *C-3 (Commercial Retail)* for a mercantile with office and storage space. She reviewed the current zoning of surrounding properties and explained that according to the conceptual site plan, the existing single family home and accessory buildings will be removed and a 16,000 square feet building constructed. The plan also includes a future 12,000 square feet building and additional parking. In closing, she highlighted the standards reviewed by staff during the application process, and presented twelve (12) conditions for consideration by the Board should they choose to approve the rezoning request.

In response to questions from Chairman Reidelbach, Ms. Blackwell explained that the existing single-family home is situated close to East Highway 34. According to the site plan, after the existing residence is demolished, the proposed parking area will be located in its place, and the new office building will be constructed behind the parking area.

In response to questions from Chairman Reidelbach regarding subleasing the proposed future space, applicant Chris Cott explained that the 16,0000 square feet building will house the Atlanta Brick Company, and his intent is to operate his collectible movie prop resale business from the proposed 12,000 square feet future building. He would prefer not to sublet the future building. Additionally in response to Chairmn Reidelbach, he explained that an existing mature oak tree on the property is large and potentially hazardous, but its removal has not yet been discussed.

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

In response to a question from Commissioner Smith, Ms. Blackwell explained that during the review process, the Environmental Health Department stated that any existing well(s) or septic system on the subject property must be properly abandoned under their supervision before any new commercial construction begins.

Motion to: **Close the Public Hearing**

The Board voted to close the Public Hearing regarding Petition # REZ 24-10 filed by Chris Cott requesting to rezone property located at 4237 East Highway 34, Sharpsburg (Parcel # 133-6101-003) from *RC (Rural Conservation)* to *C-3 (Commercial Retail)*.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Approve**

The Board voted to rezone 4.43± acres located at 4237 East Highway 34, Sharpsburg (Parcel # 133-6101-003) from *RC (Rural Conservation)* to *C-3 (Commercial Retail)* as requested in Petition # REZ 24-10 filed by Chris Cott, subject to the following conditions:

1. The property shall be utilized as a mercantile with associated office and associated storage space.
2. All *Coweta County Code of Ordinances* shall be adhered to unless a variance is granted through the normal review process.
3. The applicant shall construct a right turn lane on SR 34 at the proposed driveway.
4. The applicant shall comply with any additional request established by the Georgia Department of Transportation (GDOT).
5. All work within the right-of-way shall meet current American Association of State Highway and Transportation Officials (AASHTO) and GDOT standards.
6. Any existing well(s) or septic system must be properly abandoned under the supervision of the Environmental Health Department before any new commercial construction is started on this property.
7. The applicant shall obtain a land disturbance permit (LDP) within a 12-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.
8. The building(s) design must meet the *Quality Development Corridor District* (*QDCD*) building requirements as outlined in *Section 261(E) # 8 Exterior Architectural Standards*.
9. Any lighting installed shall incorporate full cutoff fixtures to preclude glare onto or direct illumination of adjacent properties and streets.
10. The permit applicant shall be responsible for stormwater management meeting the requirements of *Chapter 30* of the *Coweta County Code of Ordinances* for each subbasin and each shall be studied at the points where surface drainage leaves the proposed development's property to help mitigate any adverse impacts. Additionally, it is required that if runoff reduction practices are required, then they shall be implemented upgradient from the detention/retention ponding to help provide intentional functionality, avoid maintenance concerns, and provide a comprehensive treatment approach as intended by the ordinance.
11. The applicant shall demolish all existing structures on site. The demolition shall

meet all requirements of the Coweta County Building Department.

12. The development shall be served by municipal water and sewer.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
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. Kip Oldham with K A Oldham Design addressed the Board regarding Petition # CON 24-07 filed by Cole Bridges requesting a Conditional Use Permit for property located at 2202 Bohannon Road, Newnan (agenda item # 5), explaining that Mr. Bridges is working with him on the project for an outdoor space for the church. The square footage of the church building will not be expanded, and no new impervious surface will be created. Lastly, as a condition of the Conditional Use Permit, the two subject properties will be required to be combined into one.

In response to a question from Commissioner McKenzie, Mr. Oldham explained that the project consists of a new deck with a baptismal pool. There is no intent to enclose the structure in the future, and the church does not currently have a baptistery that will accommodate immersions.

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

5. Recommend Approval of Petition # CON 24-07 Filed by Cole Bridges Requesting a Conditional Use Permit for Property Located at 2202 Bohannon Road, Newnan - District 2

Zoning Manager Lisa Eschman presented Petition # CON 24-07 filed by Cole Bridges requesting a Conditional Use Permit (CUP) for property located at 2202 Bohannon Road, Grantville (Parcels # 040-3011-002 and # 040-3011-002A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that Tract 1 (Parcel # 040-3011-002) consists of 0.974± acres and Tract 2 (Parcel # 040-3011-002A) consists of 1.172±

acres for a total of 2.146± acres. The existing church measures 3,667± feet and was constructed in 1930 prior to the requirement of a Conditional Use Permit (CUP)*;* therefore, the applicant is requesting a CUP to expand the church for a 1,300 square feet deck with a baptismal pool on the east side of the building within the side yard. The proposed expansion will not increase the size of the sanctuary or require additional parking and the applicant will combine the two (2) parcels in order to meet the required building setbacks. In closing, she highlighted the factors considered by staff during the application process and presented four (4) conditions for consideration by the Board should they choose to grant the CUP.

Motion to: **Grant**

The Board voted to grant a Conditional Use Permit (CUP) for property located at 2202 Bohannon Road, Grantville (Parcels # 040-3011-002 and # 040-3011-002A) as requested in Petition # CON 24-07 filed by Cole Bridges, subject to the following conditions:

1. All *Coweta County Code of Ordinances* shall be adhered to unless a variance is granted through the normal review process.
2. The church expansion shall be limited to the 1,300 square feet deck addition with a baptismal pool.
3. A 25-feet natural buffer shall remain along the eastern property line.
4. The applicant shall combine Parcel # 040-3011-002 [Tract 1 (0.974± acres)] and Parcel # 040-3011-002A [Tract 2 (1.172± acres)] into one parcel, creating a 2.146± acres tract.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

6. Request to Set a Public Hearing on January 9, 2025 Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 26. Overlay Districts of the Coweta County Code of Ordinances

Motion to: **Set a Public Hearing**

The Board voted to set a Public Hearing on January 9, 2025 at 6:00 p.m. regarding a proposed amendment to *Appendix A. Zoning and Development, Article 26.Overlay Districts, Section 262 Planned Development Project (PDP) Overlay District* of the *Coweta County Code of Ordinances* associated with permitted uses.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
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 and authorities.

New Business

Bids and Contracts

8. Request Approval/Execution of Amendment # 1 to the Contract Associated with the 2024 Full Depth Reclamation Project (RB24.3)

   Public Works Administrator Handley explained that the Full Depth Reclamation (FDR) project for 2024 included the rehabilitation of International Park; however, a small portion of roadway (327.25 square yards) beyond the original limits was determined to also be in need of repair. It was determined that the most cost-effective solution would be to mill out the top layer of asphalt and simply replace it. Staff is in receipt of Amendment # 1 to the existing contract with Blount Construction to perform the milling work for a total of $2,127.13 (SPLOST).

   Motion to: **Execute**

   The Board voted to execute Amendment # 1 to the existing contract with Blount Construction Company, Inc. in the amount of $2,127.13 (SPLOST) associated with the cost of milling 327.25 square yards of International Park beyond the original limits of the 2024 Full Depth Reclamation (FDR) project (RB24.3).

   RESULT: Passed (UNANIMOUS)
   MOVER: John Reidelbach
   SECONDER: Paul Poole
   AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

9. Request Approval/Execution of an Agreement with ThermoFisher Associated with Placement of Lab Equipment for the Coweta County Accountability Courts

   Assistant Administrator Mickle explained that the Coweta County Accountability Court is seeking approval to enter into an agreement with ThermoFisher to replace current lab equipment with a new product. The contract with Siemens has expired, and their new proposal is cost prohibitive at a rate of $1.20 per reagent per test. ThermoFisher's rate per reagent per test is $0.55 which translates to a cost savings of approximately $70,980 per year. Also of benefit is the lack of purchase volume commitment with the new company.

In response to a question from Chairman Reidelbach, Administrator Fouts explained that there are volume thresholds that affect pricing but there are no contractural minimum purchases.

In response to a question from Commissioner McKenzie, Administrator Fouts explained that staff can research whether the testing can be utilized by the Correctional Institute (CI) on inmates because there are some requirements in the grant funding regarding use of the equipment.

Motion to: **Execute**

The Board voted to execute an agreement with ThermoFisher Scientific associated with the placement of lab equipment for Coweta County Accountability Courts.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

10. Request Approval/Execution of an Agreement with True Natural Gas for Calendar Year 2025

Assistant Administrator Mickle explained the agreement is a renewal with True Natural Gas for 2025. Finance Director Hans Wison has vetted multiple other natural gas providers as he does annually, and determined that True Natural Gas provides the best value and service and recommends that the Board approve the agreement for another 12-months.

Motion to: **Execute**

The Board voted to execute an agreement with True Natural Gas as the natural gas provider for Calendar Year 2025 at a rate of 0.308 per therm for a period of twelve (12) months.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

11. Request Approval/Execution of a Contract with PSTrax Software for Coweta County Fire Rescue

Assistant Administrator Mickle explained that Coweta County Fire Rescue (CCFR) is asking that the Board consider approval of a one-year agreement with PSTrax associated with inventory management software.

Motion to: **Execute**

The Board voted to execute a contract with PSTrax in the amount of $16,300 for a period of one year associated with software utilized by Coweta County Fire Rescue.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Paul Poole
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

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

Administrator Fouts explained that the architects of record, Gardner Spencer Smith Tench & Jarbeau (GSST&J) solicited Requests for Proposals (RFP) for construction of Fire Stations # 5 (Belk/Smokey Roads) and # 10 (Senoia). The bid proposals were opened on December 16, 2024, and Mr. Joe Gardner from GSST&J and Facilities Management Director Mike Johnson are in attendance to present the results to the Board.

Mr. Gardner explained that an effort was made to obtain a significant number of bids and six (6) were received. The low bidder is Place Services, Inc. in Canton, Georgia. Bidders were instructed to provide the following three (3) separate bids:

- Base bid Fire Station # 5 only
- Base bid Fire Station # 10 only
- Combined bid for both Fire Station # 5 and Fire Station # 10

Mr. Gardner explained that he evaluated the bids bids along with staff from Facilities Management and Coweta County Fire Rescue, after which there was an agreement to recommend that Place Services, Inc. (PSI) be awarded the bid. However, during a phone call with their head of pre-construction services, it was verbally revealed that PSI had not included the cost of two (2) emergency generators as shown on the RFP civil site plan, electrical site plans, and in the bid specifications. Each emergency generator is estimated to cost $125,000 for a total of $250,000. If the bid were adjusted to reflect that cost, PSI would still be the lowest bidder. PSI also contends that they noted in their bid packet an exclusion of the emergency generators, but he (Mr. Gardner) has been unable to locate any exclusionary note in the bid packet. If prior notice had been given by PSI, the bid would not have been considered as a qualified bid. He endeavored to have some additional questions answered and to get an executed construction agreement with PSI, and to have PSI acknowledge their error in writing ahead of tonight's meeting. PSI responded that the agreement would need to be reviewed by their legal counsel and that it would take another day to do so (December 18, 2024). He apologized for not having a clear form of agreement ready for the Board's consideration. He explained that the Board could award the contract for just Fire Station # 5 to PSI because of the deadline to obligate American Rescue Plan Act (ARPA) funding. Another option is for the Board to retain the next lowest bidder should they determine that the bid from PSI is noncompliant with the specifications in the RFP.

In response to a question from Commissioner Smith, Mr. Gardner explained that the next lowest bidder (J&R Construction) did include the cost of the emergency generators. However, it is more economically advantageous for the County to award the bid to PSI, even if the cost of the emergency generators were added to PSI's bid.

In response to questions from Chairman Reidelbach and Commissioner Smith, County Attorney Lee explained that he has not reviewed the bid packages, but Mr. Gardner originally interpreted PSI's bid to include the emergency generators, and therefore it was a qualified bid. It is the Board's discretion whether they choose to waive formalities and allow Mr. Gardner to negotiate with PSI.

Administrator Fouts clarified that as Mr. Gardner stated, there was nothing to indicate that PSI's bid was not a qualified bid. Therefore, staff believed that it was a valid bid and could be accepted. Staff is recommending that the bid be accepted.

Mr. Gardner fielded a question from Chairman Reidelbach regarding the drastic cost differences in the bids that were received. He also explained to Commissioner Smith that the emergency generators will be fueled by natural gas.

In response to questions from Commissioner Smith, Administrator Fouts explained that should the Board award the bid to PSI, then PSI would absorb the cost of the generators. He further explained that should PSI not be willing to execute a contract, then this issue will come back to the Board with a request to award the bid to the next lowest bidder.

In response to a question from Commissioner Smith regarding any exposure to the County, Attorney Lee explained that if the County accepts the bid from PSI, it would not be preferential treatment because they submitted the lowest bid. However, PSI might decide to fight absorbing the costs for the emergency generators.

In response to a question from Commissioner McKenzie, Mr. Gardner explained that he has not personally worked with PSI, but they are a large company with sizable experience.

They attempted to vet the company yesterday, and did not identify any issues with the company.

In response to a question from Chairman Reidelbach, Fire Chief Robby Flannagan explained that he contacted the Deputy Fire Chief from Paulding County for their recommendation regarding PSI who is currently building a fire station there. So far, their project is on track and on time, and they have no complaints about PSI.

Commissioner Blackburn expressed concerns regarding the use of natural gas instead of propane, and Commissioner McKenzie expressed concerns about PSI absorbing the cost of the generators.

Administrator Fouts explained that if the bid is awarded to PSI, it will be stated in the contract that they have to provide the generators. If they do not execute the contract or perform, the County has a remedy available to pursue.

Chairman Reidelbach commented that even if PSI amends their bid to include the cost of the two (2) generators, they would still be the lowest bidder by $600,000.

In response to a question from Commissioner Smith, Administrator Fouts explained that as Mr. Gardner stated, in order for the bid to be considered compliant with the RFP, PSI would have to honor the price they provided in their bid packet. If they came back with a change, that would be a reason to disqualify the bid.

Chairman Reidelbach noted that there are only fourteen (14) days remaining to meet the deadline to allocate/obligate the American Rescue Plan Act (ARPA) funds.

Administrator Fouts explained that PSI did not include a statement in their bid packet excluding the generators. Therefore, the assumption was made that their bid packet met all the requirements of the RFP. Following the bid opening, Mr. Gardner spoke with a representative from PSI telephonically to notify them that they were the apparent low bidder. During the conversation, they acknowledged the omission and agreed to include the generators in their price. It will be included in a forthcoming contract and if PSI is not willing to execute it, then the bid award will come back before the Board. He further explained that the Treasury Department requires that ARPA funds be obligated by the end of this calendar year. According to Grants Manager Charlyn Shepherd, there is a provision in the grant requirements that states a failure to perform by a contractor allows another contractor to be retained.

In response to a question from Commissioner Smith, Attorney Lee explained that a bid bond is required in case a company does not honor their bid, then their bonding company can be called upon, similar to a security deposit. He further explained that bonding companies are similar to insurance companies and are reluctant to pay claims.

Administrator Fouts explained that when PSI executes the contract, anything outside the contract would have to go to the County Attorney for legal advice if they are not willing to comply. If PSI does not perform under the contract, the Board could retain the next lowest bidder.

Motion to: **Approve**

The Board voted to retain Place Services, Inc, on a lowest and best bid basis, to construct Fire Station # 5 and Fire Station # 10 at a total cost of $10,038,511.00 (combined bid), and to authorize the Chairman to execute the related contract, contingent upon legal review.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Paul Poole
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

13. Bid Award Associated with Upgrades to Avigilon Software Platforms Utilized by Coweta County

Administrator Fouts explained that Avigilon software is used for security platforms across the County, and a major software update was released in June 2024. The sunset date for the current software is mid-2025. After that, licenses and support will no longer be available for the County's current software. Staff is requesting the Board's consideration to purchase an upgrade from Base Six in the amount of $30,137.00 and to approve a budget amendment for that amount.

Motion to: **Approve**

The Board voted to purchase Avigilon software upgrades from Base Six (lowest bidder) at a total cost of $30,137.00, and to approve a budget amendment for the same.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Additional Action Items

14. Request Approval/Execution of a Local Maintenance and Improvement Grant (LMIG) Application for 2025

Public Works Administrator Handley explained that each year, the Georgia Department of

Transportation (GDOT) issues a request to local governments to apply for their Local Maintenance and Improvement Grant (LMIG). The amount of the grant is based upon road mileage and population. For the Fiscal Year 2025 LMIG grant, the amount that Coweta County will receive is $1,839,616.07. A minimum matched of 30% of the grant amount ($551,884.82) is required as a condition of receiving the grant funds. A road list has been included in the agenda packet and will be submitted for inclusion on the LMIG application. The total length of roadway that will be rehabilitated under this project is 17.2± miles for milling and resurfacing and the total estimated cost of the proposed project is $5.83 million.

Motion to: **Execute**

The Board voted to execute the 2025 Local Maintenance and Improvement Grant (LMIG) application to be submitted to the Georgia Department of Transportation (GDOT) for grant proceeds that will be utilized toward the maintenance and resurfacing of various County roadways.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Paul Poole
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

15. Request Adoption of the Public Transit Agency Safety Plan (PTASP)

Assistant Administrator Mickle explained that the Public Transit Agency Safety Plan (PTASP) is a Federal Transit Agency (FTA) requirement in order for transit agencies to access 5307 funding. The PTASP establishes a policy statement, a Safety Committee to assess risks and related processes, recurring training for transit staff, a way for drivers to submit safety concerns, among other things. The original document was approved by the Board for the 2024 grant year. The initial PTASP was submitted to the Georgia Department of Transportation (GDOT) for review and approval. Each year thereafter, the PTASP must be reviewed for any necessary updates and submitted to GDOT and the Atlanta Transit Link Authority (ATL). The policy was recently reviewed by the ATL's consultant and staff has incorporated their comments as well as designated Mr. Chad Steele as the County's new Transit Manager.

Motion to: **Adopt**

The Board voted to adopt an updated Public Transit Agency Safety Plan (PTASP) for Coweta Connect, the County’s transit program.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn

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

16. Request Approval to Amend the Employee Pay Scale

Administrator Fouts explained that during the Fiscal Year 2025 budget discussion and subsequent vote, the Board voted to support the annual merit increases as well as a proposed market adjustment. Staff has drafted an amendment to the existing pay scale that increases the current minimum general recruiting rate and all pay grades by 5%, and maintains a 75% range in each grade. If approved, the pay scale would become effective January 6, 2025 which coordinates with the market adjustment approved by the Board and is part of the budget.

Motion to: **Approve**

The Board voted to approve a revised pay scale as presented by staff.
RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

17. Request Approval/Execution of an Amendment to Chapter 62 - Solid Waste of the Coweta County Code of Ordinances

Administrator Fouts explained that Public Works Administrator Handley and Environmental and Fleet Director Matt Lovett have been working on a proposed amendment to *Chapter 62 - Solid Waste of the Code of Ordinances*. The proposed amendment was presented at the October 24, 2024 Work Session, feedback received from the Board, and changes have been incorporated into the proposed amendment. The amendment will replace the *Solid Waste Ordinance* and has been modernized based on current operations. He explained that the primary components include more regulations regarding private haulers throughout the county, codification of the fee structure for the Transfer Station, and alignment of the penalties and fines for violations with the current ordinance. The amendment will become effective Monday, March 3, 2025 in order to allow time for the private haulers to modify vehicles to meet the ordinance.

Commissioner McKenzie explained he has received numerous calls from citizens regarding the Board's decision to close some of the County's solid waste sites. He would like for staff to look at increasing the days of operation at the Welcome Road compactor site by one (1) day a week.

Administrator Fouts explained that at Commissioner McKenzie's request, Public Works Administrator Handley has provided a cost estimate of $30,000 to open another compactor site, verus approximately $8,000 to cover the cost of a part-time employee to open an existing site for an additional day. At the Work Session held on July 17, 2024, staff explained that post-pandemic recycling activity had increased. However, the market is not as strong as it was, and staff has worked diligently to find buyers for some of the recycling materials. Unfortunately, there are times when some of that recyclable material is simply placed in the same collection area as waste or trash. Staff is currently working with Amwaste on a partnership for recycling. Amwaste has a combined trash and recycling system which is being used successfully in Newnan, Fayette County, and Troup County.

Motion to: **Execute**

The Board voted to execute an amendment to *Chapter 62 - Solid Waste* of the *Coweta County Code of Ordinances*, to become effective on March 3, 2025.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Paul Poole
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

18. Request Approval to Waive Fees at the Landfill as Requested by the Daughters of the American Revolution

Administrator Fouts explained that on December 14, 2024, members of the community along with representatives from the County and municipalities participated in the Wreaths Across America ceremony with the local chapter of the Daughters of the American Revolution by laying wreaths on graves of veterans at Oak Hill Cemetery. Staff is in receipt of a request from the local chapter of the Daughters of the American Revolution for the Board to consider waiver of fees at the C&D Landfill for the purposes of disposal of the wreaths.

Motion to: **Approve**

The Board voted to waive fees at the C&D Landfill on Saturday, January 4, 2025 for the purposes of disposal of the wreaths utilized by the Daughters of the American Revolution during the Wreaths Across America ceremony at Oak Hill Cemetery.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

19. Request Approval to Surplus Vehicles Previously Utilized by Coweta County Fire Rescue

Administrator Fouts explained that Coweta County Fire Rescue has three (3) vehicles that have met the end of their service life and will be replaced by new fire trucks. Additional repairs to these vehicles are not cost-efficient, and these apparatus are not suitable for reserve status.

Motion to: **Approve**

The Board voted to surplus the following three (3) vehicles previously utilized by Coweta County Fire Rescue and to allow staff to dispose of such according to current County procedures:

- 2010 Pierce Quantum: VIN 4P1CU01E6AA010564
- 2005 KME: VIN 1K9AF428X6N058049
- 2010 Pierce Quantum: VIN 4P1CU01E6AA010566

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
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.

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

Mr. James Brantley, Longwood Lane, Newnan addressed the Board regarding closure of some of the County's recycling centers. He asked that the Board consider relocating some of the bins/containers from the recently closed Selt Road location to the Welcome Road location to prevent overflow of materials.

Mr. Alan Brady, Barrington Overlook, Sharpsburg addressed the Board regarding House Bill 581. He explained that HB 581 was recently approved by the voters of Coweta County and urged the Board not to exercise the opt-out provision because of excessive property assessments resulting in increased property taxes. He also requested that the Board, as the County's governing authority, direct the Coweta County School Board not to opt-out.

The following individuals addressed the Board requesting assistance to save the old Madras train maintenance shed/post office, citing the structure's historical significance, age, and former uses that shaped the State and region as reasons why it should be saved.

- Ms. Carolyn Turner, West Wedgewood Circle, Newnan
- Mr. Michael Miller, Bob Smith Road, Sharpsburg

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 personnel issue.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

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.
Commissioner-Elect Jeff Fisher and Community and Human Resources Director Patricia Palmer were also in attendance.

Regular Session

Motion to: **Return to Regular Session**

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

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Bill McKenzie
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: 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