



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

January 9, 2025

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
Jeff Fisher	District 1	Present
Bill McKenzie	District 2	Present
Bob Blackburn	District 3	Present
John Reidelbach	District 4	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 Thursday, January 9, 2025.

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.

Commissioner Smith also acknowledged the day of mourning for former President Jimmy

Carter. He highlighted President Carter's legacy as the former Governor of Georgia (1971-1975) and as the 39th President of the United States (1977-1981).

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 # 12 "Request Approval/Execution of an Agreement with Newnan Coweta Habitat for Humanity Associated with Donation of a Lot and Construction of an Affordable Home" from the agenda as requested by staff and to remove item # 14 "Request Approval/Execution of a Proposed Amendment to Chapter 2. Administration of the Coweta County Code of Ordinances" as requested by Chairman Reidelbach and Commissioner McKenzie.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Beginning of the Year Business

1. Beginning of the Year Appointments - Chairman, Vice-Chairman, Counsel, Clerk, and Deputy Clerk

Motion to: Appoint a Chairman

The Board voted to appoint Commissioner Bill McKenzie to serve as Chairman for calendar years 2025 and 2026. Newly elected Chairman McKenzie expressed his appreciation to Commissioner Reidelbach for his service as Commission Chairman and presented him with an engraved gavel as a token of appreciation from the Board.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Motion to: Appoint a Vice-Chairman

The Board voted to appoint Commissioner John Reidelbach to serve as Vice-Chairman for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Motion to: Appoint Legal Counsel

The Board voted to appoint Attorney Nathan Lee with the firm of Glover and Davis, PA to serve as legal counsel to the Coweta County Board of Commissioners for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Motion to: Appoint the Clerk and Deputy Clerk

The Board voted to appoint Ms. Shannon Zerangue to serve as Clerk and Ms. Fran Collins to serve as Deputy Clerk to the Coweta County Board of Commissioners for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

2. Confirm Meeting Dates for Calendar Year 2025 and the Beginning of 2026

Motion to: Confirm

The Board voted to confirm the following as the Commission meeting dates and times for calendar year 2025 and January 2026:

January 9, 2025	Second Thursday	6:00 p.m.
January 23, 2025	Fourth Thursday	6:00 p.m.
February 11, 2025	Second Tuesday	6:00 p.m.
March 4, 2025		6:00 p.m.

March 18, 2025		6:00 p.m.
April 1, 2025		6:00 p.m.
April 15, 2025		6:00 p.m.
April 24, 2025	Fourth Thursday	9:00 a.m. Work Session
May 6, 2024		6:00 p.m.
May 20, 2024		6:00 p.m.
June 3, 2025		6:00 p.m.
June 17, 2025		6:00 p.m.
July 1, 2025		6:00 p.m.
July 15, 2025		6:00 p.m.
July 22, 2025	Fourth Tuesday	9:00 a.m. Work Session
August 5, 2025		6:00 p.m.
August 19, 2025		6:00 p.m.
September 4, 2025	First Thursday	6:00 p.m.
September 16, 2025		6:00 p.m.
October 7, 2025		6:00 p.m.
October 16, 2025	Third Thursday	9:00 a.m. Work Session
October 21, 2025		6:00 p.m.
November 4, 2025		6:00 p.m.
November 18, 2025		6:00 p.m.
December 4, 2025	First Thursday	6:00 p.m.
December 16, 2025		6:00 p.m.
January 6, 2025		6:00 p.m.
January 22, 2025	Fourth Thursday	6:00 p.m.

Chairman McKenzie noted that currently there is only one meeting scheduled in February and it is possible that the Board and staff may determine that another needs to added.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

3. Request to Set the 2025 Holiday Schedule

Motion to: Set

The Board voted to set the following holiday schedule for calendar year 2025:

- Martin Luther King, Jr. Day - Monday, January 20, 2025

- Memorial Day - Monday, May 26, 2025
- Independence Day - Friday, July 4, 2025
- Labor Day - Monday, September 1, 2025
- Veterans' Day - Tuesday, November 11, 2025
- Thanksgiving - Thursday, November 27 and Friday November 28, 2025
- Christmas - Wednesday, December 24 and Thursday, December 25, 2025
- New Year's Day - Thursday, January 1, 2026

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Approval of Minutes

4. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on December 17, 2024

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, December 17, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

5. Request Approval of the Minutes from the Called Meeting Held on December 20, 2024

Motion to: Approve

The Board voted to approve the minutes from the Called Meeting held on Friday, December 20, 2024. Commissioner Fisher explained that he was abstaining from the vote because he was not sworn-in as a Commissioner at this meeting.

RESULT: Passed (4 to 0)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

ABSTAIN: Jeff Fisher

Consent Agenda

6. **Confirm Submission of a Fiscal Year 2024 Assistance for Firefighters Grant Application**

Motion to: Confirm

The Board voted to confirm submission of the Fiscal Year 2024 Assistance for Firefighters Grant (AFG) application.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Supplemental and Non-Agenda Items

Motion to: Approve

The Board voted to approve the addition of two (2) Supplemental Agenda items for discussion.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Jeff Fisher

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

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

7. **Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 26. Overlay Districts of the Coweta County Code of Ordinances**

Assistant Community Development Director Ben Sewell presented a proposed amendment to *Appendix A. Zoning and Development, Article 26. Overlay Districts, Section 262 (F) Residential-Planned Development Project (R-PDP) Overlay, item (4) Permitted Uses* of the *Coweta County Code of Ordinances*. He explained that the proposed amendment is to allow the permitted use of fee-simple townhomes with the requirement that they be served by private/gated streets meeting the standards of *Section 246.12* of the *Coweta County Zoning and Development Ordinance*. He provided a brief history of the *R-PDP Overlay District* and explained that the intent of this zoning district is to encourage unified development of property by allowing more creative and flexible design concepts than what would normally otherwise be possible in an underlying typical *RC (Rural Conservation)* zoning district. The *R-PDP Overlay District* allows for enhanced residential density in areas that have access to existing infrastructure. The ordinance provisions are

designed to ensure that adequate infrastructure and open space are provided, minimize potential cost burdens to the County through efficient use of infrastructure, and to help preserve rural character in areas without adequate infrastructure acting as a receiving area for housing demand. The prerequisites for filing a rezoning application for the *R-PDP Overlay District* include a 5-acre minimum property size which is zoned *RC (Rural Conservation)*, the property must be contiguous with a municipality located wholly within the boundary of Coweta County, and the property must have access to public water and sewer. Currently, only single-family detached dwellings with a maximum density of 4-units per acre are allowed in the *R-PDP Overlay District*. The proposed amendment will also allow for fee-simple townhomes when served by private community streets meeting the standards in *Section 246.12* of the gated street ordinance in the *R-PDP Overlay District*. Any applicant will be required to propose the design layout during the application process. The application will be reviewed by staff for compliance with the prerequisites, and a Public Hearing will be held for the Board of Commissioners to consider approval or denial of the request.

In response to a question from Commissioner Reidelbach regarding a deed restriction associated with limiting rental of the associated townhomes, Attorney Lee explained that he would need to know the Board's intention in order to draft the necessary verbiage associated with the deed restriction.

Commissioner Reidelbach expressed concerns with corporations purchasing the majority of townhomes and then renting a large percentage of them. He suggested a continuance of tonight's Public Hearing so that Attorney Lee can investigate the necessary language for a deed restriction to prevent corporations from doing so.

Administrator Fouts explained that the Board could vote to approve the ordinance amendment and set zoning conditions (deed restrictions) when an application is considered by the Board at a Public Hearing.

Commissioner Blackburn expressed concerns with who would verify the percentages of ownership versus rentals after townhomes have been sold.

Administrator Fouts explained that it could be similar to the *RRCC (Residential Retirement Community Care)* zoning district whereby the Home Owners Association (HOA) is responsible for providing annual certification that a certain number of residents meet the threshold.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding a proposed amendment to *Appendix A. Article 26.Overlay Districts, Section 262 (F) Residential-Planned Development Project (R-PDP) Overlay, item (4) Permitted Uses of the Coweta County Code of Ordinances* associated with fee-simple townhomes.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Motion to: Execute

The Board voted to execute an amendment to *Appendix A. Article 26.Overlay Districts, Section 262 (F) Residential-Planned Development Project (R-PDP) Overlay, item (4) Permitted Uses of the Coweta County Code of Ordinances* associated with fee-simple townhomes.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Regular Session

Public Comments Regarding Items On the Agenda - This is the time for anyone that wishes to address the Board regarding items that have been published on tonight's agenda. Each speaker (up to 10) will be afforded a maximum of three (3) minutes.

Chairman McKenzie called for comments regarding any items on the agenda. There were none.

Unfinished Business

8. Request Appointments to Various Boards/Authorities

Motion to: Approve

The Board voted to take the following actions regarding appointments to various boards/authorities:

- Reappoint Mr. John Daviston as the 3rd District representative to the Coweta County Development Authority for the term beginning April 11, 2025 and expiring April 10, 2030
- Reappoint Mr. John Daviston as the 3rd District representative to the Development Authority of Coweta County for the term beginning April 4, 2025 and expiring April 3, 2029
- Reappoint Ms. Delia Crouch as the 5th District representative to the Coweta County Board of Zoning Appeals for the term beginning January 1, 2025 and expiring December 31, 2027

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Attorney Lee fielded questions from Commissioner Reidelbach explaining that Coweta County has two (2) economic development authorities with one being established constitutionally (Coweta County Development Authority) and one being established statutorily (Development Authority of Coweta County). The constitutionally established economic development authority has additional powers to facilitate economic projects that the statutorily established economic development authority does not. Legislation requires that the constitutionally established economic development authority meet once per year. At their January board meeting, the Coweta County Development Authority (constitutionally established) voted to meet once per year while the Development Authority of Coweta County (statutorily established) will continue to meet monthly.

In response to a question from Chairman McKenzie, Administrator Fouts explained that the Coweta County Development Authority consists of five (5) members and the Development Authority of Coweta County consists of seven (7) members. There are some members that overlap with service on both authorities, but each authority has its own length of terms for members to serve.

New Business

Bids and Contracts

9. Request Approval/Execution of an Agreement to Renew Services with Faithful Guardian for Clinical Field Experience

Assistant Administrator Mickle explained that at the Commission meeting held on August

10, 2021, the Board voted to execute an agreement with Faithful Guardian (EMT/Paramedic training academy) to facilitate clinical experience (ambulance ride-alongs) for EMT and Paramedic students. Although the contract contains an automatic renewal clause, Faithful Guardian's policy requires a new signature every two (2) years. There is no change to the existing contract other than updated signatures and dates, and the agreement outlines the responsibilities of the training provider and Coweta County Fire Rescue. Faithful Guardian has been a good partner and adhered to the terms of the agreement. In closing, she explained that several current Coweta County employees are enrolled in the program, and staff has been able to hire others based on the positive experience.

Motion to: Execute

The Board voted to execute a renewal agreement with Faithful Guardian to facilitate clinical experience (ambulance ride-alongs) for EMT and Paramedic students.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

10. Request Approval/Execution of the Indigent Defense Services Agreement with the Superior Court Public Defender

Assistant Administrator Mickle explained that at the Commission meeting on June 18, 2024, the Board voted to approve an appropriation for the Superior Court Public Defender in the amount of \$750,399 for the State's fiscal year 2025 (July 1, 2024 through June 30, 2025). However, the term of the associated contract with the Circuit Public Defender was only for a 6-month period (July 1, 2024 through December 31, 2024) because of the forthcoming Superior Court judicial circuit split. The circuit split became effective on January 1, 2025, and the Coweta Judicial Circuit now includes Coweta, Meriwether, and Troup counties. The former Chief Public Defender has been appointed as the Chief Public Defender for the newly formed West Georgia Circuit that includes Carroll and Heard counties. Therefore, the Georgia Public Defender Council recently named Ricardo "Rick" Samper to serve as the Coweta Judicial Circuit Chief Public Defender. Staff recently met with Mr. Samper to discuss budgetary needs to complete the State's fiscal year ending on June 30, 2025. Mr. Samper has requested that Coweta County continue providing the same appropriation approved by the Board at the June 18, 2024 meeting, but he also requested consideration for additional office space to accommodate vacant positions (County and State funded). This request would result in additional costs of \$12,415 for rent and utilities for the six month period, less a savings of \$2,700 in related state paid position salary supplements, for a total increase in the budget of \$9,715.

Motion to: Execute

The Board voted to execute an Indigent Defense Services Agreement with the Circuit Public Defender as presented by staff, as well as to approve a budget amendment in the amount of \$9,715 to provide the Circuit Public Defender's Office with additional office space.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

11. Request Approval to Surplus Lot Formerly Known as Fire Station # 12 - District 1

Administrator Fouts explained that Coweta County owns a certain parcel of land located in Coweta County Georgia that consists of 1.03± acres located at 2141 Highway 154 (Parcel # 122-6061-002). In 1985 the County acquired the property for construction and maintenance of a volunteer fire station (f/k/a Fire Station # 12). The donation contained a reversion clause stating that the property would be returned to the owners should the property not be used for a period of two (2) consecutive years. In 1986, the tract (as part of a two-tract warranty deed containing 289.09± acres, respectively) was conveyed to Dennis H. McDowell along with the Grantor's reversionary interest in and to the property being utilized for the Fire Station. In 1999, the Fire Department began utilizing the property as a fleet maintenance facility after new Fire Station # 12 was constructed at 45 Ebenezer Church Road. When a new Fire Department fleet maintenance facility was constructed in 2013, the property was used for material storage and training. In 2017, in exchange for \$7,000, the owner conveyed the property to the County via quit claim deed. The existing structure on property is currently in disrepair and does not provide a beneficial use to the citizens of Coweta County. It is in the best interests of the citizens of Coweta to demolish the existing structure, remove the associated debris, and surplus the property.

Motion to: Approve

The Board voted to approve the demolition of an existing structure and removal of associated debris from property located at 2141 Highway 154 (Parcel #122-6061-002), formerly known as Fire Station # 12, and to declare the same parcel as surplus.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

12. Request Approval/Execution of an Agreement with Newnan Coweta Habitat for Humanity Associated with Donation of a Lot and Construction of an Affordable Home - District 1

Agenda item # 12 "*Request Approval/Execution of an Agreement with Newnan Coweta*

Habitat for Humanity Associated with Donation of a Lot and Construction of an Affordable Home" was removed from the agenda earlier in the meeting as requested by staff.

13. Bid Award Associated with Roof Replacement for Fire Station # 12 - District 1

Administrator Fouts explained that the roof at Fire Station # 12 (Ebenezer Church Road) is original to the station, leaks in multiple places when it rains, and is in need of replacement. Staff solicited bids and received three (3) responses with CGS, LLC submitting the lowest and best bid of \$82,000. In closing, he noted that this is a budgeted item for Fiscal Year 2025.

Motion to: Approve

The Board voted to retain CGS, LLC to replace the roof at Fire Station # 12 (Ebenezer Church Road) for a total cost of \$82,000.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Additional Action Items

14. Request Approval/Execution of a Proposed Amendment to Chapter 2. Administration of the Coweta County Code of Ordinances

Agenda item # 14 "*Request Approval/Execution of a Proposed Amendment to Chapter 2. Administration of the Coweta County Code of Ordinances*" was previously removed from the agenda by the Board.

15. Request Approval/Execution of a Proposed Amendment to Chapter 10. Animals of the Coweta County Code of Ordinances

Administrator Fouts explained that staff is proposing amendments to *Chapter 10 . Animals* within the *Coweta County Code of Ordinances* to address specific nuances within the ordinance that have been identified through enforcement as having insufficient verbiage to serve the intended purposes. Specifically, replacing the current definition of "Abandon" with a more specific definition for abandoned animal which will capture the intended conduct, broadening the applicable animals running at large from dogs to any animal, amending the animal noise ordinance to more readily place the public on notice of what specific conduct is prohibited, and amending the aggressive animal ownership ordinance regarding extent of injury (from undefined: "severe", to defined: "serious"). These amendments will provide clarity to the public and assist in enforcement by Animal Services.

Motion to: Execute

The Board voted to execute amendments to *Chapter 10 . Animals* of the *Coweta County Code of Ordinances* as presented by staff to become effective on Monday, February 3, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Chairman McKenzie expressed appreciation to Douglas County Animal Services, the Atlanta Humane Society, Renegade Paws Rescue in Savannah, and the Morgan County Humane Society for their assistance with a recent animal hoarding incident.

Public Works Administrator Handley explained that staff had been made aware of a potential animal hoarding case and upon investigation discovered 160 dogs and 3 horses that were being kept in inhumane conditions. He also expressed his appreciation to all the outside agencies that assisted the County with this unfortunate circumstance.

16. Request to Mutually Agree to Postpone the Arbitration Process Associated with the Annexation Objection to Petition # AN 04-24 Filed by Steven Jones/Pope Farm - District 3

Administrator Fouts explained that at the Commission meeting held on November 19, 2024, the Board voted to file an intent to object to Petition # AN 04-24 filed by Steven Jones proposing to annex 267.75± acres located off GA Hwy. 16, Lunsford Road, and Sidney Pope Road (Parcels # 061-5069-002A, # 061-5069-002B, # 061-5069-003, # 061-5069-013, # 061-5069-014, # 061-5093-002, # 061-5093-007, # 061-5093-008, # 061-5093-009, and # 061-5093-010,) into the City of Newnan. The developer, PR Land Investments, LLC, is proposing a master-planned residential community with 669 proposed single-family detached dwellings, related amenities, 5 existing single-family detached dwellings, and a 130,000 square foot industrial building. Accordingly, this development qualifies as a Development of Regional Impact (DRI) per the Georgia Department of Community Affairs (DCA) rules – DRI application # 4316 Pope Farm. A DRI Pre-Review/Methodology Meeting will be held on Monday, January 13, 2025 at 10:00 a.m. to discuss the traffic impact study requirements with the Georgia Regional Transportation Authority (GRTA), followed by the traffic study, public comment period, and finally a Notice of Decision (NOD). In accordance with O.C.G.A. § 36-36-115 (a)(1)(A), the City and the County may by mutual agreement postpone the arbitration proceedings for up to 180 days to negotiate a potential settlement. The pending Notice of Decision (NOD) for this proposed development plays a vital role in the annexation dispute and subsequent rezoning. The City Council voted to agree to postpone this arbitration at their regularly scheduled meeting held on Tuesday, January 7, 2025. If approved by mutual agreement, staff

understands that the 60-day deadline in accordance with O.C.G.A. § 36-36-114 (Saturday, February 15, 2025) shall stay until after the 180 days to negotiate a potential settlement. If a settlement cannot be reached after the 180 days, then the Case Coordinators will notify the arbitration panelists accordingly to schedule the necessary meetings for the arbitration.

Attorney Lee fielded a question from Commissioner Reidelbach regarding the 60-day deadline as it relates to the stay of arbitration.

Motion to: Execute

The Board voted to execute an Agreement with the City of Newnan to mutually agree to postpone the annexation arbitration associated with Petition # AN 04-24 filed by Steven Jones proposing to annex 267.75± acres located off GA Hwy. 16, Lunsford Road, and Sidney Pope Road into the City of Newnan for a period of up to 180 days in order to negotiate a potential settlement in accordance with O.C.G.A. § 36-36-115 (a)(1)(A).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Jeff Fisher

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

17. Request Approval/Execution of Certifications and Assurances Associated with the Edward Byrne Memorial Justice Assistance Grant Award

Assistant Administrator Mickle explained that Coweta County's Fiscal Year 2024 allocation for the U.S. Department of Justice Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant was \$56,198 for which an application was submitted in December, and the grant has now been awarded. There is no required local match, however, the Board is required to execute certain Certificates and Assurances in order for the County to accept the grant award.

Motion to: Execute

The Board voted to execute the Certifications and Assurances associated with the Edward Byrne Memorial Justice Assistance Grant Program Award.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Alphonso Smith

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

18. Request Approval to Utilize the Justice Center to Hold Mock Trial Competition

Assistant Administrator Wisenbaker explained that staff has received a request from Will

Smith, Regional Coordinator for the State Bar's High School Mock Trial (HSMT) Program and local attorney, along with Judge Joseph Wyant, Juvenile Court Judge, to utilize the Coweta County Justice Center to hold the Regional Mock Trial Competition on Saturday, February 1, 2025.

Commissioner Smith explained that he has had the opportunity to attend a Mock Trial Competition in the past and noted the talent of all the students that participated. He urged everyone to attend if given the opportunity to do so.

Motion to: Approve

The Board voted to approve a request from the Regional Coordinator for the State Bar's High School Mock Trial Program and Judge Joseph Wyant to hold the Regional Mock Trial Competition at the Coweta County Justice Center on Saturday, February 1, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

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

Motion to: Approve

The Board voted to surplus a damaged 2014 Chevrolet Tahoe (VIN: 1GNSK2E03ER19502) previously utilized by Fire Rescue and to allow staff to dispose of such according to current County procedures.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

Supplemental and Non-Agenda Items

20. Request Approval to Amend the Fiscal Year 2025 Budget to Add a Day of Service at the Welcome Road Compactor Site - District 2

Administrator Fouts explained that during the Fiscal Year 2025 budget process, staff brought forth several changes to services as a means to balance the budget. Reduction of a few hours of service at some of the County's compactor sites and closure of one site were included in the changes. Since that time, staff has noticed some increases in volume at certain sites including the Welcome Road compactor site. At the Commission meeting held on December 17, 2024, the Board requested that staff examine increasing the days of operation at the Welcome Road compactor site by one (1) day per week. Staff is proposing

to add Wednesday from 7:00 a.m. - 7:00 p.m. at this site. If approved by the Board, an amendment to the Fiscal Year 2025 budget will be necessary to cover the associated cost of service.

Motion to: Approve

The Board voted to amend the Fiscal Year 2025 budget in the amount of \$8,000 to add a day of service at the Welcome Road compactor site.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

21. Confirm Execution of a Proclamation in Remembrance of Dr. Martin Luther King, Jr.

Motion to: Confirm

The Board voted to confirm execution of proclamation in remembrance of Dr. Martin Luther King, Jr. and his legacy.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher

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 McKenzie called for comments regarding any items not on the agenda.

The following individuals expressed objection to a future proposed data center project in the western portion of Coweta County citing concerns regarding social and economic impacts, stormwater management, environmental impacts, air quality, noise, hazardous materials, floodplains and wetlands, loss of rural character and tranquility, impacts to wildlife habitats, loss of open space and natural resources, traffic, questionable projected tax revenue, employment of minimal staff, potential for future obsolescence and abandonment of the massive structure, and inappropriate proposed location.

- Mr. Neal Wolfe, Thomaston Street, Newnan

- Mr. Robert Lytten, Wagers Mill Road, Newnan
- Mr. Nick Sabadosh, Fauna Meadows Drive, Newnan
- Mr. Tate Carroll, Field Street, Newnan

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

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

AYES: John Reidelbach, Bill McKenzie, Bob Blackburn, Alphonso Smith, Jeff Fisher