Coweta County Board of Commissioners

Regular Meeting Session

Minutes

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

Shannon Zerangue
Fran Collins
770.254.2601

April 1, 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
Bill McKenzie	District 2 - Chairman	Present
John Reidelbach	District 4 - Vice Chairman	Remote
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
Alphonso Smith	District 5	Absent
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 Regular Meeting Session on Tuesday, April 1, 2025.

In accordance with O.C.G.A. § 50-14-1(g)(3), Commissioner Reidelbach attended the meeting remotely because of health reasons.

Commissioner Smith was absent.

Meeting Called to Order

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

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

Invocation was given by Chairman McKenzie.

Notification of Location of Rules

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.

Announcements and Comments from the Commissioners

Chairman McKenzie called for any announcements or comments from the Commissioners.

In response to a question from Chairman McKenzie, Administrator Fouts explained that staff has drafted a handbook (known as the BAC Handbook) to act as a guideline for members of the County's various boards, authorities, and committees. However, staff is waiting for the Board to take action on some proposed amendments to *Chapter 2* of the *Coweta County Code of Ordinances* because some of the amendments to the ordinance will need to be incorporated into the BAC Handbook.

Awards and Presentations

1. **Presentation Regarding Senior Hunger Awareness Month**

Senior Services Program Coordinator Leila Heptinstall addressed the Board and read a proclamation executed by Governor Brian Kemp declaring the month of April as "Senior Hunger Awareness Month" in Georgia. She provided a brief highlight of the meal services Coweta County provides to the community's senior citizens. She noted that 552 meals were served at the County's congregate center (Tommy Thompson Center), and 315 meals were provided through the local Meals on Wheels program in March 2025. In addition, Coweta County offers a monthly nutrition and wellness program and sends out shelf-stable meals every month for seniors to have on hand in case of an emergency such as a weather-related event. In closing, she noted that Coweta County also hosts a farmer's market yearly for the senior members of the community.

Chairman McKenzie expressed appreciation to the Senior Services staff for their hard work and dedication to providing services to/for the seniors in Coweta County as well as to the Correctional Institution for preparing the meals that are served to the senior citizens.

Regular Session

Approval of Minutes

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on March 18, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, March 18, 2025.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Supplemental and Non-Agenda Items

Motion to: Approve

The Board voted to approve the addition of one (1) Non-Agenda item associated with the Southwest Connector project (RB21.13) to be added for discussion.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Public Comments Regarding Items On the Agenda

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

Mr. Richard Ferry, Duck Drive, Newnan addressed the Board regarding a request for an extension associated with property located off Walt Sanders Road, Newnan (agenda item # 4). He explained that the proposed project for the property consists of an extension of a roadway and development of large industrial outlots. One of the conditions of zoning (see Petition # REZ 23-10 approved by the Board on April 9, 2024) required the applicant to obtain a land disturbance permit (LDP) within twelve (12) months of approval by the Board. The applicant has already expended in excess of $200,000 in consulting and design fees and has made significant progress on the project, but is requesting an eighteen (18) month extension to obtain the LDP.

Recommendations from Community Development

3. **Recommendation Regarding Petition # AN 01-25 Filed by the City of Newnan Proposing to Annex Property Located at 423 Jefferson Street, Newnan - District 3**

Zoning Associate Nicole Blackwell presented Petition # AN 01-25 filed by the City of Newnan proposing to annex 3.02± acres located at 423 Jefferson Street (Parcel # 086-5055-002) into its boundaries. She explained that the subject property is currently zoned *R-2* (*Multifamily Residential*), and is completely surrounded by property that is already located within the city limits of the City of Newnan. According to the documents contained within the annexation application, the City is proposing their *RU-7* (*Urban Residential Single-Family Dwelling - High Density*) zoning district to accommodate a residential development. She noted that as currently zoned, a maximum density of 4 units per acre would be allowed in accordance with the *Coweta County Zoning and Development Ordinance*. Based upon O.C.G.A. § 36-36-113, the County may file an intent to object if the annexation results in the following:

- A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use (O.C.G.A. 36-36-113, subsection (d), (1), (A))
- A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-4-110, which is furnished by the county to the area to be annexed; and (O.C.G.A. 36-36-113, subsection (d), (1), (B))
- Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances due to the substantial increase in density. (O.C.G.A. 36-36-113, subsection (d), (2))

Ms. Blackwell explained that following review, staff determined that the City's proposed *RU-7* (*Urban Residential Single-Family Dwelling - High Density*) zoning district does not qualify for the County to file a valid objection based upon the three (3) standards provided in O.C.G.A. § 36-36-113.

Motion: Not to File an Intent to Object

The Board voted not to file an intent to object to a proposed annexation of 3.02± acres located at 423 Jefferson Street (Parcel # 086-5055-002) into the City of Newnan as filed in Petition # AN 01-25.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn

ABSENT: Alphonso Smith

4. **Request Direction from the Board Regarding Condition # 13 Associated with Previous Petition # REZ 23-10 Filed by Amlajack Industrial (Now Under Central Coweta Industrial Ownership) for Property Located off Walt Sanders Road, Newnan – District 3**

Zoning Associate Blackwell explained that at the Commission meeting held on April 9, 2024, the Board voted to rezone 254.73± acres located off Walt Sanders Road, Newnan (Parcel # 096-5115-001) from *RC* (*Rural Conservation*) and *NC* (*New Community*) to *M* (*Industrial*) as requested in Petition # REZ 23-10 filed by Amlajack Industrial, subject to eighteen (18) conditions. Condition # 13 required that a land disturbance permit (LDP) be obtained within a 12-month period beginning the next business day following approval by the Board. As of April 1, 2025, a land disturbance permit has not been issued and the applicant (now known as Central Coweta Industrial Ownership) has submitted a written request for an eighteen-month extension. Subsequently, Community Development is requesting direction from the Board regarding this condition.

In response to a question from Commissioner Reidelbach, Mr. Richard Ferry (applicant representative) explained that the 18-month extension was recommended by the original project engineer. It is possible that 18 months will not be needed, but that was the timeframe derived by the original engineer that was working on this project until recently.

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on the second meeting in October 2026 (to be determined) at 6:00 p.m. regarding possible rezoning of 254.73± acres located off Walt Sanders Road, Newnan (Parcel # 096-5115-001) from *M* (*Industrial*) back to *RC* (*Rural Conservation*) and *NC* (*New Community*) associated with Condition # 13 in previous Petition # REZ 23-10 filed by Amlajack Industrial (now known as Central Coweta Industrial Ownership) thereby granting the applicant an 18-month extension to obtain a land disturbance permit (LDP).

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

5. **Request Approval/Execution of a Development Agreement Estoppel Certificate for Twelve Parks, Phase D - District 1**

Community Development Director Jon Amason explained that Twelve Parks Phase D Development, LLC has developed Phase D located in the Twelve Parks residential development. In order to sell this phase of the development, Lennar Corporation has requested an Estoppel Certification from Coweta County and Twelve Parks Phase D

Development, LLC indicating that the project complies with the Development Agreement recorded against the property, and that Twelve Parks Phase D Development, LLC is in compliance with the same Development Agreement recorded against this development. The basis of this request is to confirm that the County does not have any pending claim or cause of action against Twelve Parks Phase D Development, LLC with respect to the Development Agreement.

Attorney Lee fielded a question from Chairman McKenzie regarding the purpose of an Estoppel Certification.

Motion to: Execute

The Board voted to execute a Development Agreement Estoppel Certificate as requested by Twelve Parks Phase D Development, LLC associated with Phase D of the Twelve Parks residential subdivision development.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

6. **Request to Set a Public Hearing on May 6, 2025 Regarding the Initiation of Rezoning of Property Located off Derring Circle, Newnan - District 2**

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, May 6, 2025, at 6:00 p.m. regarding the potential rezoning (as initiated by the Board) of 1.13± acres located off Derring Circle, Newnan (Parcel # 048-5031-023) from *R-2* (*Multi-Family Residential*) to *RC* (*Rural Conservation*).

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Unfinished Business

7. **Request Approval to Increase Facility Rental Fees**

Assistant Administrator Mickle explained that staff proposes that the Board consider increasing facility rental fees at the community centers, the Fairgrounds and Conference Center, and the Historic Courthouse. Rental fees have not been increased in many years, but costs have continued to rise. Currently, the cost to maintain and operate the facilities exceeds the rental revenue. Staff reviewed rates at similar facilities in neighboring counties and cities for a comparison. Staff has proposed the increases included in the attached spreadsheet and discussed at the February 27, 2025 Work Session to become effective for any new reservations beginning June 2, 2025.

Parks and Recreation Director Jim Gay explained that staff gathered data from neighboring counties and cities and determined that Coweta's facility rental fees are outdated considering the increase in cost to provide service over the years.

Assistant Administrator Mickle noted that not only has the need for and cost to provide service increased over the years, but there has also been an increase in the number of facilities operated by the County.

Motion to: Approve

The Board voted to approve facility rental fee increases as presented by staff to become effective for any rentals booked on or after Monday, June 2, 2025.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

8. **Request Appointments to Various Boards/Authorities**

Motion to: Approve

The Board voted to reappoint Ms. Ame Whitlock as the 2nd District representative to the Board of Directors of the Coweta County Department of Family and Children Services for the term beginning July 1, 2025, and expiring June 30, 2030.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

New Business

Bids and Contracts

9. **Bid Award Associated with the Southwest Connector Project (RB21.13) - District 2**

Public Works Administrator Handley explained that bids were solicited for the construction of the Southwest Connector, which will begin at the intersection of Corinth Road and Millard Farmer Road. From that intersection, a new location roadway will be constructed that runs in a southeasterly direction, ending temporarily at the south side of the County Fairgrounds property. Bids were received from eleven (11) contractors with the low bid submitted by McCoy Grading in the amount of $4,815,208.55. Following receipt of the bids, staff determined that the County could purchase the storm drain materials that would be needed for the project at a lower cost than the contractor could. Therefore, the storm drain materials have been removed from the contractor's bid resulting in a final bid of $4,556,025.25, and later in the meeting staff will be asking the Board to consider awarding the bid for the purchase of the storm drain materials to the lowest and best bidder.

Motion to: Approve

The Board voted to retain McCoy Grading, on a lowest and best bid basis, for construction of the Southwest Connector (RB21.13) at a total cost of $4,556,025.25 (SPLOST), contingent upon receipt of updated bonds and insurance documents from the contractor.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

10. **Request Approval/Execution of Supplemental Agreement # 3 Associated with Design Services for Tommy Lee Cook Road (RB23.4) - District 3**

Public Works Administrator Handley explained that at the Commission meeting held on March 4, 2025, the Board voted to execute an amendment to an Intergovernmental Agreement (IGA) with the City of Chattahoochee Hills and the developer of the Serenbe development, by which the developer would contribute $588,597 to Coweta County to be used for the design and construction of a left turn lane on Tommy Lee Cook Road in conjunction with the County's sight distance improvement project on Tommy Lee Cook that is already under design. Staff has obtained a cost proposal of $55,000 from the engineering firm that is performing the design work for the sight distance improvement project to add the design of the left turn lane to their scope of services.

Motion to: Execute

The Board voted to execute Supplemental Agreement # 3 with AEI (formerly American Engineers, Inc.) [dba STV Services] associated with the addition of the necessary survey and design services to add a left turn lane to the sight distance improvement project on

Tommy Lee Cook Road (RB23.4) at a total cost of $55,000 (to be reimbursed from the developer).

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

11. **Request Approval/Execution of a Memorandum of Agreement with the Georgia Department of Transportation Associated with Bridge Replacement on Happy Valley Circle Over Brown's Creek - District 3**

Public Works Administrator Handley explained that the Georgia Department of Transportation (GDOT) has added the bridge on Happy Valley Circle over Brown's Creek to their bridge replacement program. At the Commission meeting held on February 11, 2025, the Board voted to submit a letter of support to GDOT for this bridge replacement project. Under this program, GDOT will cover all the costs of design and construction and the County will be required to contribute $50,000 toward the cost of the right-of-way acquisition for the project. In closing, he explained that the road will be closed during the bridge replacement project and an offsite detour will be required.

Motion to: Execute

The Board voted to execute a Memorandum of Agreement (MOA) with the Georgia Department of Transportation (GDOT) along with supporting documentation associated with the bridge replacement project on Happy Valley Circle over Brown's Creek ($50,000 to be contributed by the County via SPLOST proceeds).

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

12. **Request Approval/Execution of an Intergovernmental Agreement with the Coweta County Development Authority Associated with Property Located at 22 East Broad Street, Newnan - District 5**

Administrator Fouts explained that the County owns 1.93± acres located at 22 East Broad Street, Newnan (Parcel # N04-0007-001), comprising the Coweta County Administration Building, Annex, and a parking lot. The Administration Building has reached the end of its functional useful life and has no use for other governmental purposes. The County finds that the highest and best use for this property is for redevelopment purposes to promote growth, trade, commerce, and economic development activities through a private developer. Therefore, the County desires to transfer the property to the Coweta County

Development Authority subject to certain terms and conditions contained in a proposed Intergovernmental Agreement (IGA). As proposed, the County will transfer the property to the Development Authority and the Development Authority shall enter into a separate Purchase and Sale Agreement with the developer, subject to mutually agreeable terms to the County, including but not limited to a three (3) year lease for the Administration Building. The Development Authority shall pay the County all monies obtained by the developer. The IGA shall be for a term of two (2) years. In closing, he explained that if the property has not been purchased/transferred to the developer pursuant to the terms of the IGA, the Development Authority shall transfer the property back to the County.

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement (IGA) with the Coweta County Development Authority associated with real property located at 22 East Broad Street, Newnan (Parcel # N04-0007-001).

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Additional Action Items

13. **Request Approval/Execution of a Resolution to Adopt the 2025 Hazard Mitigation Plan**

911/Emergency Management Director Michael Terrell explained that the Federal Emergency Management Agency (FEMA) requires that the County's Hazard Mitigation Plan (HMP) be updated every five (5) years. Coweta's most current HMP was updated in 2018 and staff began the update process in 2023 but experienced a lengthy delay waiting for final approval from FEMA. He further explained that the HMP is vital because it allows the County to apply for funding from the Federal Emergency Management Agency (FEMA) and the Georgia Emergency Management Agency (GEMA) when a natural or man-made disaster occurs. Staff solicited Requests for Proposals (RFP) and Lux Mitigation and Planning Corporation was selected to provide assistance with developing an update to the Plan (see October 18, 2022, minutes). The cost to update the Plan is covered through grant funds and in-kind matching (time and labor), so there is no actual cost to the County for the project. This update involved individuals from the County's public safety partners, the local municipalities, healthcare and public health, the City of Hope Cancer Hospital, and Piedmont-Newnan Hospital, who comprised the Coweta County Hazard Mitigation Plan Update Committee. Several committee meetings were conducted to review the 2018 HMP, identify hazards facing Coweta County, perform a full risk assessment of those hazards, review previous mitigation strategies, and identify new mitigation strategies for Coweta and all the municipalities. The HMP has received final approval from GEMA and FEMA, and staff is requesting that the Board execute a resolution to adopt the updated Plan.

Mr. James Westbrook from Lux Mitigation and Planning Corporation addressed the Board, explaining that forty-nine (49) community partners participated in the Plan update process, identifying one hundred twenty (120) mitigation strategies with one hundred three (103) of those for natural disasters and seventeen (17) for technological and man-made hazards. Thirty-six (36) new mitigation strategies have been incorporated into the Plan update. These new strategies were added as actions that will lessen the impact of a disaster or hazard that occurs in the community. In addition, three (3) new hazards have been included in the Plan to address extreme temperatures, infrastructure failures, and emergent infectious diseases. In closing, he explained that his firm has helped complete ninety-nine (99) Hazard Mitigation Plans in Georgia with Coweta's being the most comprehensive because of all the work done by the local Committee and the Coweta County EMA staff.

Motion to: Execute

The Board voted to execute a resolution to approve and adopt the 2025 Coweta County Pre-Disaster Hazard Mitigation Plan as presented by staff.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

14. **Request Approval/Execution of Quit Claim Deeds to Convey Previously Abandoned Right-of-Way on Grayson Trail - District 2**

Administrator Fouts explained that on several occasions the Board has voted regarding the closure, abandonment, and approval of Quit Claim Deeds for a road formerly known as Grayson Trail that previously ran in a southwesterly direction from SR 16 near Orchard Hills to US 29. However, portions of that abandoned right-of-way were never relinquished to the adjoining property owners. The design efforts for the Gordon Road realignment project and the survey work associated with that design revealed the strips of unabandoned right-of-way. In conjunction with the closing for the acquisition of the new right-of-way where Gordon Road will be relocated, the previously abandoned right-of-way will be conveyed to the adjoining property owners.

Motion to: Execute

The Board voted to execute Quit Claim Deeds to convey the previously abandoned right-of-way of Grayson Trail to the adjoining property owners.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

15. **Request Approval to Temporarily Close Bob Wilson Road for the Purposes of Replacing a Bridge - District 2**

Public Works Administrator Handley explained that staff has identified some issues with the bridge on Bob Wilson Road and would like to replace it. The current bridge consists of wood decking, the beams are undersized, and some of them are rotten. Staff would like to raise the bridge, upsize the beams, and replace the decking with metal decking and asphalt. The bridge is approximately 18 feet wide by 20 feet long and will be built onsite and lifted into place. The road will need to be closed for one (1) day, and staff will coordinate with the two (2) affected property owners prior to beginning the work.

Chairman McKenzie explained that Administrator Fouts contacted Fire Chief Flanagan to request that, on the day of the bridge replacement, a fire truck be stationed on the side of the bridge where the two (2) homes are located, and Chief Flanagan agreed.

Motion to: Approve

The Board voted to temporarily close Bob Wilson Road for one (1) day for the purposes of replacing a bridge.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

16. **Request Approval to Replace Privately-Owned Signs Within the Shenandoah Community with County Maintained Signs - District 4**

Public Works Administrator Handley explained that the Shenandoah Community currently has privately-owned signs within the community that the Homeowners' Association (HOA) is responsible for maintaining. The sign posts are made of 4x4 PVC with decorative hangars. Over the years, signs have faded and some have been knocked over. Staff refers homeowners within the community to reach out to the HOA to replace signs that are damaged and knocked over, but none of the signs have been replaced. Subsequently, staff has placed several temporary signs within the community that are essential to EMS and the traveling public. Staff corresponded with HomeLink Property Management, LLC and offered to replace all the signs and posts if the HOA would pay for the materials. Staff will only replace signs that are on County-maintained roads. This will ensure that stop signs and road signs are legible for EMS and citizens traveling the roadways. Home Link Property Management, LLC has received confirmation from the Board of Directors of the Shenandoah Community Association for staff to replace all signs and posts within the community for a total of $7,544.00.

Motion to: Approve

The Board voted to approve the replacement all signs (posts, signs, and hangers) on County-maintained roads within the Shenandoah Community at a total cost of $7,544.00, which will be reimbursed to the County by Home Link Property Management, LLC (Homeowners' Association).

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Supplemental and Non-Agenda Items

17. **Bid Award Associated with Storm Drain Materials for the Southwest Connector Project (RB21.13) - District 2**

Public Works Administrator Handley explained that staff solicited separate bids to buy storm drain materials directly for the Southwest Connector project (RB21.13). The low bid supplier submitted a bid of $246,147.86. The low bid contractor's (McCoy Grading) price included in the project bid packet came in at $260,283.30 for the storm drain materials. The County is able to net a savings of $14,135.44 by purchasing the storm drain materials directly and supplying them for the project. The materials will be shipped directly to the jobsite in truckload quantities as released by the contractor (McCoy Grading).

Motion to: Approve

The Board voted to purchase storm drain materials from Oldcastle Infrastructure, on a lowest and best bid basis, for the Southwest Connector project (RB21.13) at a total cost of $246,147.86 (SPLOST).

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

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 does 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.

Ms. Laura Cobb, District 2, addressed the Board in opposition to "Project Sail" (a potential data center project), citing questionable tax break benefits, the need for additional information, the amount of waste produced per year, potential water contamination, environmental concerns, negative impacts on wells and drinking water, rezoning of a rural area for this development, disposal of contaminated materials, devaluation of existing residential homes, and the need to protect the rights of the residents.

Executive Session - In accordance with O.C.G.A. § 50-14-2

Motion to: Enter Into Executive Session

The Board voted to enter into Executive Session for the purposes of discussing personnel and real estate issues.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Members in attendance included Chairman McKenzie, Commissioner Blackburn, and Commissioner Fisher. Commissioner Reidelbach attended remotely, and Commissioner Smith was absent. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Community and Human Resources Director Palmer, Attorney Lee, and County Clerk Zerangue.

Regular Session

Motion to: Return to Regular Session

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

RESULT: Passed (4 to 0)

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

Affidavit

Motion to: Execute

The Board voted to execute an Affidavit and Resolution for Executive Session.
RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Motion to: Approve a Personnel Action as Discussed in Executive Session

The Board voted to approve a personnel action as discussed in Executive Session.
RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.
RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith