Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

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

Shannon Zerangue
Fran Collins
770.254.2601

May 6, 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	Present
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
Alphonso Smith	District 5	Remote
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
Fran Collins	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, May 6, 2025.

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

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 Commissioner Smith.

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 and/or comments from the Board. There were none.

Regular Session

Awards and Presentations

1. **Recognition of County Administrator Michael Fouts**

Sheriff Lenn Wood recognized Administrator Michael Fouts, who was recently awarded the prestigious Jerry R. Griffin Excellence in Public Service Award at the 2025 Annual Conference of the Association County Commissioners of Georgia (ACCG) held in Savannah, Georgia. He explained that Administrator Fouts has worked for the County for nearly 20 years. Michael was first appointed as the Assistant County Administrator in 2012, then was appointed by the Board as County Administrator in 2013. When he was elected Sheriff in 2019, Michael worked with him on a daily basis. They have continued to work together through COVID (2020), the tornado (2021), and everything else that has occurred over the past few years, and Michael continues to be outstanding to work with. Michael worked to help the Sheriff's Office retain employees through obtaining competitive pay. There are few County Administrators that have a county the size of Coweta, but Michael actually visits each department to learn what they do, how they do it, and to help determine their needs. Michael has even ridden along on patrol shifts with the Sheriff's department. In closing, Sheriff Wood explained that Michael is gracious, this award is well-deserved, and there are many employees who wish to recognize and congratulate Administrator Fouts. Sheriff Wood played a short video of a few expressing their appreciation.

The Board recognized Administrator Fouts for doing an outstanding job and expressed appreciation for his hard work and dedication to Coweta County.

Administrator Fouts expressed appreciation to Sheriff Wood for his recognition and nomination for this award. He explained his predecessor, former County Administrator Theron Gay, also received a similar award, established the legacy, and did a tremendous job working for the County for 39 years. It is an honor to win the award, but Mr. Gay, former Associate County Administrator Eddie Whitlock, and others paved the path. Also, he acknowledged working with a tremendous team and the 1,300 employees the County has. Lastly, he expressed appreciation to the current and previous Commissioners for their support.

2. **Request Approval of the Fiscal Year 2024 Final Budget Amendments**

Finance Director Hans Wilson explained that the County's Fiscal Year 2024 revenue and expenditures have been closed and audited and that the proposed final budget amendments for the General Fund, Fire Fund, American Rescue Plan Act (ARPA) Fund, Hotel/Motel Fund, Sheriff's Programs Fund, DATE Fund, E-911 Fund, Library System Fund, Solid Waste Authority Fund, EMS Fund, and Development Authority Fund are recommended for approval.

Chairman McKenzie called for any comments or questions from the Board. There were none.

Motion to: Approve

The Board voted to approve the Fiscal Year 2024 final budget amendments for the General Fund, Fire Fund, American Rescue Plan Act (ARPA) Fund, Hotel/Motel Fund, Sheriff's Programs Fund, DATE Fund, E-911 Fund, Library System Fund, Solid Waste Authority Fund, EMS Fund, and Development Authority Fund as presented by staff.

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

3. **Presentation of the 2024 Audited Financial Statements by Nichols, Cauley & Associates**

Mr. Greg Chapman, Audit Partner with the CPA firm of Nichols, Cauley & Associates, presented the Fiscal Year 2024 audit results and the 2024 Coweta County Annual Comprehensive Financial Report (ACFR). He expressed appreciation for the opportunity to be of service to the County, the Board of Commissioners, and the citizens of Coweta County. He explained that the objective of the audit is to provide reasonable assurance that the basic financial statements, which are the responsibility of the County's management, are free from material misstatement. The audit is performed in accordance with the Generally Accepted Auditing Standards in the United States of America (GAAS) and Government Auditing Standards (GAS). The results of the FY 2024 audit show the County received an unmodified or "clean" opinion which represents the highest level of assurance on financial statements. His firm is also in the process of completing a report on a single audit which the county is required to go through as a recipient of federal funding. The American Rescue Plan Act (ARPA) program has received the most funding in the last few years and is being audited. They are anticipating an unmodified or "clean" opinion for the major federal program tested in accordance with Title 2 U.S. CFR Section 200 (Uniform Guidance).

He noted that the County's Annual Comprehensive Financial Report (ACFR) goes above and beyond the minimum requirements of generally accepted accounting principles, and Coweta County has received its fifteenth consecutive GFOA Certificate of Achievement for Excellence in Financial Reporting, with only 39 other counties in Georgia receiving this award for 2023.

He highlighted the General Fund Revenues and explained that total revenues were just over $107 million and expenditures were just over $100 million, leaving an excess of revenues over expenditures of $7.5 million. There were transfers to other funds of $13.9 million, which resulted in a net decrease in fund balance of $6.4 million. The year began with a net position of $32.9 million and ended with a net position of $26.5 million. He explained that property taxes make up about 40% of revenues, local option sales tax about 22%, and title ad valorem tax (TAVT) about 10%, and insurance premium taxes about 3%. Breaking down general fund expenditures, he explained that the majority of the budget, or 47%, goes to public safety, which is in line with what other counties spend. Judicial (courts) expenditures make up 12%, and 21% for general government (Administration, Finance, IT, etc.). The County currently has a 24.93% ratio fund balance to expenditures and that's more than the two (2) months of expenditures that the GFOA recommends, which is about 17%. The County has a very healthy fund balance, which is approximately three (3) months. He explained that the importance of maintaining a strong fund balance included periods of economic uncertainty, cash flow operations without short-term borrowing, significant emergencies (2021 tornado) and unanticipated expenditures, and better interest rates on debt issuance.

In closing, he pointed out there are required communications, including a letter his firm provided to the Board that summarizes some disclosures they have to make to those charged with governance, a "clean" opinion with no audit findings, his firm received full cooperation from management staff, and they could not have performed the audit without assistance from Finance Director Hans Wilson, Assistant Finance Director Amy Henson, Accounting Manager Shannon Ashmore, and various other departments including the Sheriff's Office, Tax Commissioner, courts, etc. All of them worked to gather information needed to complete the audit and finalize financial statements. There were no significant issues discussed with management that they are required to report, no uncorrected misstatements, any adjustments that were proposed during the audit process were accepted by management and reflected in the financial report. And lastly, Nichols, Cauley & Associates are independent of the County in accordance with GAS.

Commissioner McKenzie expressed appreciation to Mr. Chapman for providing service to the County, and to Finance Director Wilson and the Finance Department team for their dedication and achieving 15-years recognized excellence.

Approval of Minutes

4. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on April 15, 2025**

   Motion to: Approve

   The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, April 15, 2025.

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

Consent Agenda

5. **Confirm Execution of a Quit Claim Deed Associated with Donation of Property Located at 2141 Highway 154, Newnan to Newnan-Coweta Habitat for Humanity - District 1**

   Motion to: Confirm

   The Board voted to confirm execution of a Quit Claim Deed associated with the donation of 1.03± acres located at 2141 Highway 154, Newnan to the Newnan-Coweta Habitat for Humanity.

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

Supplemental and Non-Agenda Items

Motion to: Approve

The Board voted to approve the addition of two (2) Non-Agenda items for discussion, including a revised attestation statement associated with procurement functions related to federally funded projects and a resolution to consider a moratorium on data centers.

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

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

6. **Public Hearing Regarding Rezoning of Property Located off Derring Circle, Newnan - District 2**

Zoning Manager Lisa Eschman explained that at the Commission meeting held on April 1, 2025, the Board voted to initiate rezoning of 1.13± acres located off Derring Circle, Newnan (Parcel # 048-5031-023) from *R-2* (*Multi-Family Residential*) to *RC* (*Rural Conservation*) and to set this Public Hearing regarding possible rezoning. She explained that the subject property was zoned *R-2* under the County's *Zoning and Development Ordinance,* originally adopted in 1969. At that time, the *R-2* zoning district permitted single-family and multi-family residential uses. However, in 2007, the Board adopted a comprehensive amendment to the *Coweta County Zoning and Development Ordinance,* which removed single-family dwellings as a permitted use within the *R-2* zoning district. She further explained that the area surrounding the subject property is characterized by a mix of residential and utility uses, including the Mineral Springs wastewater treatment plant and thirteen (13) residential lots located along Derring Circle. All the adjacent and nearby parcels are zoned *RC* (*Rural Conservation),* which is intended to preserve the rural character of the area by promoting low-density residential development and conservation of open space. The rezoning of the property will allow the property owner to construct a single-family dwelling in accordance with the intended use and development standards of the *RC (Rural Conservation)* zoning district. In closing, she presented a site plan that was submitted by the property owner and explained that the property owner is present to answer any questions the Board may have.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding rezoning of 1.13± acres located off Derring Circle, Newnan (Parcel # 048-5031-023).

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

Motion to: Approve

The Board voted to rezone 1.13± acres located off Derring Circle, Newnan (Parcel # 048-5031-023) from *R-2* (*Multi-Family Residential*) to *RC* (*Rural Conservation*).

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, 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 McKenzie called for comments regarding any items on the agenda.

Mr. Richard Ferry, representative of Brent Scarbrough & Company, spoke in opposition to a proposed moratorium associated with data centers (agenda item # 27 a non-agenda item added earlier in the meeting). He explained that their company understands the County's need to control data centers, but over the past several years they have been acquiring properties in areas that are either zoned industrial or in areas that are designated as employment centers by the County's Comprehensive Plan. Last year, they began working with data center developers to potentially locate them in industrial areas, such as the property that they own between Amlajack Boulevard and Coweta Industrial Parkway, and the industrial area north of the Vulcan Quarry and the Bridgeport industrial area that they recently acquired. He requested that the Board delay a decision on a moratorium until the next meeting to allow owners of industrial properties the opportunity to provide additional information or to consider limiting a moratorium to applications outside industrial areas or areas designated as employment centers. In closing, he explained that his company has put significant funds into acquiring and designing these properties and the idea of a moratorium or an ordinance has not previously been proposed by the Board.

The following individuals spoke in support of a proposed resolution associated with right-of-way acquisition on Wyatt Road, Senoia (agenda item # 24), explaining that the residents on Wyatt Road are in need of access to their properties:
Mr. Jeff Wilmouth, Wyatt Road, Senoia
Mr. Cliff Strickland, Wyatt Road, Senoia
Ms. Vicky Wyatt, Wyatt Road, Senoia

Mr. Ed Downing, Pierce Chapel Road, Newnan, addressed the Board regarding all types of development in the county, not just data centers. He cited concerns about the deterioration of the quality of life he has witnessed in other counties and encouraged the Board to think in the long term and not to concentrate on project by project.

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

7. **Recommendation Regarding Petition # AN 03-25 Filed by Greg Rogers Proposing to Annex Property Located off Roscoe Road (Hwy 70) and SR 34 Bypass into the City of Newnan - District 3**

Zoning Manager Lisa Eschman presented Petition # AN 03-25 filed by Greg Rogers proposing to annex 1.699± acres located off Roscoe Road (Hwy 70) and SR 34 Bypass (Parcels # 073B-032 and # 073B-033) into the City of Newnan. The applicant, Greg K. Rogers, is proposing the City of Newnan's *RU-7 (Urban Residential Single-Family Dwelling - High Density)* zoning district to accommodate a residential development of sixty-one (61) single-family detached homes. She explained that the subject property consists of a total of 1.699± acres and is currently zoned *RC (Rural Conservation)*. She explained that the City intends to combine the subject property with an existing 20± acres tract already located within the city limits for the development. She noted that as currently zoned, a maximum density of four (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)); or
- 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 (O.C.G.A. § 36-36-113, subsection (d), (1), (B)); and
- 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. Eschman 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. However, should the Board choose not to file an intent to object to the annexation, staff proposes that the Board request the City of Newnan to consider the following conditions:
1. The developer shall construct left and right turn lanes on Roscoe Road to serve the development at the main entrance.
2. The proposed emergency access shall be gated to prevent non-emergency use.

3. Since the annexation will result in the properties on both sides of Roscoe Road being within the City of Newnan, maintenance of this portion of the road should become the responsibility of the City of Newnan.

In response to questions from Commissioner Reidelbach, Public Works Administrator Handley and Ms. Eschman explained that the applicant will have to obtain a permit from the County to install their entrance, and the County can deny the permit if the turn lanes and emergency access conditions are not met as suggested.

Administrator Fouts explained that the recommended conditions are not enforceable from a zoning perspective unless the City also reflects those in the zoning conditions. However, in the past, the City of Newnan has adhered to those recommendations.

Motion to: Not File an Intent to Object

The Board voted not to file an intent to object to a proposed annexation of 1.699± acres located off Roscoe Road (Hwy 70) and SR 34 Bypass (Parcels # 073B-032 and # 073B-033) into the City of Newnan as filed by Greg Rogers in Petition # AN 03-25.

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

Unfinished Business

8. **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

9. **Request Approval/Execution of a Purchase and Sale Agreement Associated with Property Located on Newnan Crossing Bypass - District 2**

Administrator Fouts explained that the County allocated approximately $3.475 million in anticipated 2025 Special Purpose Local Option Sales Tax (SPLOST) proceeds to construct a new Animal Services Adoption Center. The current Animal Services shelter is located on

Selt Road and was originally constructed in 1999 and expanded in 2010 to include additional kennels and a surgical unit. The Selt Road property does not have adequate space to expand or construct the proposed Adoption Center. Therefore, staff explored suitable property throughout the county that is an easily seen and accessible site as well as provides access to sanitary sewer. After evaluating potential options, staff coordinated the proposed acquisition of approximately 45.8± acres of property located off Newnan Crossing Bypass (Parcel # 087-2026-001 and # 087-2027-006) for the construction of the Animal Adoption Center and a future passive park. Lastly, staff and the attorney have reviewed the associated Purchase and Sale Agreement and are requesting that the Board approve and execute the agreement in the amount of $850,000 (SPLOST).

In response to a question from Commissioner Reidelbach, Assistant Administrator Mickle explained that the purchase will be a combination of the 2019 and 2025 SPLOST funds. Staff would need to look at the portion that would be used for the adoption center versus a potential park, but there are approximately $450,0000 of 2019 SPLOST proceeds allocated to Parks and Recreation that are remaining and the balance would come from the 2025 SPLOST.

Chairman McKenzie commented that he does not support the purchase of the proposed site because the County already owns 140-acres near the current Animal Services facility, another property on Poplar Road across from Fire Rescue Headquarters, and property a citizen offered to donate that could be utilized for the project. The $850,000 could be better used to construct the adoption center.

In response to a question from Commissioner Reidelbach, Public Works Administrator Handley explained the differences in each of the properties mentioned by the Chairman, the disadvantages of the alternate sites, including topography and visibility from the roads. He highlighted the objectives of the animal adoption center, including visibility to the traveling public and a walking trail for potential owners to take dogs for a walk to check the suitability for their family.

Chairman McKenzie explained that visibility of the building can be accomplished with signage and a walking path could be created on the county-owned 140-acres.

In response to a question from Commissioner Smith, Public Works Administrator Handley explained that the stated capacity at the current Animal Services building is 121 dogs, but that is 90% of the actual capacity (141). This is in accordance with the *Code of Ordinances* and because the Department of Agriculture likes the County to keep some reserved space in case there is a need to take animals in. He pointed out that the proposed animal adoption center is only going to house dogs that are vetted and ready to be adopted that day.

Commissioner Smith explained that given the uncertainty of the economic climate that we are about to face and the amount of shortages last year in the budget as relates to the millage rate, it would be prudent for the County to use the property it already owns, instead of spending almost $1,000,000 on a pet adoption center at this time. He also disagrees that the traveling public needs to see the animal adoption center from the road to be compelled to come in.

In response to questions from Commissioner Fisher, Administrator Fouts and Public Works Administrator Handley explained that there is inadequate space for expansion at the current animal shelter on Selt Road. The topography and elevation of the 140-acre property make it not as suitable to meet the goals of the new animal adoption center. On one of the properties, there is a drop-off of approximately 20-feet and there are two residential homes nearby, one or both of which would have to be acquired to get out of the way.

Motion to: Execute

On motion of Commissioner Reidelbach, seconded by Commissioner Blackburn, with Commissioner Fisher, Commissioner Reidelbach, and Commissioner Blackburn voting in support and Chairman McKenzie and Commissioner Smith voting in opposition, the Board voted to execute the Purchase and Sale Agreement associated with the acquisition of real property located off Newnan Crossing Bypass (Parcel # 087-2026-001 and # 087-2027-006) in the amount of $850,000.

RESULT: Passed (3-2)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: John Reidelbach, Jeff Fisher, Bob Blackburn
NAYS: Bill McKenzie, Alphonso Smith

10. **Request Approval/Execution of an Amendment to a Memorandum of Understanding with the Cattlemen's Association Associated with the 2025 Rodeo**

Administrator Fouts explained that the current Memorandum of Understanding (MOU) with the Coweta County Cattlemen's Association associated with the use of the County Fairgrounds Complex to host the annual rodeo specifies that the rodeo will be a two-day event. Because of the increase in attendance over the past several years, the Cattlemen's Association has requested to make the rodeo a three-day event in 2025. Staff proposes that the Board approve an amendment to the 2015 MOU to allow for a three-day rodeo in 2025. In closing, he explained that staff plans to work with the Cattlemen's Association to draft an updated agreement to be effective beginning in 2026.

Motion to: Execute

The Board voted to execute an amendment to the 2015 Memorandum of Understanding (MOU) with the Cattlemen's Association to allow a three-day rodeo event in 2025 at the

Coweta County Fairgrounds Complex.

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

11. **Request Approval/Execution of a Third-Party Administrators Online Affiliate Enrollment Form with Kaiser Permanente Associated with Digitech Computer**

Assistant Administrator Mickle explained that Digitech Computer (Coweta's ambulance billing provider) has requested that the County sign an enrollment form to approve its access to Kaiser Permanente's online portal on the County's behalf. Digitech Computer handles billing and collections for ambulance services on behalf of the Fire Rescue Department and works directly with patients and insurance providers to ensure payment is collected. To support this role, Digitech has requested that the County sign an affiliate enrollment form approving third-party access to Kaiser Permanente's secure provider portal. This access will be limited to read-only information, including insurance eligibility, claim status, and electronic remittance details for Coweta County and does not provide access to any clinical or HIPAA (Health Insurance Portability and Accountability Act) protected information.

Motion to: Execute

The Board voted to execute a Third-Party Administrators Online Affiliate Enrollment form with Kaiser Permanente for Digitech Computer associated with billing and collections for ambulance services.

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

12. **Request Approval/Execution of a Memorandum of Understanding with Public Safety Cadets Associated with the Fire Department Explorers Program**

Assistant Administrator Mickle explained that Fire Rescue currently runs an Explorers Program that is designed for high school students interested in a career in fire service. The program involves physical fitness, basic medical training and the opportunity to ride-along in a fire apparatus. The program is currently affiliated with the Boy Scouts of America (BSA). The fees per student for enrollment have continued to rise, yet there has not been a corresponding increase in services, educational materials, or insurance. Fire Rescue has investigated other organizations to partner with and has chosen Public Safety Cadets (PSC), a non-profit, who operate a similar program to the BSA for high school students interested in public safety. Based on their evaluation, they provide better insurance coverage, lower pricing per student, more efficient administration, and is designed for public safety. PSC comes highly recommended by other departments in the metro Atlanta area. Staff is in receipt of a Memorandum of Understanding (MOU) with Public Safety Cadets, and the MOU has been reviewed by the County Attorney.

Motion to: Execute

The Board voted to execute a Memorandum of Understanding with Public Safety Cadets associated with the Fire Department Explorers Program.

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

13. **Request Approval/Execution of the Fiscal Year 2022 Large Capital FTA 5311 Transit Agreement with the Georgia Department of Transportation**

Assistant Administrator Mickle explained that staff is in receipt of the Fiscal Year 2022 Large Capital Federal Transit (FTA) 5311 Transit Agreement Supplement (vehicles only) from the Georgia Department of Transportation (GDOT). This is a capital grant that Coweta Transit was approved for as part of the 2022 grant year. Because of logistics and obtaining buses at that time, GDOT did not purchase buses for any of the approved grant recipients. GDOT is catching up, and Coweta Transit is receiving the 2022 replacement bus.

Motion to: Execute

The Board voted to electronically execute the Fiscal Year 2022 Large Capital FTA 5311 Transit Agreement with the Georgia Department of Transportation (GDOT) related to grant funding for large capital items (vehicles only).

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

14. **Request Approval/Execution of a Contract for Project Management Services Associated with a New Facility to House the Department of Family and Children Services Along with Other State Agencies**

Administrator Fouts explained that over the past several years, staff has been coordinating with the State Properties Commission (SPC) as well as Senator Matt Brass to obtain funding for a new Human Services facility in Coweta County to house the Department of Family and Children Services (DFCS), the Division of Aging Services, and Child Support Services. At the Commission meeting held on October 15, 2024, the Board voted to execute an Intergovernmental Agreement (IGA) with the Hospital Authority who purchased property on Hospital Road, a portion of the old Piedmont Hospital (formerly the County Hospital) for such a facility. They made a contribution to the County as part of the IGA of $199,500 to be used toward construction of the facility. The SPC has asked the County to oversee construction of the new facility, including the Request for Proposals (RFP) process. When the RFP is completed, staff will bring the bid award to the Board for their consideration. The SPC would then enter into a twenty (20) year lease agreement with the County offsetting any related construction debt service. Staff requests that the Board execute a contract with Morgan Mill Consulting, contingent upon final legal review, to provide Project Management Services for the construction of the facility. The proposed contract includes multiple components, including the initial project setup, contractor appointment, stage design, and pre-construction all the way to the final completion. Morgan Mill provided a fee proposal in the amount of not to exceed $125,000.

Motion to: Execute

The Board voted to execute a contract with Morgan Mill Consulting to provide project management services for the design and construction of a new State facility to house Human Services agencies at a cost not to exceed 125,000 (to be funded by the Hospital Authority contribution), contingent upon final legal review.

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

15. **Bid Award Associated with Leroy Johnson Park, Phase II (R2024.2) - District 1**

Administrator Fouts explained that Phase II of Leroy Johnson Park involves construction of a new wagon wheel consisting of four (4) baseball fields, a stand-alone restroom, six (6) pickleball courts, and two (2) tennis courts. Construction of Phase II will be completed in stages by the Public Works Department, Facilities Management Department, and/or by contractors. Staff solicited four (4) separate requests for proposals (RFP) for various stages of work to be performed for fencing, grading and turf installation, irrigation system, and lighting and appurtenances. The following lowest and best bids were received for each stage of work:

- Fencing - Hawk Fences - $165,978 total (Outfield $87,150; Infield $78,828)
- Grading and Turf Installation - Diamond Scapes, Inc. - $121,430
- Irrigation System - Diamond Scapes, Inc. $67,238
- Lighting and Appurtenances - West Georgia Lighting, Design & Services, Inc. - $1,092,958.53

In response to questions from Commissioner Reidelbach, Administrator Fouts explained that the County uses a proprietary lighting system which is already installed at the park, and it is staff's understanding that West Georgia Lighting, Design & Services is the regional reseller for this territory.

Motion to: Approve

The Board voted to retain the following companies, on a lowest and best bid basis, to perform various stages of work for Phase II of the Leroy Johnson Park project (R.2024.2) at the total costs listed below (SPLOST 2025):

- Fencing - Hawk Fences - $165,978 total (Outfield $87,150; Infield $78,828)
- Grading and Turf Installation - Diamond Scapes, Inc. - $121,430
- Irrigation System - Diamond Scapes, Inc. $67,238
- Lighting and Appurtenances - West Georgia Lighting, Design & Services, Inc. - $1,092,958.53

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

16. **Bid Award Associated with Road Improvements Along SR 16 at the Future Location of Fire Station # 10 (F2023.1) - District 1**

Administrator Fouts explained that staff solicited bids for roadwork along SR 16 at the future location of Fire Station # 10 in Senoia. Bids were received from five (5) contractors, and staff recommends that the Board retain McLeroy, Inc. on a low and best bid basis in the amount of $699,656.25.

Motion to: Approve

The Board voted to retain McLeroy, Inc., on a lowest and best bid basis, to construct road improvements along SR 16 that are required for future Fire Station # 10 (F2023.1) at a total cost of $699,656.25 (SPLOST).

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

17. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 8 Canterbury Drive, Newnan - District 3**

Motion to: Approve

The Board voted to retain TWR Lawn Services, Inc. to perform the cleanup of the property located at 8 Canterbury Drive, Newnan (Parcel # 073A-042) at a total cost of $750.00, and to place a lien on said property, should it become necessary, to recoup cost associated with the cleanup services.

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

Additional Action Items

18. **Request Approval/Execution of a Resolution Establishing an Emergency Medical Services (EMS) Special Service District**

Administrator Fouts explained that at the Work Session held on February 27, 2025, staff discussed the possibility of establishing a countywide Emergency Medical Services Special service district similar to the Fire District the Board established in 2007. Following further discussions, staff recommends that the Board establish a similar special service district for Parks and Recreation, as well as 911. The intent behind this is to increase transparency to the citizens on tax statements. Currently, the funding for these services comes out of the General Fund. When a taxpayer looks at their tax bill, it just shows County M&O. By establishing these special service districts, each of these services will be delineated on the tax bill, and show exactly how much in taxes is being paid for each of these services.

Motion to: Execute

The Board voted to execute a Resolution to Establish an Emergency Medical Services (EMS) Special Service District in Coweta County.

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

19. **Request Approval/Execution of a Resolution Establishing a Parks and Recreation Special Service District**

Motion to: Execute

The Board voted to execute a Resolution to Establish a Parks and Recreation Special Service District in Coweta County.

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

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

20. **Request Approval/Execution of a Resolution Establishing a 911 Special Service District**

Motion to: Execute

The Board voted to execute a Resolution to Establish a 911 Special Service District in Coweta County.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: None

21. **Request Acceptance of the Project Safe Neighborhoods Gun Violence Reduction Grant**

Assistant Administrator Mickle explained that the Coweta County Sheriff's Office (CCSO) is proposing to use some Bureau of Justice Assistance grant funding that they've received to rent gunshot sound detection devices to be installed in a one-half square mile high-gun crime area, conducting education and intervention outreach activities in this neighborhood, and expanding intervention and prevention programs in schools attended by youth living in this high-crime area. The project budget includes $15,000 in rental costs, $3,000 for educational materials and booth setup for community outreach events, and $4,500 for educational materials for in-school outreach.

Motion to: Accept

The Board voted to accept the Fiscal Year 2023 Project Safe Neighborhoods Gun Violence Reduction Grant administered by the Criminal Justice Coordinating Council (CJCC), and to designate the County Administrator as the Authorized Official to execute the related documents.

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

22. **Request Approval to Write-Off Balance of Taxes on Properties Certified as Uncollectible**

Administrator Fouts explained that staff is in receipt of a letter from the Tax Commissioner requesting to write off the balance of uncollectible taxes. Periodically, the auditors recommend that the property tax records be audited to identify properties that are classified as uncollectible for removal from the tax files. A tax bill can be classified as uncollectible for several reasons, including bills on which the statute of limitations has expired (O.C.G.A. § 48-3-21), real property that changed ownership more than four (4) years ago (O.C.G.A. § 9-12-93 and § 48-3-22), and personal property that changed ownership more than two (2) years ago (O.C.G.A. § 9-12-93 and § 48-3-22). Based on the request from the Tax Commissioner, taxes deemed to be uncollectible for real and personal total $43,919.63.

Motion to: Approve

The Board voted to approve the classification of qualified properties as uncollectible and allow the Tax Commissioner to write off the remaining balance of the associated County tax bills.

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

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

Administrator Fouts explained that the proposed amendments to *Chapter 2. Administration* of the *Coweta County Code of Ordinances* provides a widespread update which incorporates new mandates upon elected and appointed county officials, re-organizes existing provisions, and updates long-untouched position descriptions and duties to align them with current needs and practices. Most notably, the Code of Ethics, which the Association County Commissioners of Georgia (ACCG) encouraged counties to adopt in 1962 and has remained unchanged since Coweta's adoption, has been replaced (and moved) to explicitly identify prohibited conduct, a complaint process, and an Ethics Board to process complaints and present recommendations to the Board of Commissioners. Additionally, a new section has been added which particularizes the responsibilities and code of conduct for Commissioners that would provide standards and requirements for those serving in this vital role.

Motion to: Defer

On motion of Chairman McKenzie, seconded by Commissioner Reidelbach, with Commissioner Smith voting in support and Commissioner Fisher and Commissioner Blackburn voting in opposition, the Board voted to defer any discussion or decision regarding proposed amendments to *Chapter 2. Administration* of the *Coweta County Code of Ordinances* to a future meeting.

RESULT: Passed (3-2)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Alphonso Smith
NAYES: Jeff Fisher, Bob Blackburn

24. **Request Approval/Execution of a Resolution Associated with Right-of-Way Acquisition on Wyatt Road, Senoia - District 1**

Public Works Administrator Handley explained that after the Board directed staff to move forward with right-of-way acquisition of a portion of Wyatt Road that is currently privately owned, a survey and an appraisal were obtained. Afterward, staff reached out to the property owner, made an official offer, but did not receive a response to the offer. Staff is requesting to move forward with the eminent domain acquisition of 0.55± acres from one of the property owners for that right-of-way.

In response to a question from Commissioner Smith, Public Works Administrator Handley explained that an offer of $17,000, which was the appraised value, was made for the right-of-way acquisition. One of the two property owners has agreed to work with the County to sell the necessary right-of-way.

County Attorney Lee explained that by law, the County is required to have the property appraised, offer the appraised value, and to provide the property owner with details of the appraisal so that they can see what the offer was based on.

Motion to: Execute

The Board voted to execute a Condemnation Resolution and Declaration of Taking associated with acquisition of the necessary right-of-way on Wyat Road owned by William A. Brown, Jr. and Sandra L. Brown, Trustees, The Brown Heritage Trust, in the interests of public safety for the residents of Wyatt Road.

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

25. **Request Approval/Execution of Rights-of-Entry Associated with Storm Drain Pipe Replacement on Park Timbers Drive, Sharpsburg - District 1**

Motion to: Execute

The Board voted to execute Rights-of-Entry with Mr. Isaac Champagne (140 Park Timbers Drive), Ruben Lagos (150 Park Timbers Drive), and Mr. Legesse Tamerat (155 Park Timbers Drive) for the purpose of replacing the failing storm drain pipe beneath Park Timbers Drive, Sharpsburg.

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

Supplemental and Non-Agenda Items

26. **Request Approval/Execution of a Revised Attestation Statement Associated with Procurement Functions Related to Federally Funded Projects**

Public Works Administrator Handley explained that at the Commission meeting held on January 9, 2024, the Board voted to execute the Attestation Statement provided by the Georgia Department of Transportation (GDOT) associated with procurement functions related to federally funded projects. At the Commission meeting held on February 11, 2025, the Board voted to execute a Local Administered Projects (LAP) Recertification Application for submission to GDOT. GDOT has now requested that the Board execute a revised Attestation Statement that removes a reference line in the original Statement.

Motion to: Execute

The Board voted to execute a revised Attestation Statement provided by the Georgia Department of Transportation (GDOT) associated with procurement functions related to federally funded projects.
RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

27. **Request Approval/Execution of a Resolution to Enact a Limited Moratorium on the Acceptance of New Applications Associated with Data Centers**

Administrator Fouts explained that at the Work Session held earlier today, the Board directed staff to draft a resolution regarding a moratorium specific to data centers. The proposed resolution enacts a moratorium on future land use amendments, zoning, special use permit applications, variance applications and public hearings for computer infrastructure providers, data center processing, web hosting and related data centers. The moratorium would terminate at the earliest date of the close of business day on Monday, November 3, 2025, upon adoption of an amendment to the current land use regulations, or affirmative action by the Board.

In response to questions from Commissioner Smith, Administrator Fouts explained that if approved, the moratorium would begin immediately and end after 180 days unless an ordinance is adopted prior to the 180-day moratorium period.

In response to questions from the Board, County Attorney Lee explained that a data center ordinance would require a public hearing because it is related to land use. There is not a "one size fits all" regarding whether a property already purchased has vested rights depending on where the property is in the application process. A moratorium may affect those properties differently and would be reviewed on a case-by-case basis. This is a specific land use that is getting a lot of attention.

In response to questions from the Board, Administrator Fouts explained that there is not a designated use for data centers in the ordinance, even in *M (Industrial)* or *LM (Light Industrial)* zoning districts. However, in a previous meeting, the Board approved a data center in an *LM* zoning district.

Motion to: Execute

The Board voted to execute a Resolution to Enact a Limited Moratorium on the Acceptance of New Applications Associated with Data Centers.

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

For ease of transcription, the following speakers are not in order of appearance, but in order of topic.

The following citizens spoke against Project Sail citing concerns regarding the project's proximity to homes, churches and an elementary school, noise, air and water pollution, destruction of existing acres of wetlands, forest, and wildlife, loss of rural character, the large size of the project, a large drain on energy and water, non-stop construction for 10-years, increased costs of water and electricity to residents:

- Ms. Cathy Newman, District 2
- Ms. Jacqueline Lassetter, West Hwy 16, Newnan
- Mr. Bob Bockrath, Boone Road, Newnan

Mr. John Moody, Oakhill Drive, Newnan, spoke against annexation by the City of Newnan, citing their high-density development zoning districts and the need to manage growth.

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

There were no issues to be discussed in Executive Session.

Adjournment

Motion to: Adjourn

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