



Coweta County Board of Commissioners

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

Public Hearing/Regular Meeting Session

Shannon Zerangue
Fran Collins
770.254.2601

Minutes

June 3, 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	Present
Michael Fouts	County Administrator	Present
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Absent
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, June 3, 2025.

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.

Commissioner Smith explained that the Coweta County Branch of the NAACP will host the inaugural Juneteenth Freedom Day Parade in downtown Newnan on Saturday, June 21, 2025 at 10:00 a.m. The parade will begin at Veteran's Memorial Park (Temple Avenue Park), travel south along LaGrange Street, and disperse at Greenville Street Park. The event will proceed to Line Creek Brewing/The Reserve located at 18 Savannah Street. He further explained that the Juneteenth National Independence Day (Juneteenth) celebrates the end of slavery on June 19, 1865, on the island of Galveston, Texas, thus freeing the last remaining slaves in the United States. He encouraged all to attend the parade to show support. In closing, he expressed appreciation to the City of Newnan for the parade permit, explained that the parade could not be held on June 19th because of traffic and public safety concerns, and noted that all parades in Newnan are held on Saturdays.

Regular Session

Approval of Minutes

1. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on May 20, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, May 20, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

Consent Agenda

2. **Confirm Execution of a Proclamation Recognizing the 25th Anniversary of the Charter of Phi Pi Omega Chapter of Alpha Kappa Alpha Sorority**

Motion to: Confirm

The Board voted to confirm execution of a proclamation designating June 10, 2025 as "Alpha Kappa Alpha Sorority, Phi Pi Omega Chapter Charter Day" in Coweta County in recognition of their 25th anniversary.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

Phi Pi Omega Chapter President Tiffany Farrell, officers, and committee chairperson were present to accept the proclamation. Ms. Farrell expressed appreciation to the Board and explained that the Chapter hopes to continue serving Coweta County as they have done so for the past 25 years.

The Board expressed appreciation to Ms. Farrell and Chapter members for their service.

The Board also recognized Sorority Sister Cynthia Jenkins, member of the Newnan City Council, and expressed appreciation for her service with the Chapter.

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

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

3. Public Hearing Regarding a New Consumption Beer and Wine License Application Filed by Adam Tsirnikas in Operation of Milano's Pizza & Italian Grill (Eleison, Inc.) Located at 3500 East Hwy 34, Suite 7, Sharpsburg - District 4

Business License Associate Joy Thompson explained that Mr. Adam Tsirnikas, license representative and sole owner of Milano's Pizza & Italian Grill (Eleison, Inc.) located at 3500 East Hwy 34, Suite 7, Sharpsburg (Parcel # 121-6070-003) has applied for a new consumption license for beer and wine. This location has had an active alcohol license within the past twelve (12) months (Lepoma's Pizzeria, LLC). Therefore, a certificate from a Georgia-registered land surveyor indicating distances as defined in *Chapter 6, Section 6-46* is not required. The Business and Alcohol License Division has reviewed the application, finds that it is in order, and meets the applicable requirements. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. Tsirnikas as license representative of the establishment are complete and show that he meets all the relevant requirements set forth in the *Alcohol Ordinance* to be the license representative. In closing, she

recommended that the license not be released to the applicant unless the location is open within six (6) months from the date of approval by the Board and the final approval is obtained from the Georgia Department of Revenue (Alcohol Division), Fire Marshal, Environmental Health, and Community Development (Zoning Division and Building Permits and Inspection Division).

The applicant was present but declined an opportunity to address the Board.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding a new consumption beer and wine license filed by Mr. Adam Tsirnikas, license representative and sole owner of Milano's Pizza & Italian Grill (Eleison, Inc.) located at 3500 East Hwy 34, Suite 7, Sharpsburg (Parcel # 121-6070-003).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Motion to: Grant

The Board voted to grant a new consumption beer and wine license to Mr. Adam Tsirnikas, license representative and sole owner of Milano's Pizza & Italian Grill (Eleison, Inc.) located at 3500 East Hwy 34, Suite 7, Sharpsburg (Parcel # 121-6070-003), subject to the following conditions:

1. The location should be open within six (6) months from the date of approval.
2. The applicant shall obtain final approval from the Georgia Department of Revenue (Alcohol License Division), the Coweta County Fire Marshal, the Coweta County Environmental Health Department, and Coweta County Community Development (Zoning Division, Building Permits and Inspections Division).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

4. **Public Hearing Regarding a New Consumption of Distilled Spirits, Beer and Wine License Application Filed by Jeremiah M. Chambers in Operation of Waldo's Chicken & Beer (WCB Sharpsburg, LLC) Located at 3430 East Highway 34, Sharpsburg - District 4**

Business License Associate Thompson explained that Mr. Jeremiah Chambers, license representative and part owner of Waldo's Chicken & Beer (WCB Sharpsburg, LLC) located at 3430 East Highway 34, Sharpsburg (Parcel # 121-6070-024), has applied for a new consumption license for distilled spirits, beer and wine. Staff received a certificate from a Georgia-registered land surveyor that confirms compliance with distance requirements as defined in *Chapter 6, Section 6-46* of the *Coweta County Code of Ordinances*, and demonstrates that the proposed location meets the ordinance. The Business and Alcohol License Division has conducted a comprehensive review of the application and has determined that it is complete and meets all relevant requirements. Additionally, the necessary background checks (GCIC) and fingerprint reports (GBI) for Mr. Chambers and additional owners have been finalized, confirming the qualifications as stipulated in the *Alcohol Ordinance*. In closing, she recommended that the license not be released to the applicant unless the location is open within six (6) months from the date of approval by the Board and the final approval is obtained from the Georgia Department of Revenue (Alcohol Division), Fire Marshal, Environmental Health, and Community Development (Zoning Division and Building Permits and Inspection Division).

The applicant was present but declined an opportunity to address the Board.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding a new consumption distilled spirits, beer and wine license filed by Mr. Jeremiah Chambers, license representative and part owner of Waldo's Chicken & Beer (WCB Sharpsburg, LLC) located at 3430 East Highway 34, Sharpsburg (Parcel # 121-6070-024).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

Motion to: Grant

The Board voted to grant a new consumption license for distilled spirits, beer and wine to Mr. Jeremiah Chambers, license representative and part-owner of Waldo's Chicken & Beer (WCB Sharpsburg, LLC), located at 3430 East Highway 34, Sharpsburg (Parcel # 121-6070-024), subject to the following conditions:

1. The location should be open within six (6) months from the date of approval.
2. The applicant shall obtain final approval from the Georgia Department of Revenue (Alcohol License Division), the Coweta County Fire Marshal, the Coweta County

Environmental Health Department, and Coweta County Community Development (Zoning Division, Building Permits and Inspections Division).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Regular Session

Public Comments Regarding Items On the Agenda

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

Mr. Steven Jones, representing Freedom Land Holdings, addressed the Board regarding Petition # AN 05-25 filed by the City of Senoia to annex property located off Old Highway 85 and Rock House Road (agenda item # 5). He explained that the annexation is pursuant to an agreement between the City of Senoia, the County, and Freedom Land Holdings (the developer). As outlined in the agreement, the developer is making significant contributions to roadway improvements, and he believes that it is a wonderful resolution to the annexation dispute. In closing, he requested that the Board vote consistent with the agreement and expressed appreciation to the Board for their cooperation and for the staff's efforts.

Mr. Neal Spradlin, representing the land owner and Waffle House, addressed the Board regarding a request for clarification of Condition # 5 associated with previous rezoning Petition # REZ 24-18 (agenda item # 7). He explained that Waffle House would like the Board to clarify when they need to submit the 25% toward the cost of construction of a turn lane at Marion Beavers Road and Hwy 16 because there was no specification of exactly when those funds would be due when the rezoning was approved by the Board.

Recommendations from Community Development

5. Recommendation Regarding Petition # AN 04-25 Filed by the City of Senoia Proposing to Annex Property Located off Old Highway 85 and Rock House Road - District 1

*** Commissioner Fisher recused himself from any discussion or decision regarding agenda Item # 5 because of a potential conflict of interest and exited the meeting. ***

Zoning Associate Nicole Blackwell presented Petition # AN 04-25 filed by the City of Senoia proposing to annex 108.14± acres located off Old Highway 85 and Rock House Road

(Parcels # 157-1212-005, # 157-1213-001, and # 157-1213-009). She explained that the applicant is proposing the City of Senoia's *R-40C (Conservation Subdivision)* zoning district to accommodate 190 single-family residences. The project was previously submitted under Petition # AN 07-22 but did not meet all Department of Community Affairs (DCA) requirements. A revised annexation request was submitted under Petition # AN 12-22 and at the December 15, 2022, Commission meeting, the Board voted to file an intent to object. Subsequently, an Intergovernmental Agreement (IGA) between the County, the City of Senoia, and Freedom Land Holdings regarding annexation procedures and transportation improvements was executed by the Board on April 15, 2025, and recorded in the Office of the Superior Court (Deed Book 5717, Pages 1869-2007) on April 23, 2025. The IGA indicated that the County will not file an intent to object to the annexation (Petition # AN 04-25) and will accept the conditions set forth in the Agreement.

Motion to: Not File an Intent to Object

The Board voted not to file an intent to object to Petition # AN 04-25 filed by the City of Senoia proposing to annex 108.14± acres located off Old Highway 85 and Rock House Road (Parcels # 157-1212-005, # 157-1213-001, and # 157-1213-009).

RESULT: Passed (4-0)

MOVER: John Reidelbach

SECONDER: Alphonso Smith

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

RECUSED: Jeff Fisher

6. Request to Set a Public Hearing on July 1, 2025 Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 7. RC Rural Conservation District of the Coweta County Code of Ordinances Associated with Keeping/Raising Backyard Chickens

*** Commissioner Fisher rejoined the meeting. ***

Administrator Fouts explained that in response to questions from citizens, the proposed amendment to the *Zoning and Development Ordinance* associated with backyard chickens does not implement regulations on lots larger than a minimum of half-acres and the intent is to help citizens on small lots be allowed to raise backyard chickens. In addition, the request to allow backyard chickens has come from citizen inquiry in multiple districts over the past few years.

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, July 1, 2025 at 6:00 p.m. regarding proposed amendments to *Appendix A. Zoning and Development, Article 7 RC Rural Conservation District, Section 72. Permitted Uses* of the *Coweta County Code of Ordinances* associated with keeping/raising backyard chickens.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

Unfinished Business

7. Request for Clarification of Zoning Condition # 5 Associated with Previous Petition # REZ 24-18 Filed by Waffle House, Inc. for Property Located at the Intersection of Poplar Road and Hwy. 16, Sharpsburg - District 1 and District 2

Administrator Fouts explained that at the Commission meeting held on March 18, 2025, the Board voted to rezone a portion of property [Parcel # 124-1049-008 (partial)] located at the intersection of Poplar Road and Hwy 16 as requested in Petition # REZ 24-18 to allow for the development of a Waffle House restaurant on the subject property. During the meeting regarding this rezoning, the percentage of the monetary contribution by the applicant/developer toward the addition of a right-turn lane on Marion Beavers Road was discussed and established as 25% of the cost of designing and constructing the right-turn lane in zoning Condition # 5. However, the timing of the required contribution was not established. Staff is recommending that the Board consider requiring the timing of the 25% contribution to be due prior to the issuance of a Certificate of Occupancy (CO) for the Waffle House restaurant.

In response to a question from Commissioner Smith, Administrator Fouts explained that the contribution will be required prior to the issuance of a CO for the Waffle House restaurant and that Mr. Neal Spradlin, applicant representative, has agreed to the verbiage which is consistent with other contributions staff has presented related to transportation improvements.

Motion to: Clarify

The Board voted to clarify Condition # 5 associated with previous Petition # REZ 24-18 filed by Waffle House, Inc. for 3.0± acres located at the intersection of Poplar Road and Hwy 16, Sharpsburg [Parcel # 124-1049-008 (partial)] to read as follows:

5. The applicant shall contribute 25% of the cost of designing and constructing a channelized right-turn lane at SR 16 and Marion Beavers Road prior to the issuance of a Certificate of Occupancy (CO) for the Waffle House restaurant.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

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

8. Request Appointments to Various Boards/Authorities

Motion to: Approve

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

- Appoint Ms. Jennifer Spralding as an At-Large member of the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) board for the term beginning June 4, 2025, and expiring June 3, 2028
- Reappoint Ms. Cynthia Bennett as the 5th District representative to the Coweta County Public Facilities Authority for the term beginning June 15, 2025, and expiring June 14, 2028
- Reappoint Mr. Larry Kay as the 1st District representative to the Coweta County Water and Sewerage Authority for the term expiring April 10, 2029.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bill McKenzie

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

New Business

Bids and Contracts

9. Request Approval/Execution of Amendment # 1 to the Contract Associated with the 2025 Mill and Inlay Pavement Rehabilitation Project (RB25.4)

Administrator Fouts explained that the Coweta County School System has requested that Public Works utilize the current contract for the 2025 Mill and Inlay Pavement Rehabilitation Project to assist with rehabilitation of parking lots located at Canongate Elementary School based on an estimate of \$66,000. The County will be reimbursed for this work through an Intergovernmental Agreement (IGA) with the School System.

County Engineer Bob Palmer explained that the total for the Mill and Inlay Pavement Rehabilitation Project (RB25.4) is \$226,949.47, the School System will reimburse the County for the cost to pave the parking lots at Canongate Elementary School, and the Public Works Division has overseen paving projects for the School System in the past.

Motion to: Execute

The Board voted to execute Amendment # 1 to an existing contract with Triple R Paving, LLC in the amount of \$66,000.00 plus a time extension of twenty-one (21) calendar days associated with adding rehabilitation of the parking lots at Canongate Elementary School to the 2025 Mill and Inlay Pavement Rehabilitation Project (RB25.4).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Jeff Fisher

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

10. Request Approval/Execution of an Intergovernmental Agreement Associated with Rehabilitation of the Parking Lots at Canongate Elementary School - District 4

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement (IGA) with the Coweta County School System associated with reimbursement of costs related to the rehabilitation of the parking lots at Canongate Elementary School.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

11. Request Approval/Execution of Change Order # 1 Associated with the Lighting Project at Leroy Johnson Park Phase, II - District 1

Assistant Administrator Mickle explained that at the Commission meeting held on May 6, 2025, the Board voted to execute a contract with West Georgia Lighting, Inc. to design and construct the lighting at the new baseball fields at Leroy Johnson Park. The original contract scope included installation of lighting for the baseball fields only, but did include an alternate to also install lighting for the adjacent pickleball and tennis courts for an additional cost of \$120,000. Change Order # 1 adds the lighting installation for the pickleball and tennis courts. Including the court lighting as part of the current project will ensure a more efficient construction process, limit future disruptions to the site, and provide a more complete upgrade to the facility. Submittals for the field lighting were recently reviewed, and staff is requesting that this additional work be included before work begins in order to avoid project delays or additional mobilization costs.

In response to a question from Chairman McKenzie, Ms. Mickle explained that the City of Senoia will fund construction of the pickleball courts, tennis courts and associated lighting through an existing Intergovernmental Agreement (IGA).

Administrator Fouts explained that originally the project with Senoia included the cost of a restroom facility, but based on the final location of the pickleball and tennis courts, it may not be necessary. Even though there is an increase in cost based on this change order for

the pickleball and tennis courts, there may not be an increase to the overall budget related to the Senoia project.

In response to questions from Commissioner Reidelbach, Administrator Fouts explained that the City of Senoia will fund the construction of the pickleball and tennis courts, including the lighting. The funding for this project was included in an IGA with the City of Senoia. Therefore, the Change Order will not increase the County's SPLOST project (Leroy Johnson Park Expansion).

Assistant Administrator Mickle explained that a maximum reimbursement amount was included in the IGA with the City of Senoia, and if costs exceed this amount, further discussion will be held with the City. There are two (2) separate projects; one for the lighting of the baseball fields, which will be covered by the County (SPLOST), and the second for the lighting of the pickleball and tennis courts, which will be covered by the City of Senoia (SPLOST).

Motion to: Execute

The Board voted to execute Change Order # 1 with West Georgia Lighting, Inc. in the amount of \$120,000 to add lighting installation for the pickleball and tennis courts associated with the Leroy Johnson Park.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bill McKenzie

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

12. Request Approval/Execution of a Contract with the Georgia Department of Transportation Associated with a Runway Rehabilitation Project at the Newnan-Coweta County Airport

Administrator Fouts explained that the Georgia Department of Transportation (GDOT) Aviation Division recently notified Airport Manager Calvin Walker of a grant award associated with the Runway 15-33 Rehabilitation project at the Newnan-Coweta County Airport [Project # T008966/AP025-9000-43 (077)]. The overall project cost is estimated at \$4,000,000. The State will contribute \$3,000,000 toward the project and the local match is \$1,000,000. Staff requests that the Board consider approval of the contract and appropriate the matching funds totaling \$1,000,000 for the project.

Airport Authority Chairman Joe Rutkiewicz explained that the useful life of asphalt for a runway is approximately twenty (20) years and Runway 15-33 is at year eighteen (18) this summer. The State recognized the age of the runway and is providing funding to ensure the longevity of the asphalt. Looking at preliminary data, the weight-bearing capacity of the runway may increase by 20%, which may address calls and concerns from transient corporate operators inquiring about the weight-bearing capacity of the runway.

In response to questions from Commissioner Smith, Mr. Rutkiewicz explained that it has been eighteen (18) years since the previous runway overlay. Since the inception of the Airport, runway overlays are required periodically by Federal Aviation Administration (FAA) guidelines to ensure the landing surfaces are maintained properly and are safe. Support has been garnered from Public Works and Corrections Officers with weed control and crack sealing projects in order to maintain the existing asphalt. However, the paint is beginning to show its age and crack sealant will only last so long.

In response to a question from Commissioner Blackburn, Mr. Rutkiewicz explained that the airport can accommodate corporate aircraft, but there are sometimes questions regarding how much fuel they can take on the outbound or inbound flights. This overlay project should address those concerns.

Motion to: Execute

The Board voted to approve an appropriation of \$1,000,000 and to electronically execute a contract with the Georgia Department of Transportation (GDOT) associated with the Runway 15-33 Rehabilitation Project at the Newnan-Coweta County Airport [Project # T008966/AP025-9000-43 (077)]. [General Fund (Fund Balance)]

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

13. Request Approval to Renew Leases Associated with Properties Utilized by the State Properties Commission

Administrator Fouts explained that staff has received requests from the State Properties Commission (SPC) associated with lease renewals for 51 B Perry Street, Newnan (Probation Division), 87 Newnan Station Drive, Newnan (Driver Services), 78 Greenville Street, Newnan (Juvenile Justice), 87 Newnan Station Drive, Newnan (Veterans Services), and 101 Selt Road, Newnan (K9 Training Facility - 90 Selt Road is the correct address) for the term beginning July 1, 2025, and expiring June 30, 2026.

Motion to: Approve

The Board voted to approve the following lease renewals with the State Properties Commission (SPC):

- Second of five one-year lease renewal options for property located at 51 B Perry Street, Newnan (Probation Division) at a monthly rate of \$3,793.10 for the period beginning July 1, 2025, and expiring June 30, 2026
- Second of four one-year lease renewal options for property located at 87 Newnan

Station Drive, Newnan (Driver Services) for the term beginning July 1, 2025, and expiring June 30, 2026

- Fourth of four one-year lease renewal options for property located at 78 Greenville Street, Newnan (Juvenile Justice) at a monthly rate of \$3,712.76 for the term beginning July 1, 2025, and expiring June 30, 2026
- Third of five one-year renewal options for property located at 87 Newnan Station Drive, Newnan (Veterans Service) for the term beginning July 1, 2025, and expiring June 30, 2026
- Second of four one-year renewal options for property located at 101 Selt Road, Newnan (K9 Training Facility - 90 Selt Road is the correct address) for the term beginning July 1, 2025, and expiring June 30, 2026

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

Additional Action Items

14. Request Approval/Execution of an Updated 2025 Title VI Plan

Administrator Fouts explained that as a recipient of federal funds for use toward transportation projects, Coweta County is required to comply with Title VI of the Civil Rights Act of 1964 and all related regulations and directives to ensure that no person in the United States shall, on the grounds of race, color, or national origin (including Limited English Proficiency), be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance. Yearly updates to the County's Title VI Plan are required by the Georgia Department of Transportation (GDOT). The changes that have been made to the plan from the approved 2024 plan are minimal and only consist of spelling/grammar corrections and the removal of an annual Accomplishment and Goals Report.

Motion to: Execute

The Board voted to execute the 2025 Title VI Plan Nondiscrimination Agreement (non-Transit) with the Georgia Department of Transportation (GDOT).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Jeff Fisher

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

15. Request Approval/Execution of a Resolution Authorizing the District Attorney to

Contract with the Prosecuting Attorney's Council of Georgia

Administrator Fouts explained that, as a result of the enactment of O.C.G.A. § 15-18-20.1 during the 1997 Session of the Georgia General Assembly, counties were enabled to contract with the State through the Department of Administrative Services (DOAS) by way of the Prosecuting Attorney's Council (PAC) in order to allow District Attorney employees to be processed through the State payroll system, but be funded by the County. Staff is in receipt of a proposed resolution that will authorize and designate the District Attorney of the Coweta Judicial Circuit as its designee for this contract through PAC.

In response to a question from Chairman McKenzie, Administrator Fouts explained that by virtue of the resolution there are three (3) types of employees. Essentially, there are State employees that are paid by the State, there are State employees that are paid by the County through the State [Department of Administrative Services (DOAS) by way of the Prosecuting Attorney's Council (PAC)], and there are County employees that are paid directly by the County. The proposed resolution covers State employees funded by the County and allows them to be paid through the State's system as a result of the appropriation that the County contributes to the District Attorney's office.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that based on the number of judgeships, the law prescribes how many staff positions are appropriated to each judicial circuit. This is additional staff that the County's appropriation helps to offset. Staff is working with the District Attorney's office to phase this out by transitioning the employees to County employee positions.

Motion to: Execute

The Board voted to execute a Resolution Authorizing District Attorney John Herbert (Herb) Cranford, Jr. to Contract with the Prosecuting Attorney's Council of Georgia regarding employee payroll expenses.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

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

16. Request Approval/Execution of Right-of-Entry Associated with Storm Drain Maintenance at 57 Walton Woods Drive, Newnan - District 2

Administrator Fouts explained that staff has obtained a Right-of-Entry from the property owner at 57 Walton Woods Drive, Newnan, for the purpose of making repairs to a pipe and inlet structure that are causing sinkholes to form in the yard.

Motion to: Execute

The Board voted to execute a Right-of-Entry with Ms. Shirley Hardcastle for the purpose of performing drainage system maintenance at 57 Walton Woods Drive, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

17. **Request Approval to Surplus Inoperable Vehicles**

Motion to: Approve

The Board voted to surplus the following inoperable vehicles and to instruct staff to dispose of such according to current procedures:

- 2010 Chevrolet Tahoe (VIN: 1GNMCAE00AR174100)
- 2011 Ford Crown Vic (VIN: 2FABP7BV4BX160057)

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

Supplemental and Non-Agenda Items

No Supplemental or Non-Agenda items were added for discussion.

Public Comments Regarding Items Not on the Agenda

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

Mr. Darrell Hester, Gordon Road, Newnan, addressed the Board regarding the lack of reliable cell phone service in his area and requested that the Board encourage cellular providers to invest in more sites to provide needed communication ability in the county.

The following citizens addressed the Board in opposition to "Project Sail" (proposed data center), data centers being located near residential areas, the county being blacklisted on social media because of "Project Sail", environmental concerns, electricity, water and infrastructure burdens to citizens, tax incentives, use by other states and foreign countries, and discrepancies reported in the newspaper regarding projected revenue calculations:

- Ms. Laura Beth, District 2
- Ms. Connie Lytten, Wagers Mill Road, Newnan

- Mr. Ron Bockrath, Boone Road, Newnan

Chairman McKenzie asked Administrator Fouts to address the misinformation regarding the stated revenue projections.

Administrator Fouts explained that his understanding of the discrepancies in revenue calculations was from an error in the original Development of Regional Impact (DRI) submitted by the applicant to staff. He further explained that information submitted by any applicant is entered into the system by staff and that the "Project Sail" applicant has corrected the information following the DRI submittal. Staff is not involved in calculating revenue projections as part of rezoning petitions.

Commissioner Reidelbach explained that most of the information is speculative.

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: Jeff Fisher

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