Coweta County Board of Commissioners

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

Regular Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

September 4, 2025 | **6:00 PM** | **Commission Chambers, 37 Perry Street, Newnan, GA 30263**

Coweta County Board of Commissioners

Call to Order

Attendee Name	Title	Status
Bill McKenzie	District 2 - Chairman	Present
John Reidelbach	District 4 - Vice Chairman	Present
Jeff Fisher	District 1	Absent
Bob Blackburn	District 3	Present
Alphonso Smith	District 5	Present
Michael Fouts	County Administrator	Present
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Fran Collins	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Regular Meeting Session on Thursday, September 4, 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 Reidelbach commended Commissioner Smith's Letter to the Editor published in the Newnan Times-Herald regarding rights of freedom, mass shootings, standing up against tyranny, and protecting the innocent.

Chairman McKenzie explained that he would like to clarify the following information regarding the proposed *Data Center Ordinance* and Project Sail and made the following statement:

The *Data Center Ordinance* that is currently being drafted by staff and the Commissioners is a countywide ordinance that, once approved, will apply to all future data center developments or projects in the unincorporated areas of the county. It is not being drafted specific to Project Sail. The rezoning petition for Project Sail is a separate matter. Developing public policy or an ordinance, not just for data centers, is a process that includes meeting with Commissioners, gathering research, engaging with residents, interest groups, staff, and legal counsel. Based on the engagement and input, the draft document is amended during the adoption process. The Board welcomes all input on the *Data Center Ordinance*, and the Commissioners are reviewing every submission or piece of feedback that comes their way. To assist with receiving input in a consistent manner, County staff has created a new web page on the County's website, which is https://www.coweta.ga.us. This page provides an overview of the current *Data Center Ordinance* draft and a form where individuals can submit feedback directly from this page, including attachments. These submissions will be sent directly to staff and the Commissioners. However, it is important to understand that not all input may be used in the ordinance. As a reminder, next week's Called Meeting/Public Hearing on September the 11th at 6:00 p.m. at the Coweta County Fairgrounds is to continue to receive feedback on the *Data Center Ordinance*, not Project Sail. Therefore, the Board asks that the comments on September 11th be specific to the draft *Data Center Ordinance* and not to Project Sail. The required Public Hearing for the Project Sail rezoning has not been scheduled at this time. He also explained that he has been asked why the Commissioners are allowing Project Sail to even be considered. According to the Georgia Constitution, zoning is delegated to local governments. The Board of Commissioners cannot prevent a property owner from exercising their right to file a rezoning petition. Once a rezoning petition is filed, the applicant has a right to be heard. Additionally, the Board of Commissioners is to remain impartial and objective in considering all evidence before making a zoning decision. He reiterated that the Board has not taken any action regarding

Project Sail. Finally, within the last few weeks, mailers were distributed to Coweta residents from multiple special interest groups related to Project Sail. Neither the Board of Commissioners, nor County staff, are involved in these mailers. He explained that he wanted to make sure that people understand that they may get information through the mail, and it may say Coweta County, and it may show the Coweta County Courthouse dome, but that doesn't mean it's from the Board of Commissioners or staff. He even received one, and it does say that it's from a individual or a company that is promoting this project. In conclusion, he expressed his appreciation for the opportunity to explain all this and to get it on the record.

Regular Session

Approval of Minutes

1. **Request Approval of the Minutes from the Called Meeting/Public Hearing Held on August 19, 2025**

   Motion to: Approve

   The Board voted to approve the minutes from the Called Meeting/Public Hearing held on August 19, 2025.
   RESULT: Passed (4 to 0)
   MOVER: Bob Blackburn
   SECONDER: Alphonso Smith
   AYES: Bill McKenzie, John Reidelbach, Bob Blackburn, Alphonso Smith
   ABSENT: Jeff Fisher

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on August 19, 2025**

   Motion to: Approve

   The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session Held on August 19, 2025.
   RESULT: Passed (4 to 0)
   MOVER: Bob Blackburn
   SECONDER: John Reidelbach
   AYES: Bill McKenzie, John Reidelbach, Bob Blackburn, Alphonso Smith
   ABSENT: Jeff Fisher

Supplemental and Non-Agenda Items

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

Public Comments Regarding Items On the Agenda

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

Unfinished Business

3. **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

4. **Request Approval to Purchase Wetland Mitigation Credits for the Shaw Connector Project (RB22.7) - District 4**

Public Works Administrator Handley explained that the Shaw Connector project will construct a new-location roadway that will begin at a new signalized southern entrance to Northgate High School and then run in an easterly direction, ending at the roundabout at the intersection of Shaw and Pete Roads. The need for this road was studied during the planning stages for the Blake Bass Middle School. The road will provide east-west connectivity between the elementary, middle, and high schools in this area and will shorten the travel length and travel time for parents and bus drivers traveling between these schools. The construction of the road will impact wetlands and a stream, which will require a nationwide permit through the US Army Corps of Engineers and the purchase of wetland mitigation credits for the wetland areas that will be impacted. The request to purchase stream credits will be placed on an agenda for approval by the Board at a future meeting. Tonight, staff is requesting that the Board approve the purchase of 2.24 wetland mitigation credits for the Shaw Road Connector project at a total cost of $336,000. The design and environmental consultants for the project have obtained pricing for the required mitigation credits. The cost of these credits will be $336,000. Staff has made an inquiry into a different supplier of wetland mitigation credits. However, the firm contacted by staff does not have available credits in the service area for this project.

In response to questions from Commissioner Reidelbach, Public Works Administrator Handley explained that it is a federal law that requires compensation any time wetlands or streams are disturbed or impacted. There are three (3) methods to do so, including the purchase of mitigation credits from a company or an establishment that has restored an area of wetlands or a stream that has been destroyed in the past. The wetland credits the County is purchasing for this project will come from a company that has preserved and restored an area of wetlands. Those restored wetlands are then protected in perpetuity. The wetland mitigation credits for this project will be preserved in perpetuity where this mitigation bank is located.

In response to questions from Commissioner Smith, Mr. Handley explained that the company that restored the wetlands to create the mitigation bank will receive the payment of $336,000 as a means to recoup their costs through this purchase. The County is not in the business of creating wetland credits, and it would require a considerable amount of work to do so. First, an area of wetland that had been disturbed would have to be identified. Then, a plan to restore the wetland area would have to be created and submitted to the Corps of Engineers. The Corps of Engineers would have to approve the plan, then the County would be able to use those credits toward their own projects. However, it would require constant monitoring and maintenance.

In response to a question from Commissioner Smith, Administrator Fouts explained that he is not aware of another local government that is in the business of mitigation credits.

In response to a question from Chairman McKenzie, Mr. Handley explained that the mitigation credits do not have to come from a restoration that was in Coweta County, but usually they are within the same drainage basin. In this case, these wetland credits will be purchased from a mitigation bank that is in the Upper Flint River drainage basin.

In response to a question from Commissioner Blackburn, Mr. Handley explained that if there are not any credits available from the same drainage basin, the options would then be a secondary basin or an In-Lieu-Fee (ILF) program.

In response to a question from Commissioner Smith, Mr. Handley explained that there is a formula used to determine the area that will be impacted to determine the number of mitigation credits needed.

Motion to: Approve

The Board voted to authorize the purchase of wetland credits from Mitigation Solutions, LLC in the amount of $336,000 associated with the Shaw Connector project (RB22.7).

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn

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

5. **Request Approval/Execution of Contract Amendment # 2 with Triple R Paving Associated with a Time Extension for the 2025 Mill and Inlay Resurfacing Project (RB25.4)**

Public Works Administrator Handley explained that at the Commission meeting held on April 15, 2025, the Board voted to execute a contract with Triple R Paving to perform Milling and Inlay on 17.2± miles of County roads. The original contract included a completion time of ninety (90) calendar days for the project, with time charges commencing ten (10) days after the County's issuance of a formal Notice to Proceed. The Notice to Proceed was issued on May 23rd. A Supplemental Agreement to add work to the project in the parking lots and driveways at Canongate Elementary School was later approved by the Board on June 3rd, which added twenty-one (21) calendar days to the project. The contractor is nearing completion of the work. However, the allowed contract time expired on August 21, 2025. The contractor has requested a time extension of twenty-five (25) calendar days because of weather that prevented the paving work from being performed. Staff has reviewed the contractor's request and can support a time extension of twenty (20) calendar days. The extension of twenty (20) additional days would result in a new contract completion date of September 10, 2025.

In response to a question from Commissioner Smith, Mr. Handley explained that based upon staff's records, contractors were able to work later in the afternoon on days when it rained in the morning. Therefore, staff does not feel that an additional five (5) days are needed to complete the work.

Motion to: Execute

The Board voted to execute Amendment # 2 to the contract with Triple R Paving associated with a 20-day time extension for the 2025 Mill and Inlay project (RB25.4).
RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Bob Blackburn, Alphonso Smith
ABSENT: Jeff Fisher

6. **Request Approval/Execution of Supplemental Amendment # 1 with McCoy Grading Associated with Construction of a New Roadway at Corinth and Millard Farmer Roads (RB21.13) - District 2**

Public Works Administrator Handley explained that at the Commission meeting held on April 1, 2025, the Board voted to retain McCoy Grading to construct a new roadway beginning at the intersection of Corinth Road and Millard Farmer Road and from that point running in an easterly and southeasterly direction to the south side of the Fairgrounds complex. A future extension of this roadway will cross CSX railroad with a bridge and tie in to the existing intersection of SR 16 and US 29. A substantial portion of the grading for this project has already been completed and includes several sections with cut and fill slopes up to thirty (30) feet in height. Until the fill slopes can be completed, and permanent grassing established, runoff down these slopes, if not collected and conveyed properly, could cause erosion of the slopes and sedimentation issues at and beyond the bottom of these slopes. The plans for this project did not include a temporary slope drain pipe. Therefore, staff requested a price from McCoy Grading for the installation and maintenance of temporary slope drain pipes that are used in conjunction with the grading operations to collect runoff from the roadbed and graded areas and then convey that runoff down the cut or fill slopes in a temporary plastic pipe, preventing the flow of water from eroding the slopes. McCoy has provided a price of $43.75 per linear foot for the installation of a 10-inch diameter temporary slope drain pipe on this project to control and convey runoff down the constructed earthen slopes. It is estimated approximately four hundred (400) feet of temporary pipe will be needed for the project. A Supplemental Amendment has been prepared to add a temporary slope drain pipe to the contract with McCoy Grading.

In response to questions from Commissioner Smith regarding several roads having very similar names, Administrator Fouts explained that the Board adopted an ordinance regarding street naming and has tried to correct issues with duplicate names. Unfortunately, some street names date back several years prior to those currently serving as Commissioners. 911 and GIS staff are working to prevent duplicate street names in the future. One of the challenges with some of these road names is when a road is split (spurs, etc.), residents with addresses and mortgages have issues with changing the road name. The NextGen 911 software is GPS-based and can actually pinpoint where a call is coming from.

In response to a question from Commissioner Reidelbach, Mr. Handley explained that the contract contains a one (1) year guarantee on the work.

Motion to: Execute

The Board voted to execute Supplemental Amendment # 1 to the contract with McCoy Grading in the amount of $17,500 to add temporary slope drain pipe to the current contract associated with construction of a new roadway at Corinth and Millard Farmer Roads (RB21.13).

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

7. **Request Approval/Execution of a Utility Relocation Agreement with Georgia Power Associated with the Southwest Connector Project (RB21.13) - District 2**

Public Works Administrator Handley explained that the construction of the Southwest Connector project requires the relocation of utility facilities that are located, for the most part, within the existing County right-of-way. Utilities that are located within the existing County right-of-way are required to relocate or adjust their facilities at their own expense. Utilities that are located on private easements or on easements or rights-of-way that were acquired by the utility company prior to the existence of County-owned right-of-way are required to relocate at the County's expense. Georgia Power has provided documentation to support a claim of prior rights for relocation work that is necessary for the Southwest Connector project and a Relocation Agreement for the performance of the necessary utility relocation work associated with this project. Georgia Power will not begin the necessary relocation work until the agreement has been approved by the County. The estimated cost of the relocation work by Georgia Power is $95,126.

Motion to: Execute

The Board voted to execute a Utility Relocation Agreement with Georgia Power in the amount of $95,126 associated with relocation of utility facilities for the Southwest Connector Project (RB21.13).

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

8. **Request Approval/Execution of Contract Amendments # 1 and # 2 with Diamond Scapes Associated with Turf and Final Grading at Leroy Johnson Park, Phase II - District 1**

Assistant Administrator Mickle explained that a Request for Proposal (RFP) was issued in April 2025 for final grading and turf installation on the athletic fields included in Phase II of the Leroy Johnson Park expansion project. The original proposal called for final grading and sprigging of Bermuda grass in the outfields and for a specified distance outside the playing surface. On May 1, 2025, Coweta County received two (2) qualified bids for the work, which included Diamond Scapes ($121,430.00) and Tri-Scapes ($236,354.47). At the Commission meeting held on May 6, 2025, the Board voted to award the bid to Diamond Scapes on a lowest and best bid basis. The completion of this work was dependent on site work by Coweta County Public Works. During the months of May and June, the area received higher than normal rainfall totals, which caused significant delays in irrigation installation, which has in turn delayed final grading and turf growth. As the season progresses into cooler weather, the conditions do not present a great environment for sprigging and turf growth. Staff investigated pricing for using sod rather than sprigging. The addition of sod to the project would provide a more durable playing surface on fields that will be heavily used from the time the fields are opened, with some irrigation and final grading required prior to completion of the turf installation. Amendment # 1 to the contract with Diamond Scapes removes the cost of sprigging ($31,850.00), and reduces the final cost to $89,580 for final grading of the fields. Amendment # 2 allows Diamond Scapes to provide specialized labor, equipment and professional services to install sod on the athletic fields for an amount not to exceed $90,000.00 (including a $13,500 contingency). In addition, Coweta County will provide additional labor and all necessary materials, which will cost approximately $68,700 for the sod and fertilizer, bringing the total cost to $158,700.

Motion to: Execute

The Board voted to execute Amendments # 1 and # 2 with Diamond Scapes, Inc. in the total amount of $158,700 (SPLOST) associated with turf and final grading at Leroy Johnson Park, Phase II.

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

9. **Request Approval/Execution of a Memorandum of Understanding Associated with an Economic Development Incentive for Yokogawa Corporation of America**

Administrator Fouts explained that Yokogawa Corporation of America has sought support from the Development Authority regarding a project. Yokogawa established operations in Coweta County dating back to 1979 and expanded their operations in 1989, 1992 and 2016. Yokogawa currently employs 333 full-time jobs with an average wage of approximately 153% of the current average wage in Coweta County. Based on meetings with representatives from Yokogawa earlier this year, they plan to redevelop their existing property and facilities located along Dart Road to accommodate a revised business strategy in serving their customers and to remain competitive in retaining and recruiting the necessary workforce. Their investment is expected to total just over $20 million split between two (2) phases. Phase I would total approximately $8.9 million and Phase II would total approximately $11 million. Based on their long-term investment in the community and a commitment to retain jobs above the county's average wage, the Development Authority has proposed a tax incentive to assist Yokogawa with their project through a Memorandum of Understanding (MOU). In accordance with typical bonds for title economic development transactions, the Development Authority plans to issue revenue bonds to finance the project for lease to the company. These bonds will not be an obligation of Coweta County, the Development Authority, or any other governmental entity. Additionally, as proposed in the MOU, the Coweta County Board of Assessors shall value the leasehold interest in the real property in two (2) components. The existing real property would be reflected based on the current fair market value and the company shall pay a fixed amount based on that fair market value known as a payment in lieu of taxes (PILOT). The second component for the improved property is spread out over a seventeen (17) year period, and there is an increasing leasehold interest that is outlined in the MOU. Yokogawa's personal property will be subject to the normal valuation and tax rates of the community and will not be part of the MOU. If the project does not meet the employment commitment as defined in the MOU, the company shall be obligated to repay a pro rata portion of the tax savings on the entire project. The proposed tax incentive is consistent with the tax abatement agreements that have been executed in the past based on local investment and job growth. He noted that after the MOU had been circulated, Yokogawa requested that the number of jobs be reduced from 333 to 283, but this does not change the fiscal analysis impact. In closing, he explained that the Board of Assessors and the Development Authority have approved the MOU, and that the President of the Development Authority, Sarah Jacobs, was present to field any questions from the Board.

Development Authority President Sarah Jacobs pointed out that Yokogawa has been in Coweta County for a very long time, and they are continuing to invest in the community. It is an excellent sign for the County's other existing industries and for any prospective industries. It positions Yokogawa for long-term viability and reduces the risk of obsolescence. In closing, she explained that this proposal will help Yokogawa recruit talent and make Coweta a vital part of the company's global footprint.

In response to a question from Commissioner Reidelbach, Ms. Jacobs explained that, technically, Yokogawa is not decreasing jobs from 333 to 283, but asked for the reduction since they are required to report that number annually. The request is not an indication that they are cutting jobs. In simple terms, 283 jobs is their monthly average because of retirements and people leaving their workforce.

Motion to: Execute

The Board voted to execute a Memorandum of Understanding (MOU) with Yokogawa Corporation of America, Inc. associated with an economic development project.

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

10. **Request Approval/Execution of an Agreement with Jim Strickland Law Firm, LLC to Provide State Court Public Defender Services**

Assistant Administrator Wisenbaker explained that currently, the Coweta State Court utilizes three (3) full-time elected Judges, each of whom runs and manages his or her own caseload and calendar. Mr. Jonathan Hickman has been serving on a contract basis as the

State Court Public Defender for over twenty (20) years and is currently mid-way through his contract. The other State Court Public Defender will be released from her contract effective September 30, 2025. The proposed agreement is for a second attorney, Jim Strickland, to fill the previously approved second contract Public Defender position for the Coweta State Court. The contract would take effect on October 1st as defined in the agreement. Mr. Strickland would also be responsible for his own office space and other expenses, including liability insurance, state bar dues, and continuing legal education. It is the intention of the County to address conflicts in representation by retaining the services of two (2) separate law firms to serve as Public Defenders in State Court. If necessary, on the occasion, another attorney will be assigned to the case by the Indigent Defense Coordinator of Coweta County should both Mr. Hickman and Mr. Strickland be unable to represent an indigent individual in a particular situation. This contracted position funding was included in the budget by virtue of a predecessor in the Public Defender role.

Motion to: Execute

The Board voted to execute an Agreement with Jim Strickland Law Firm, LLC to provide Public Defender services for Coweta County State Court effective October 1, 2025.

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

11. **Bid Award Associated with the 911 Office Renovation HVAC Installation**

Assistant Administrator Mickle explained that on July 15, 2025, a Request for Proposal (RFP) was posted to the state procurement website soliciting bids to install an additional HVAC unit for the 911 office renovation. Two (2) proposals were received, with AirSouth Inc. submitting the lowest bid in the amount of $111,780 and MaxAir Mechanical submitting in the amount of $145,502. The lowest bidder, AirSouth Inc. was deemed non-compliant because of failure to properly execute the required bid bond. The second proposal, MaxAir Mechanical, was in full compliance and is a contractor with whom the County has an extensive history, including both capital projects and general maintenance work. The scope of work consists of installing a new HVAC system to serve the additional office space currently under construction at 911. As part of this project, the existing HVAC serving the facility will be reconfigured so that the Emergency Operations Center (EOC) room is heated and cooled exclusively by the current system, while the new unit will serve both existing and new office spaces. It addresses ongoing climate control concerns in the EOC while ensuring appropriate capacity for the remainder of the building and additional office space. Because this renovation is within an existing building, the scope is more complex than a new construction installation. The work involves re-configuring and running new duct work above ceilings, within walls, and through occupied areas, requiring careful planning and execution to minimize disruption to 911 operations. Additionally, the project will require the use of a crane to set the new HVAC units in the designated location. Because of the complex nature of the project, awarding the bid to a qualified and experienced contractor is critical.

In response to a question from Commissioner Blackburn, Assistant Facilities Director Matt Gramling explained that the unit is similar to a rooftop unit, but will sit behind the building on the ground.

Motion to: Approve

The Board voted to retain MaxAir Mechanical to reconfigure the existing HVAC unit and install a new unit at 911 at a total cost of $145,502.00.

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

Additional Action Items

12. **Recommendations Regarding Employee Group Health and Dental Insurance Renewal for 2026**

Assistant Administrator Mickle explained that Alliant, the County's health insurance broker, worked this year to get the best health insurance renewal possible. The result is a fully insured plan with a 2.5% rate increase. With the proposal to keep employee rates flat, the County portion will increase. In addition, the Goldenberg firm has worked to improve the County's supplemental benefits and will also support the County during the Open Enrollment period. Health insurance is the largest cost and also the only substantive change for 2026. The renewal is for a fully insured product with only one regulatory change. That change is an increase in the HSA individual deductible from $3,300 to $3,400 per IRS regulations. The renewed medical policy has no change in coverage, and it is proposed to have no change in the employee rates or in the County contributions to the HSA and HRA funds. This will be the tenth year with no change in employee rates. However, staff does propose a change in the surcharge structure and amount for those employees and covered spouses who are non-compliant with the basic physical and wellness exams. The current surcharge is $25 per employee/spouse per pay period for a total of $50-$100 per month, depending upon whether it is the employee and/or the spouse. Staff proposes an increase in rates rather than a $25 surcharge. So, there will be rates for compliant employees, which are not changing for 2026. There will be separate rates for non-compliant employees based on each plan tier. The medical insurance renewal also includes an increase in the Cigna Health Improvement Fund from $55,000 to $65,000, which will allow the continuation of the Omada Coaching and Wellness program, and it includes the continuation of the county's Wellness Coordinator position currently filled by Erica Roberts, RN of Piedmont.

Ms. Mickle also explained that, in addition to the medical insurance renewal, the following policies will renew with no change in premium for 2026: dental insurance, which is a self-insured plan through Cigna, and is still a 50/50 split with employees: the Employee Assistance Program (EAP), which is County provided; the Life Insurance Policy, which the County provides at four (4) times annual base salary for all full-time employees; short-tem disability which is a supplemental plan that is elected and paid for by the employee; and long-term disability, which is provided for employees that participate in the County's Defined Contribution Plan. Supplemental plans will be offered as in the past with the possible addition of a hearing aid plan.

In response to questions from Chairman McKenzie and Commissioner Reidelbach, Administrator Fouts and Assistant Administrator Mickle explained that staff will be evaluating the hearing aid plan that Goldenberg Insurance, the company that helps the County with third-party supplemental plans, has brought forward for consideration. There is also an evaluation of the current vision plan which is offered as a supplemental benefit. Staff is looking at an upgrade option to the current provider and an extra provider.

Administrator Fouts explained that there is only a 2-1/2% increase and the health insurance market usually starts off in the mid to high teens. He expressed appreciation to the County's broker and his team for their diligent work. He also pointed out that as the County continues to face inflationary health insurance costs, there needs to be conversation regarding cost shares.

Chairman McKenzie expressed his excitement regarding the new onsite employee health clinic and stated his belief that in a few years the clinic will save the County a lot of money because providing employees with benefits is a very expensive endeavor.

Administrator Fouts explained that the contract associated with the new employee clinic should be on the Board's next meeting agenda.

Commissioner Reidelbach requested that staff ensure that the employee clinic is compliant with Health Insurance Portability and Accountability Act (HIPAA) policies.

Commissioner Smith commended staff on their efforts.

Administrator Fouts pointed out that Community and Human Resources Director Patricia Palmer and her team do a great job administering and working with Cigna and employees to ensure they get the coverage and services they need.

Motion to: Approve

The Board voted to renew group health and dental insurance coverage with Cigna and continuation of the other offerings that have no change in rate.

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

13. **Request Approval to Surplus Apparatus Previously Utilized by Coweta County Fire Rescue**

Motion to: Approve

The Board voted to surplus a 2004 Hackney 4400 Rescue Truck (VIN: 1HTMKAZR95H115369) previously utilized by the Coweta County Fire Rescue and to instruct staff to dispose of such according to current procedures.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
AYES: None
ABSENT: Jeff Fisher

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be discussed.

Public Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. In accordance with the rules governing the meeting, up to 10 speakers will be afforded 3 minutes to speak and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board does not engage with speakers during their comments. The Board will listen to any questions or comments and take them into consideration but will ask the County Administrator or staff to correct any inconsistencies or false statements after the speaker has been heard without debate.

Chairman McKenzie called for comments regarding any items not on the agenda. He explained that in accordance with the rules governing the meeting, up to ten (10) speakers will be afforded three (3) minutes to speak and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board does not engage with speakers during their comments. The Board will listen to any questions or comments and take them into consideration but will ask the County Administrator or staff to correct any inconsistencies or false statements after the speaker has been heard without debate.

The following citizens addressed the Board in opposition to data centers and Project Sail, citing concerns that the data centers are not light industrial and should be located in heavy industrial zoning, the loss of rural character and quality of life, the balance of zoning slipping away, the number of dense residential projects and mass industrial projects, schools are already near capacity, increased congestion to roads, public safety beyond capacity and burdened, massive power and high water usage, the push for five (5) data centers in the county, strain on the one (1) county water reservoir, sustaining growth and projects, side agenda and backdoor deals by the Commissioners, dismissing the citizens group who are not a minority and are the Commissioners constituents, citizens are afraid to speak and are fearful of retaliation, lack of smart growth, clear-cutting of trees, ruining rural character and resources, polluting the Chattahoochee River, the need for revenue over residents concerns, detriment to lives and peace of mind, 10-years of road construction, large equipment, dump trucks, concrete trucks, huge diesel generators located near homes creating fumes and pollution, noise and light pollution, blasting damage to nearby homes, 60-feet tall buildings, and depreciation of home values.

- Mr. Jimmy Newman, District 2
- Ms. Jennifer Michel, District 4
- Ms. Donna Boles, Pecan Lake Drive, Sharpsburg
- Ms. Connie Lytten, Wagers Mill Road, Newnan

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

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

ABSENT: Jeff Fisher

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

Affidavit

Motion to: Execute the Affidavit for Executive Session

The Board voted to execute an Affidavit and Resolution for Executive Session.

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

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (4 to 0)
MOVER: None
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Bob Blackburn, Alphonso Smith
ABSENT: Jeff Fisher