Coweta County Board of Commissioners

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

Public Hearing/Regular Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

September 16, 2025 **6:00 PM**

MEETING LOCATION:
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	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 Session on Tuesday, September 16, 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. There were none.

Regular Session

Awards and Presentations

1. **Department Spotlight - Assessors Office**

Chief Appraiser Dean Henson provided a brief presentation regarding the Coweta County Assessors Office. He explained that the appraisal staff, as required by law, are responsible for the appraisal of all property, real and personal, at fair market value. The 2025 County digest consists of 64,748 real property parcels and 7,346 personal property accounts. Appraisals are conducted in a manner and at the times as required by law. The appraisal staff is responsible for the proper maintenance of all assessment records and maps for the County in proper and current condition, and the custody of such records. Appraisal staff is also responsible for preparing the annual digest of all property required to be assessed by the Board of Assessors. The annual digest must conform to all the requirements of the law and be turned over to the Board of Assessors for approval on the date requested by the Board. Once approved by the Board of Assessors, the digest is submitted to the Department of Revenue (DOR) for approval by September 1st each year. All appraisal staff must be certified by the DOR, and once appraiser certification is achieved, each appraisal staff member must successfully complete forty (40) hours of training courses prepared and offered by the State Revenue Commissioner during each two (2) years of tenure as a staff appraiser.

He further explained that the Board of Assessors consists of five (5) members, appointed by the Board of Commissioners who are required by law to complete forty (40) hours of training within the first one hundred-eighty (180) days of appointment to the position, complete four (4) foundation courses, and to receive twenty (20) hours of continuing education every year. He noted that Coweta County is very fortunate to have a Board of Assessors with over 130 years of combined experience in assessment administration.

He explained that the Assessors' Office consists of a twenty (20) person staff including a Chief Appraiser, Deputy Chief Appraiser, Clerk to the Board of Assessors (which by law requires being a certified appraiser), four (4) Administrative Assistants (who are currently working toward appraiser certification), a Land Division Manager and two (2) Appraisers, a Pesonal Property Division Manager and two (2) Appraisers, a Commercial Division Appraiser, and a Real Property Division Manager and five (5) Appraisers. He explained that every three (3) years, the Department of Revenue performs a digest review required by law. This review is a check to make sure the Board of Assessors complies with Georgia law. The 2024 digest review was conducted in July, and the result was that the Assessor's office is in full compliance with the statute. Every year, the Georgia Department of Audits and Accounts conducts a Sales Ratio Study and issues a State-Wide Equalized Ratio. The study measures uniformity across all counties. In August, the office received the 2024 Equalized Ratio for Coweta County, which is 38.41, and is well within acceptable Georgia law. Several staff members have achieved their Appraiser Certification within the last few months, reinforcing the department's commitment, professionalism, and commitment to continued education.

In closing, he highlighted upcoming dates, including the official valuation date in the State of Georgia on January 1st, all exemptions must be applied for before April 1st to receive the exemption in the year it was applied for, and the 2026 Assessment Notices will be mailed out in June 2026. Lastly, he expressed appreciation for the Board's time, commitment and support to the department and County.

Chairman McKenzie expressed appreciation to Chief Appraiser Henson, Assistant Chief Appraiser Angie Pough, and to all the Assessor's office staff for their dedication and the work they do for the County.

Approval of Minutes

2. **Request Approval of the Minutes from the Regular Meeting Session Held on September 4, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Regular Meeting Session held on Thursday, September 4, 2025.

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

Consent Agenda

3. **Confirm Execution of a Proclamation Designating "Constitution Week" in Coweta County**

Motion to: Confirm

The Board voted to confirm execution of a proclamation designating September 17 – 23, 2025 as “Constitution Week” in Coweta County.

Ms. Tammy Hyder, Chapter Regent of the General Daniel Newnan Daughters of the National Society of the Daughters of the American Revolution (NSDAR), and Ms. Pat McBurnett, Librarian and Flag of the United States Chair, were in attendance to accept the proclamation.

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

4. **Confirm Execution of a Proclamation Designating "POW/MIA Day" in Coweta County**

Motion to: Confirm

The Board voted to confirm execution of a proclamation designating September 19, 2025 as "POW/MIA Day" in Coweta County.

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

5. **Confirm Execution of an Amendment to the Master Services Agreement with Empower**

Assistant County Administrator Mickle explained that at the Commission meeting held on May 3, 2022, the Board approved a Master Services Agreement with Empower to provide recordkeeping services for the County's Salary Deferral and Employee Matching Plans. On May 20, 2025, the Board approved a change associated with fees to become effective October 1, 2025. Staff is in receipt of an amendment to the Master Services Agreement that reflects this change. Currently, the County pays the recordkeeping fees for all participant accounts, including those who have left employment, beneficiaries who have inherited accounts, and/or former spouses with a Qualified Domestic Relations Order. Effective October 1, 2025, Empower will bill such participants (non-active employees) directly for their recordkeeping services. The County will continue to pay the fees for active employee accounts.

In response to a question from Commissioner Reidelbach, Assistant Administrator Mickle explained that when the Board of Trustees was established, BB&T was selected through an RFP process and provided third-party administration (TPA) services, investment consulting and related actuarial services. Since that time, BB&T (who became Truist) decided to no longer provide recording keeping services for Defined Contribution Plans, and transitioned the County to Ascensus. After a year or so, the County decided to issue a Request for Proposals (RFP) for a new actuary and Empower was selected. Truist has also notified staff that they are leaving custodial services and will no longer be custodian of the Pension Plan Trust. The Trust will transition to a company, Principal Trust Company, which staff believes will be a good fit.

Motion to: Confirm

The Board voted to confirm execution of an Amendment to the Master Services Agreement with Empower related to recordkeeping fees associated with the County's Salary Deferral and Employee Matching Plans to become effective October 1, 2025.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
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 one (1) Non-Agenda item for discussion.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
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. **Continuation of a Public Hearing Regarding Petition # REZ 25-05 Filed by Freedom Land Holdings, LLC Requesting to Rezone Property Located at Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan - District 1**

Zoning Associate Nicole Blackwell explained that at the Commission meeting held on August 19, 2025, the Board voted to continue the Public Hearing regarding Petition # REZ 25-05 filed by Freedom Land Holdings, LLC requesting to rezone property located at Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan (Parcels # 111-6001-001, # 111-6001-001A, # 111-6001-006, # 111-6001-007A, # 111-6001-013, # 111-6001-025, # 111-6001-026, # 111-6001-031, # 111-6001-032, # 111-6001-063, # 111-6001-064, # 111-6001-065, # 111-6001-066, # 111-6001-067, # 111-6001-068, # 111-6001-069, # 111-6001-070, # 111-6001-071, # 111-6001-072, # 111-6001-073, # 111-6001-074, # 111-

6001-075, # 111-6001-076, # 111-6001-077, # 111-6001-078, # 111-6001-079, # 111-6001-080, # 111-6001-081, and # 111-6001-082) from *RC* (*Rural Conservation*) to *R-PDP* (*Residential-Planned Development Project*). She further explained that the Public Hearing was continued in order to give staff time to review the applicants' proffered conditions which were presented that evening. The applicant is seeking to rezone the subject property to support a proposed 329-lot subdivision. At the August 19th meeting, staff reviewed the site plan, housing mix, proposed amenities, conditions included in the staff report, and the applicants' proffered revisions to conditions (redlined). New information has been provided by the applicant including an updated site plan that eliminates the proposed townhomes and updated proffered conditions. Development Review staff has not had adequate time to review those changes and will allow the applicant to speak to those changes directly.

Mr. Steven Jones, applicant representative, explained that the applicant has reviewed concerns and comments expressed by the public at the last Public Hearing and conducted a community meeting with an adjacent neighborhood. Those concerns and comments were reviewed, and revisions were made to the site plan and conditions have been proffered. He further explained that the updated site plan now contains 291 single-family 50-foot-wide lots (a reduction of 38 lots) with no townhomes. Covey Trail will be a cul-de-sac with emergency access with a fence on the outside of the gate with a "Knox Box". A 6-foot privacy fence will be placed on any lots adjacent to existing single-family homes on Covey Trail and lots at the Fox Ridge Subdivision that abut the 50-foot buffer. Also, walking trails will not be adjacent to the 50-foot perimeter buffer. He pointed out that the *R-PDP* (*Residential-Planned Development Project*) zoning district does not require a 50-foot buffer between single-family districts. However, they have volunteered to place a 50-foot buffer in all areas except for lots located to the north which are adjacent to undeveloped lots and those will have a 25-feet buffer. According to their engineer, the surrounding subdivisions have a range of gross density of 6.6 dwelling units per acre to 2.8 dwelling units per acre. Surrounding subdivisions have a net density of 6.6 to 3.3 dwelling units per acre and the proposed development has 3.1 dwelling units per acre. He presented a new overall aerial of the conceptual plan showing the single-family lots, the new perimeter buffer, the access entrances, and a "fly-through" video showing the proposed amenity package. He compared the amenity package to that of the Twelve Parks Subdivision (694 lots) and explained that it is large for the size of the development (291 lots). The walking trails are internal to the development and do not touch the perimeter buffer. He explained that a roundabout will be constructed at the main entrance located at Mary Freeman Road, the applicant will contribute to its construction, as well as improvement projects at the intersection of Mary Freeman and Poplar Road, the intersection of Poplar Road and Newnan Crossing Boulevard, and Mary Freeman at Lower Fayetteville Road, prior to the widening of Lower Fayetteville Road.

Mr. Jones highlighted various changes to staff's conditions, including removal of townhomes from the site plan and reducing the total number of lots from 329 to 291 single-family detached homes, building specs and dimensional requirements to conform to the new concept plan, the creation of "Knox Box" gate and a full-sized cul-de-sac on Covey Trail, the addition of a fence on either side of the "Knox Box" gate to prevent access, construction of a right-in and right-out entrance on Lower Fayetteville Road, contribution to the construction of the roundabout on Mary Freeman Road payable at 50% Certificate of Occupancy (CO) in the development, dedication of a right-of-way along Lower Fayetteville Road that is needed for the widening project, contribution for turn lanes and intersection modifications at Mary Freeman Road and Poplar Road payable at 75% CO, contribution for intersection improvements at Poplar Road and Newnan Crossing Boulevard, a second contribution toward intersection improvements of Mary Freeman Road and Lower Fayetteville Road prior to the widening project, dedication of an existing easement along Leavell Drive, location of walking trails toward the center of the development and not adjacent to the buffer or where the buffer is adjacent to single-family residences, reduction of buffers to 25-feet adjacent to two (2) undeveloped lots, and the construction of a 6-feet wooded privacy fence for each lot abutting Fox Ridge or fronting Covey Trail.

Administrator Fouts explained that the applicant has exhausted the allotted ten (10) minutes as specified in the rules governing the meeting and has no time remaining for rebuttal.

Chairman McKenzie called for comments in support of the proposed rezoning. There were none.

Chairman McKenzie called for comments in opposition to the proposed rezoning.

The following citizens spoke in opposition to the proposed rezoning, citing concerns regarding existing difficulties exiting driveways onto Lower Fayetteville Road, overdevelopment in the county, school overcrowding, increased density, taxes, traffic, accidents, and public safety response time, noise and light pollution from cars and trucks, the playground and pool, vehicular, pedestrian and bicycle safety, connection of sidewalks to the school and crosswalks, the existing infrastructure failing to keep up with growth, requiring fencing on both sides of the gate, a 50-foot buffer minimum, keeping mature trees, the 8-year build out time with four (4) plus years with no financial contribution to infrastructure, the explosion of subdivisions and apartment complexes, two (2) failed traffic studies, density of homes on fifty (50) acre development, traffic congestion after the road widening project on Lower Fayetteville Road, Commissioners do not have the information to make a decision because of changes submitted by applicant, and its proximity to fifteen (15) other developments within ten (10) miles and a current development located two (2) miles away.

- Ms. Ruby Smith, Lower Fayetteville Road, Newnan
- Mr. Bryan Hise, Freeman Forest Drive, Newnan

- Mr. Sean Miller, Freeman Forest Drive, Newnan
- Ms. June Werner, Mary Freeman Road, Newnan
- Ms. Deloise Jordan, Covey Trail, Newnan
- Mr. Jim Schwartz, Briandwood Drive, Newnan
- Ms. Susie Molesky, Hwy 54, Nenwnan
- Ms. Sharon Prince, Cabin Road, Newnan
- Mr. Tyler Freeman, Cabin Road, Newnan

There were no additional comments from staff.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 25-02 filed by Freedom Land Holdings, LLC requesting to rezone property located at Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan (Parcels # 111-6001-001, # 111-6001-001A, # 111-6001-006, # 111-6001-007A, # 111-6001-013, # 111-6001-025, # 111-6001-026, # 111-6001-031, # 111-6001-032, # 111-6001-063, # 111-6001-064, # 111-6001-065, # 111-6001-066, # 111-6001-067, # 111-6001-068, # 111-6001-069, # 111-6001-070, # 111-6001-071, # 111-6001-072, # 111-6001-073, # 111-6001-074, # 111-6001-075, # 111-6001-076, # 111-6001-077, # 111-6001-078, # 111-6001-079, # 111-6001-080, # 111-6001-081, and # 111-6001-082) from RC (Rural Conservation) to R-PDP (Residential-Planned Development Project).

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

In response to questions from Commissioner Fisher, Ms. Blackwell explained that proferred conditions were received from the applicant on August 19th, the day of the Public Hearing. The Board agreed that additional time would be needed to review the applicant's proffered conditions with staff and voted to continue the Public Hearing. A new site plan was received from the applicant on September 5th but has not been distributed to other departments for review. Other Departments, including the Building Official, Fire Rescue, Water Authority and Health Department will need to review the new site plan.

In response to questions from Commissioner Fisher and Administrator Fouts, Zoning Manager Lisa Eschman explained that a typical development review is a two (2) week process and the Homeowner's Association will be responsible for maintaining the 6-foot privacy fence.

In response to questions from Commissioner Reidelbach, Public Works Administrator

Handley explained that the right-of-way for the development's streets should be 36 feet and when plans were discussed with the applicant, a root barrier needs to be installed to prevent roots from growing underneath the curb, gutter and street to prevent damage.

Administrator Fouts pointed out that currently, there are no sidewalks along Mary Freeman Road, although the adjacent neighborhoods do have sidewalks close to the right-of-way. That area is private property and sidewalks do not go to the school.

Commissioner Fisher explained that he would like staff to continue to review plans and to modify the following conditions in the best interest of safety and benefit of the county:

> *"Condition # 5. The developer shall construct a roundabout on Mary Freeman Road at the proposed development entrance in conjunction with Phase I of the development*. *The developer shall dedicate to the County the right-of-way within the property and along Mary Freeman Road necessary for the roundabout."*
> *"Condition # 7 (delete Condition # 7 in its entirety)"*
> *"Condition # 8 (delete Condition # 8 in its entirety)"*
> *"Condition # 9 (delete Condition # 9 in its entirety)"*

Administrator Fouts clarified with Commissioner Fisher that Condition # 5 should read as follows:

> *"Condition # 5. The developer shall construct a roundabout on Mary Freeman Road at the proposed development entrance in conjunction with issuance of a Land Disturbance Permit (LDP) in Phase I of the development*. *The developer shall dedicate to the County the right-of-way within the property and along Mary Freeman Road necessary for the roundabout."*

Motion to: Reopen the Public Hearing

The Board voted to reopen the Public Hearing regarding Petition # REZ 25-02 filed by Freedom Land Holdings, LLC requesting to rezone property located at Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan (Parcels # 111-6001-001, # 111-6001-001A, # 111-6001-006, # 111-6001-007A, # 111-6001-013, # 111-6001-025, # 111-6001-026, # 111-6001-031, # 111-6001-032, # 111-6001-063, # 111-6001-064, # 111-6001-065, # 111-6001-066, # 111-6001-067, # 111-6001-068, # 111-6001-069, # 111-6001-070, # 111-6001-071, # 111-6001-072, # 111-6001-073, # 111-6001-074, # 111-6001-075, # 111-6001-076, # 111-6001-077, # 111-6001-078, # 111-6001-079, # 111-6001-080, # 111-6001-081, and # 111-6001-082) from *RC* (*Rural Conservation*) to *R-PDP* (*Residential-Planned Development Project*).

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

Motion to: Continue the Public Hearing

The Board voted to continue the Public Hearing regarding Petition # REZ 25-02 filed by Freedom Land Holdings, LLC requesting to rezone property located at Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan (Parcels # 111-6001-001, # 111-6001-001A, # 111-6001-006, # 111-6001-007A, # 111-6001-013, # 111-6001-025, # 111-6001-026, # 111-6001-031, # 111-6001-032, # 111-6001-063, # 111-6001-064, # 111-6001-065, # 111-6001-066, # 111-6001-067, # 111-6001-068, # 111-6001-069, # 111-6001-070, # 111-6001-071, # 111-6001-072, # 111-6001-073, # 111-6001-074, # 111-6001-075, # 111-6001-076, # 111-6001-077, # 111-6001-078, # 111-6001-079, # 111-6001-080, # 111-6001-081, and # 111-6001-082) from *RC* (*Rural Conservation*) to *R-PDP* (*Residential-Planned Development Project*) until October 21, 2025 at 6:00 p.m.

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

Administrator Fouts explained that staff will update the site plan and conditions on the County's website so that the public can view that information prior to the October 21st Commission meeting.

7. **Public Hearing Regarding Petition # REZ 24-03 Filed by LDO Coweta, LLC (Benister) Requesting to Rezone Property Located at McIntosh Trail, Proposed Vernon Hunter Parkway, Byrom Road and Gary Summers Road, Senoia - District 1 - WITHDRAWN BY APPLICANT ON SEPTEMBER 3, 2025**

Chairman McKenzie explained that on September 3, 2025, LDO Coweta, LLC submitted a written request to withdraw Petition # REZ 24-03 requesting to rezone 1,543.23± acres located at McIntosh Trail, the proposed Vernon Hunter Parkway, Byrom Road, and Gary Summers Road, Senoia [Parcels # 154-1220-001 (partial), # 155-1217-014, # 155-1224-002, and # 155-1224-009) in accordance with the *County's Code of Ordinances*.

Motion to: Approve Withdrawal and Amend the Agenda

The Board voted to approve the withdrawal of Petition # REZ 24-03 filed by LDO Coweta, LLC (Benister) as requested by the applicant and to amend the agenda to remove the rezoning Petition from the agenda.

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

8. **Public Hearing Regarding Petition # REZ 24-04 Filed by LDO Coweta, LLC (Benister) Requesting to Rezone Property Located at McIntosh Trail, Senoia - District 1 - WITHDRAWN BY APPLICANT ON SEPTEMBER 3, 2025**

Chairman McKenzie explained that on September 3, 2025, LDO Coweta, LLC submitted a written request to withdraw Petition # REZ 24-04 requesting to rezone 15.50± acres located at McIntosh Trail, Senoia [Parcel # 154-1220-001 (partial)] in accordance with the County's *Code of Ordinances*.

Motion to: Approve Withdrawal and Amend the Agenda

The Board voted to approve the withdrawal of Petition # REZ 24-04 filed by LDO Coweta, LLC (Benister) as requested by the applicant and to amend the agenda to remove the rezoning Petition from the agenda.

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 - 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. There were none.

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

9. **Recommend Approval of Petition # VAR 25-16 Filed by Agustin Anaya and LaVonne Franco Requesting a Side Yard Setback Variance for Property Located at 1424 Roscoe Road, Newnan - District 3**

Zoning Associate Blackwell presented Petition # VAR 25-16 filed by Agustin Anaya and LaVonne Franco requesting a side yard variance for property located at 1424 Roscoe Road, Newnan (Parcel # 060-5134-027) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 1.67± acres, zoned *RC* (*Rural Conservation*). She further explained that the applicant wishes to construct a 24-feet x 40-feet detached garage adjacent to the existing driveway and near the primary residence. According to the applicant, placement of the structure further to the rear of the property is not feasible because of existing septic drain fields and a gas line. As proposed, the garage will encroach five (5) feet into the required twenty-five (25) foot side building setback along the southern property line. Therefore, the applicant is requesting a 5-foot reduction, resulting in a 20-foot setback along the southern property line to accommodate the proposed garage. In closing, she highlighted the factors reviewed by staff during the application process, and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

Motion to: Grant

The Board voted to grant a 5-foot side yard setback reduction (from 25-feet to 20-feet) along the southern property line of property located at 1424 Roscoe Road, Newnan (Parcel # 060-5134-027) as requested in Petition # VAR 25-16 filed by Agustin Anaya and LaVonne Franco, subject to the following conditions:

1. The detached garage shall be located 20-feet from the southern property line as shown on the site plan submitted with the variance application.
2. Prior to issuance of any building permits, the applicant shall clearly mark the proposed garage location and coordinate a site visit with the Environmental Health Department to confirm the structure will not encroach upon the existing septic absorption field.

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

Unfinished Business

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

No action was taken by the Board regarding appointments to various boards/authorities.

New Business

Bids and Contracts

11. **Request Approval to Purchase of Stream 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 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 a stream that will require a permit through the US Army Corps of Engineers and the purchase of stream mitigation credits for the waterway that will be impacted. The design and environmental consultants for the project have obtained pricing for the required mitigation credits. Staff recommends purchase of the credits from Tower Road II Mitigation Bank for the amount of $596,700.

In response to a question from Commissioner Reidelbach, Public Works Director Handley explained that the construction of the Shaw Road Connector could begin next spring with completion of the project by the next school year.

Motion to: Approve

The Board voted to approve the purchase of stream credits from the Tower Road II mitigation bank in the amount of $596,700 for the Shaw Connector project (RB22.7).

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 Contract with Georgia Civil Associated with Engineering Services for Prowell Park - District 4**

Assistant Administrator Mickle explained that in April 2025, staff released a Request for Proposal (RFP) for engineering services associated with Prowell Park and six (6) proposals were received in early May. Staff selected three (3) finalists to interview, based upon qualifications, experience, and proposed pricing. Because of summer schedules, staff was unable to schedule interviews until early August. Based upon qualifications, experience, proposed pricing, and interviews, staff requests that the Board enter into a contract with Georgia Civil, Inc. to perform engineering services at Prowell Park in the amount of $433,075 (SPLOST 2025).

Motion to: Execute

The Board voted to execute a contract with Georgia Civil, Inc. in the amount of $433,075 to perform engineering services associated with Prowell Park (SPLOST 2025).

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 Change Order # 2 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 and appurtenances for Phase II of the Leroy Johnson Park expansion project. On June 3, 2025, Change Order # 1 was approved by the Board to include the pickleball and tennis court lighting in the contract. Following coordination with the utility engineer, it was determined that the original design, running service from a utility pole across Highway 16, posed significant safety, accessibility, and long-term serviceability concerns. The engineers approved a revised service plan to connect electric service from the utility pole adjacent to the community center. Additionally, Phase I of Leroy Johnson Park included partial perimeter parking lot lighting. Staff is in receipt of Change Order # 2 which will complete the loop around the entire park and extend lighting to the community center parking lot, providing full coverage for safety and security. The scope of Change Order # 2 is for the relocation of the main electrical panel, along with the installation of parking lot fixtures to complete the perimeter loop and provide lighting in the community center parking lot for the amount of $102,762.70.

Motion to: Execute

The Board voted to execute Change Order # 2 with West Georgia Lighting, Inc. in the amount of $102,762.70 associated with the lighting project at Leroy Johnson Park, Phase II.

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

14. **Request Approval/Execution of a Contract with One to One Health Associated with an Employee Health Clinic**

Administrator Fouts explained that after numerous years of consideration, the County government has reached the size and scope where an onsite employee health clinic seems to be feasible and practical for employees and their covered dependents. With this in mind, staff worked with the County's health insurance broker, Alliant, to identify potential providers, define the appropriate scope, and issue a Request for Proposals (RFP). Alliant's knowledge of the employee clinic industry was invaluable in insuring staff had the appropriate information and asked the right questions. After narrowing four (4) potential candidates down to two (2), staff completed site visits and met in person with the leadership of both organizations to discuss their philosophy, resources, and structure. Based on this input, staff has selected One to One Health as the best fit for partnering with an employee health clinic. One to One Health is based in Chattanooga, Tennessee and has several local government clients in Georgia, including Walton County and Forsyth County. The company's culture seems to match Coweta's and has a strong emphasis on personal relationships and focuses on the employee/client and their families. Following discussion and review of the County's needs, staff believes the initial phase is to have one provider (a nurse practitioner) and a medical assistant. These individuals will initially be selected by One to One Health, including their founder, who is also a physician, and then the County will have an opportunity to make a final selection. The clinic will be located in the former Building Department facility located on Madison Street. This building has received some updates and further updates needed for the clinic will be completed by Facilities Management. It is still a large enough facility to accommodate the County's initial needs and any anticipated growth for several years to come, while also being the most cost-effective option. The clinic will offer primary care and sick visits for employees and their dependents who are on the County's health plan, including sick visits for children. In addition, staff will open the clinic with the intent of moving new pre-employment physicals and drug screenings to be completed there. This will be more efficient, cost-effective and most importantly, will help get new employees acclimated to using the clinic right at the beginning of their time as a new Coweta employee.

Administrator Fouts provided the following breakdown of costs:

- Any wellness visits will be at no cost to the employees because those are covered by the County's insurance plan.
- Any sick visit will be $25 with first dollar coverage.
- Any sick visit will cost $25 and will be filed with Cigna, so it will count toward the employee's deductible and will be documented in the Epic System, so those who maintain a primary care physician will have their records readily available.

Administrator Fouts explained that any fees collected at the clinic will be remitted back to the County on a monthly basis. The contract will also include TextCare, which is a 24-hour text service for the clinic. The total cost of the contract is $682,718.

Chairman McKenzie expressed appreciation for the staff's work on the clinic, and expressed his belief that this is a good move for employees.

Assistant Administrator Mickle explained that staff is planning to utilize the interest income earned on the American Rescue Plan Act (ARPA) funds to cover the contract for the first year.

Motion to: Execute

The Board voted to execute a contract with One to One Health in the amount of $682,718 (first year total cost) to provide an onsite employee health clinic and TextCare for employees and dependents covered by the County's insurance plan.

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

15. **Request Approval/Execution of an Agreement Associated with Architectural and Engineering Services Associated with the Fire Fleet Upfitter Shop at Fire Station # 1 - District 2**

Administrator Fouts explained that Coweta County Fire Rescue (CCFR) has requested the development of an unfitting shop at Station # 1 Headquarters on Turkey Creek Road. This facility is proposed to include eight (8) bays and will serve as a dedicated space for the housing, servicing, and upfitting of CCFR's ambulance fleet and utility vehicles, transit buses, as well as the upfitting of Coweta County Sheriff's Office (CCSO) patrol vehicles. To initiate the project, Facilities Management staff engaged K. A. Oldham Design, Inc. (KAOD), the architect of record for Fire Station # 1, to provide a proposal for the design and engineering of the new facility. The scope of work by KAOD is a fee-based proposal totaling $193,000. Staff recommends that the Board approve the proposal including the AIA contract, contingent upon final legal review.

Motion to: Execute

The Board voted to approve a base fee proposal and to execute a contract with K. A. Oldham Design, Inc. in the amount of $193,000 to provide architectural and engineering services for the design and construction administration of a Fire Fleet Upfitter Shop at Station # 1 (Headquarters), contingent upon final legal review.

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

16. **Request Approval/Execution of an Agreement Associated with a Safe Streets and Roads for All Grant**

Assistant Administrator Mickle explained that the County was awarded $315,480 in federal funds from the U.S. Department of Transportation under the Safe Streets and Roads for All funding program. There is a 20% local match requirement of $78,871, resulting in a total project cost of $394,351. The purpose of the program is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through safety action plan development and/or implementation of projects defined in a safety action plan focused on all users, including pedestrians, bicyclists, public transportation users, motorists, personal conveyance and micromobility users, and commercial vehicle operators. Crash data from 2017-2021 indicates there were 104 motor vehicle-involved roadway fatalities in Coweta County, which equates to an average annual fatality rate of 14.2 per 100,000 population. This program provides funding over a 36-month period to develop the tools to help strengthen the County's approach to roadway safety and save lives. The funding awarded to Coweta County will fund the development of a Comprehensive Safety Action Plan aimed at developing interventions to prevent roadway fatalities and serious injuries. The final plan publication deadline is January 30, 2028. An approved Comprehensive Safety Action Plan is required to be eligible for potential future funding to implement the strategies identified in the plan. The majority of the estimated cost is to hire a consultant to assist with the plan. This award was approved some time ago and staff is now in receipt of an associated agreement.

Motion to: Execute

The Board voted to execute an Agreement with the U.S. Department of Transportation in the amount of 4315,480 with a $78,871 local match associated with a Safe Streets and Roads for All grant funding program.

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

17. **Request Approval/Execution of a Lease Renewal with Quadient Associated with Postage Machines at the Administration Building and the Shenandoah Facility**

Assistant Administrator Mickle presented a lease renewal with Quadient, Inc. for the postage machines at the Administration building and the Shenandoah facility.

Motion to: Execute

The Board voted to execute a lease renewal with Quadient, Inc. in the amount of $1,172.40/month (beginning on April 1, 2026) associated with postage machines at the Administration building and the Shenandoah facility.

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

18. **Request Approval to Demolish an Unsafe Structure Located at 99 Freeman Road, Newnan - District 3**

Administrator Fouts explained that Code Enforcement staff obtained a quote from Public Works to demolish an unsafe structure and remove all trash and debris from property located at 99 Freeman Road, Newnan (Parcel # 046B-009G). The total cost is approximately $42,281.98, and a lien will be placed on the property to recoup associated costs.

Motion to: Instruct Staff

The Board voted to instruct Public Works staff to demolish an unsafe structure located at 99 Freeman Road, Newnan (Parcel # 046B-009G), remove all trash and debris, and place a lien on said property to recoup any associated costs (approximately $42,281.98, including asbestos testing).

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

Additional Action Items

19. **Request Acceptance of the Proposed 2025-2026 Liability and Property Insurance Plan**

Mr. Kenneth Grace, Senior Vice President at J. Smith Lanier & Co., a Marsh & McLennan Agency, LLC company, explained that the proposed 2025 – 2026 liability and property insurance plan will continue the current approach with no major changes in overall coverage terms or processing of claims. Two (2) carrier changes are being proposed. The first is changing the current casualty carrier because of unfavorable renewal terms provided by the previous carrier. The new carrier's proposal (Metis) has better terms, higher limits, and significantly lower premiums. The second change is to the property coverage carrier. The new carrier's proposal (Chubb) has more favorable terms and conditions, with a reduction in premium. All the other lines of coverage will remain with current carriers and premiums will remain relatively unchanged. The total cost for the FY 2025 – 2026 plan is $1,855,570. In closing, he explained that although there is a rate increase, there was also an estimated 12% exposure increase.

Motion to: Accept

The Board voted to accept the 2025-2026 liability and property insurance plan for the amount of $1,855,570 as proposed by Marsh & McLennan Agency, LLC for the County's property and casualty insurance program, which also includes third-party administration (TPA) services currently being provided by PMA Companies.

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 to Continue Banking Relations During Fiscal Year 2026**

Assistant Administrator Mickle explained that staff is requesting that the Board execute a resolution to maintain and continue banking relations during the fiscal year ending September 30, 2026. The resolution provides authorization for the Chairman of the Board, the County Administrator, Assistant Administrators, and Finance Director to be the signors of all checks or warrants against all monies deposited within designated accounts under the control and custody of the Board of Commissioners. The resolution authorizes the Chairman, County Administrator, Assistant Administrators, and Finance Director to negotiate with financial institutions for the sale of investments, issuance of Tax Anticipation Notes, and execution of other short-term credit agreements, in varying amounts, terms and conditions, and due dates, as may be necessary to effectively provide for the short-term cash flow of the financial obligations, duties and functions of Coweta County. Finally, the resolution authorizes the Chairman, County Administrator, Assistant Administrators, and Finance Director to secure quotations from authorized institutions for short-term investment opportunities of any cash reserves that the County may enjoy, awarding the monies to the best and most responsive proposal, based upon the planned needs of the County.

Motion to: Execute

The Board voted to execute a Resolution to Continue Banking Relations in Fiscal Year 2026.
RESULT: Passed (UNANIMOUS)
MOVER: Jeff Fisher
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

21. **Request Approval/Execution of a Resolution Authorizing Submission of the Fiscal Year 2027 Section 5311 Transit Grant Application**

Public Works Administrator Handley explained that the County must submit a Federal Transit Authority (FTA) Section 5311 grant application for Fiscal Year 2027 to the Georgia Department of Transportation (GDOT). A Resolution is required for the County's Section 5311 grant application for transit operations and capital funding. Adoption of the Resolution will allow staff to complete the Fiscal Year 2027 grant application package and will authorize the Chairman to execute the completed grant package for submittal to GDOT. A required legal ad for the grant was placed in the County's legal organ (the Newnan-Times Herald).

Motion to: Execute

The Board voted to execute a Resolution associated with development of the Fiscal Year 2027 Section 5311 grant application for submission to the Georgia Department of Transportation (GDOT).

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

22. **Request Approval/Execution of National Opioid Settlement Participation Forms**

Assistant Administrator Mickle explained that Georgia recently opted in to two (2) additional national opioid settlements with Purdue and secondary manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mulan, Sun, and Zydus). As a result, Coweta County, as a subdivision of the State can execute Participation Forms to receive settlement funds from these two settlement agreements to address the opioid crisis in the community. The national Purdue settlement of $7.4 billion and the secondary manufacturers settlement of $720 million will be paid out over fifteen (15) years. Staff recommends that the Board authorize the County Administrator to electronically execute National Opioid Settlement Participation Forms with Purdue and secondary manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mulan, Sun, and Zydus).

Motion to: Execute

The Board voted to authorize the County Administrator to electronically execute National Opioid Settlement Participation Forms with Purdue and secondary manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mulan, Sun, and Zydus).

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

23. **Request Approval to Temporarily Close Bohannon Road for the Purpose of Replacing the Bridge Over Messiers Creek - District 2**

Public Works Administrator Handley explained that the bridge on Bohannon Road is currently a weight-restricted bridge and has some issues with the decking. Staff is requesting approval to close the road between addresses 785 and 917 in order to replace the bridge caps, beams, decking, asphalt and guardrail. Upon completion of the project, the bridge will have an unlimited rating pending Georgia Department of Transportation (GDOT) approval. Staff plans to close the bridge in October for approximately thirty (30) days, weather permitting. Staff will also place message boards for the traveling public and a road closures detour map.

Motion to: Approve

The Board voted to temporarily close Bohannon Road between addresses 785 and 917 beginning in October for a period of thirty (30) days, weather permitting, for the purpose of replacing the bridge over Messiers Creek.

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

24. **Request Approval to Temporarily Close Meadow Sweet Lane for the Purpose of Replacing a Cross Drain Pipe - District 2**

Public Works Administrator Handley explained that staff discovered a failing cross drain pipe located underneath the roadway near 10 Meadow Sweet Lane. Because of the depth of the pipe, staff will need to temporarily close the roadway to replace the pipe. The road closure will last approximately two (2) days, weather permitting. Staff will close the road between addresses 10 and 11 Meadow Sweet Lane and place message boards to notify the residents of the closure. Staff would like to begin the project on September 18, 2025.

Motion to: Approve

The Board voted to temporarily close Meadow Sweet Lane between addresses 10 and 11 on September 18, 2025, for a period of two (2) days, weather permitting, for the purpose of replacing a failing cross drain pipe.

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

25. **Request Approval to Temporarily Close Warner Drive for the Purpose of Replacing a Cross Drain Pipe - District 3**

Public Works Administrator Handley explained that staff discovered a failing cross drain pipe located underneath Warner Drive that needs to be replaced. Staff will need to temporarily close the roadway to replace the pipe just before address 35 Warner Drive. Warner Drive only has one entrance, so staff will need to coordinate with the property owners and stage vehicles on the opposite side in order to allow residents to come and go. Staff will also coordinate with Coweta Fire Rescue to stage a truck on the closed side in case of an emergency. The road closure should last for the duration of the day, and staff will place message boards prior to starting work and communicate with all property owners.

Motion to: Approve

The Board voted to temporarily close Warner Drive just before address 35 Warner Drive for the purpose of replacing a failing cross drain pipe.

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

26. **Request Approval to Temporarily Close Tommy Lee Cook Road for the Purpose of Replacing a Cross Drain Pipe - District 3**

Public Works Administrator Handley explained that staff discovered a failing cross drain pipe located underneath Tommy Lee Cook Road that needs to be replaced. Staff will need to temporarily close the roadway between addresses 2314 and 2332 to replace the pipe. Staff will detour traffic down Jim Starr Road, Happy Valley Road, Cedar Creek Road and Hwy. 29. The road closure will last two (2) days, weather permitting, and staff will place message boards to notify the traveling public.

Motion to: Approve

The Board voted to temporarily close Tommy Lee Cook Road between addresses 2314 and 2332 for a period of two (2) days, weather permitting, for the purpose of replacing a failing cross drain pipe.

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

27. **Request Approval to Utilize Various County Roads During the Annual Lewis Grizzard Memorial Bike Ride**

Assistant Administrator Mickle explained that Coweta Ferst Readers, Inc. is requesting to utilize various County roads to host the annual Lewis Grizzard and Catfish Memorial Bike Ride on Sunday, October 5, 2025, with the event beginning and ending at the Moreland Mill. Approximately 150 riders will take part and will have the option of riding a 12-mile route, 25-mile route or a 66-mile route. A majority of all three routes will take place in western Coweta County, but the 66-mile route will extend into the eastern part of the county and into Senoia. Rest stops will be located in Grantville, Bear Creek Farms, Turin, Senoia, and Sharpsburg. Signs will be posted along the routes by the Ferst Readers organization and by County staff to notify residents of the pending event. The Coweta Sheriff's Office and police departments in various municipalities are aware of the event. All paperwork has been submitted, fees paid, and a certificate of insurance provided.

Motion to: Approve

The Board voted to approve a request from Coweta Ferst Readers, Inc. to utilize various County roads to host the annual Lewis Grizzard Memorial Bike Ride on Sunday, October 5, 2025.

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

28. **Request from the Town of Turin for Assistance with Shoulder Repair on North Hunter Street - District 1**

Motion to: Approve

The Board voted to provide labor and materials to assist the Town of Turin with shoulder repair at 245 North Hunter Street at a total cost of $1,361.31 (to be reimbursed by Turin).

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

29. **Request to Set a Public Hearing on November 18, 2025 Regarding Proposed Amendments to Appendix A. Zoning and Development of the Coweta County Code of Ordinances Associated with Data Centers**

Administrator Fouts explained that since the Board plans to discuss the proposed *Data Center Ordinance* at their Work Session scheduled on October 16, 2025 at 9:00 a.m., staff recommends that the Board consider conducting a Public Hearing on November 18, 2025.

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, November 18, 2025 at 6:00 p.m. regarding proposed amendments to Appendix A. Zoning and Development of the Coweta County Code of Ordinances associated with data centers.

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

Supplemental and Non-Agenda Items

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

30. **Request Approval/Execution of a Construction Agreement with the Georgia Department**

of Transportation Associated with Phase 1 of the Madras Connector Project (RB13.9) - District 3

Public Works Administrator Handley explained that the construction of Phase 1 of the Madras Connector project will be accomplished using a combination of federal, state, and local funding but will be managed by County staff. The Georgia Department of Transportation (GDOT), as the initial recipient of the federal funding for the project, requires that local governments enter into formal construction agreements to establish the responsibilities of the local government to maintain eligibility for the state and federal funding. GDOT also requires that the County pay the estimated costs for GDOT's oversight of the project. The total construction cost for the project, based upon the low bid from F.S. Scarbrough, LLC, is estimated to be $15,395,000, with $8,455,691 from federal funding, $802,977.75 from state funding, $1,500,000 from the Georgia Transportation Infrastructure Bank, and $4,636,831.25 from the County.

Motion to: Execute

The Board voted to authorize the Chairman to electronically execute a Construction Agreement with the Georgia Department of Transportation (GDOT) associated with Phase 1 of the Madras Connector project (RB13.9) and to authorize payment in the amount of $15,000 to GDOT for construction oversight costs associated with the project.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
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. 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 regarding data centers and "Project Sail", including the need for a zoning classification of light industrial versus heavy industrial, concerns about energy costs, the need for closed-loop water cooling systems, the need for a rigid ordinance and fines for violation of the ordinance, and concerns about water usage and future droughts.

- Mr. Jimmy Newman, District 2
- Mr. Ron Bockrath, District 2

The following citizens addressed the Board regarding the need for a countywide noise ordinance.

- Mr. Jerry White, District 1
- Ms. Kelly Callahan, District 1

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, real estate, and litigation issues.

Members in attendance included Chairman McKenzie, Commissioner Blackburn, Commissioner Reidelbach, Commissioner Smith, and Commissioner Fisher. 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 (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Regular Session

Motion to: Return to Regular Session

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

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

Affidavit

Motion to: Execute Affidavit for Executive Session

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

Motion to: Approve a Personnel Action

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

Adjournment

Motion to: Adjourn

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