



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

October 7, 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	Remote
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	Absent
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Shannon Zerangue	County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Regular Meeting Session on Tuesday, October 7, 2025.

Chairman McKenzie explained that Commissioner Reidelbach was attending the meeting remotely because he was outside the jurisdiction of Coweta County [as allowed in O.C.G.A. § 50-14-1(g)(3)].

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

Approval of Minutes

1. **Request Approval of the Minutes from the Called Meeting/Public Hearing Held on September 11, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Called Meeting/Public Hearing held on September 11, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on September 16, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on September 16, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

Consent Agenda

3. **Confirm Providing Assistance to the Town of Turin with Signage, Barriers, and Cones for a Parade - District 1**

Motion to: Confirm

The Board voted to confirm providing equipment and labor to assist the Town of Turin with signage, barriers, and cones for a parade held on September 27, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

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

4. **Confirm Execution of an Agreement with Evidence Based Associates to Provide Services for Juvenile Court**

Motion to: Confirm

The Board voted to confirm execution of an agreement with Evidence Based Associates, LLC (EBA) to provide services for the Coweta County Juvenile Court.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Supplemental and Non-Agenda Items

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.

Ms. Verna Funk, District 3, addressed the Board about a request to set a Public Hearing regarding an amendment to the *Zoning and Development Ordinance* related to the *Commercial Amusement District* (agenda item # 6) expressing her belief that the Board has already approved too many ordinance amendments and that amusement parks negatively impact an area by attracting more people, uncontrolled youth, traffic, vandalism and destruction.

Administrator Fouts clarified for everyone that this request is for the Board to set a Public Hearing regarding a proposed amendment to the *Zoning and Development Ordinance*

associated with removal of a prohibition of central loudspeakers in the *C-9 Commercial Amusement District*. The proposed amendment to the ordinance is not related to an amusement park. Staff is proposing the amendment because this prohibition conflicts with other portions of the County's ordinances.

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

5. Request Approval/Execution of a Deed of Open Space Restriction and Easement Over Private Right-of-Way Associated with Daybreak Condominiums, Phase 1B - District 4

Administrator Fouts explained that DRB Group Georgia, LLC has submitted a Deed of Open Space Restriction for acceptance by the Board. The deed reflects 1.69± acres total as listed on the "As Built" drawing of Daybreak Condominiums, Phase 1B. DRB has also submitted an Easement Over Private Right-of-Way for execution by the Board. The easement details rights for the private right-of-way, reflecting 0.30± acres total. In addition, the developer has posted a 3-year maintenance bond in the amount of \$34,466 and a 2-year landscape bond in the amount of \$14,280. In closing, he explained that staff and the County Attorney have reviewed the legal documents and find them to be in order.

Motion to: Execute

The Board voted to execute a Deed of Open Space Restriction and an Easement Over Private Right-of-Way associated with 1.69± acres located in the Daybreak Condominiums, Phase 1B.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

6. Request to Set a Public Hearing on November 4, 2025 Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 17I. C-9 Commercial Amusement District of the Coweta County Code of Ordinances

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, November 4, 2025 at 6:00 p.m. regarding a proposed amendment to *Appendix A. Article 17I. C-9 Commercial Amusement District, Section 172I. Conditions of Use of the Coweta County Code of Ordinances* associated with central loudspeakers.

RESULT: Passed (4 to 0)

MOVER: Alphonso Smith

SECONDER: Jeff Fisher

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

ABSTAIN: Bob Blackburn

Administrator Fouts reiterated that this request is for the Board to set a Public Hearing regarding a proposed amendment to the *Zoning and Development Ordinance* associated with removal of a prohibition of central loudspeakers in the *C-9 Commercial Amusement District*. The proposed amendment to the ordinance is not related to an amusement park. Staff is proposing the amendment because this prohibition conflicts with other portions of the County's ordinances.

Unfinished Business

7. Request Appointments to Various Boards/Authorities

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

New Business

Bids and Contracts

8. Request Approval/Execution of a Supplemental Amendment # 1 to the Agreement with TRP Construction Group to Add Roads to Striping Contract (RB25.11)

Public Works Administrator Handley explained that the County received a grant from the Georgia Department of Transportation (GDOT) in the amount of \$635,840 to be used for safety enhancements such as traffic striping, signage, and guardrails on County roadways. The conditions of the grant require a 30% match from the County or \$190,752. Staff prepared a bid document for thermoplastic striping on various County roads totaling 72.7± miles that was awarded to TRP Construction in the amount of \$769,181.37 (see August 19, 2025 minutes). Since the bids received and the total contract amount came in lower than the project estimate and would not meet the 30% match requirement for the County's contribution, staff asked TRP if they would be agreeable to include additional roads in the striping contract at the existing contract prices, which are paid by the linear foot of stripe that is installed. The contractor advised that they were agreeable to including additional roads in the project at existing contract unit prices, with one increase in the lump sum traffic control cost from \$10,000 to \$12,500. This traffic control item is the cost to perform traffic control over the entire project while the striping work is being performed. Including these roads in the project will increase the total road mileage by 15± miles and will

increase the estimated project cost to \$936,978.82, satisfying the 30% match requirement for the GDOT grant.

Motion to: Execute

The Board voted to execute Supplemental Amendment # 1 to the contract with TRP Construction to include additional roads in the striping project (RB25.11) at existing contract prices, with the lump sum traffic control item being increased from \$10,000 to \$12,500.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

9. **Request Approval/Execution of Amendment to the Indigent Defense Services Agreement with the Superior Court Public Defender for 2026**

Administrator Fouts explained that at the Commission meeting on August 19, 2025, the Board voted to approve an appropriation for the Superior Court Public Defender in the amount of \$773,305.40 for the State's Fiscal Year 2026 (July 1, 2025 through June 30, 2026). For Fiscal Year 2026, Public Defender Rick Samper requested that the Board fully fund a partially funded vacant attorney position, add a new attorney position, and provide funding for pay increases for his existing staff. The Board approved an additional \$226,000 in funding to the Superior Court Public Defender's Office as part of the County's Fiscal Year 2026 budget to become effective on October 1, 2025. Staff proposes that the Board execute an amendment to the existing 2026 contract with the Superior Court Public Defender's Office for the State's Fiscal Year 2026 (July 1, 2025 through June 30, 2026) in the amount of \$169,500 (October 1, 2025 through June 30, 2026).

Motion to: Execute

The Board voted to execute an amendment to the Indigent Defense Services Agreement with the Superior Court Public Defender in the amount of \$169,500 to become effective October 1, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

10. **Request Approval/Execution of an Amendment to the Contract with Tyler Technologies, Inc Associated with Computer-Aided Dispatch, Law Records Management System, and Jail Management System**

Administrator Fouts explained that at the Commission meeting held on July 15, 2025, the

Board voted to execute a License and Services Agreement with Tyler Technologies, Inc. associated with a Computer-Aided Dispatch (CAD) System, a Law Records Management System (LRMS), and a Jail Management System (JMS). Staff is in receipt of an Amendment to the contract. The purpose of this Amendment is to establish acceptable and unacceptable use of electronic devices and network resources. The Amendment would serve to outline the obligations of Tyler Technologies as a vendor who does business with Coweta County, in regard to provisioning, accessing, or otherwise utilizing the County's IT resources to complete the terms of the contract in a manner that complies with cybersecurity standards and related policies.

In response to a question from Chairman McKenzie, Administrator Fouts explained that there is no cost to the County associated with the Amendment to the License and Services Agreement with Tyler Technologies. The Amendment is to ensure that Tyler complies with cybersecurity standards and policies as a measure of added protection for the County.

Motion to: Execute

The Board voted to execute an Amendment to the contract with Tyler Technologies (the License and Services Agreement) to establish what is acceptable and unacceptable use of electronic devices and network resources in the performance of contractual obligations by both parties.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

11. Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 40 Bledsoe Road, Newnan - District 3

Motion to: Combine

The Board voted to combine agenda items # 11 and # 12 for consideration.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Motion to: Approve

The Board voted to retain TWR Lawn Services to perform cleanup of property located at 40 Bledsoe Road, Newnan (Parcel # 085-5076-019) at a total cost of \$900.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said

services.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

12. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 0 Bailey Station Way, Lot 11, Newnan - District 4**

Motion to: Approve

The Board voted to retain TWR Lawn Services to perform cleanup of property located at 0 Bailey Station Way, Lot 11 Bailey Station, Newnan (Parcel # 121-6059-095) at a total cost of \$3,500.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

Additional Action Items

13. **Request Approval to Submit a 5307 Transit Funding Request to the Atlanta Transit Link Authority for Fiscal Year 2027**

Motion to: Approve

The Board voted to approve submission of a funding request to the Atlanta Transit Link Authority (ATL) for 5307 Urban funding for Coweta Connect for Fiscal Year 2027.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

14. **Request Approval/Execution of a Quit Claim Deed to Transfer an Open Space Parcel to the Bantry Park Homeowners Association - District 3**

Motion to: Execute

The Board voted to execute a Quit Claim Deed (QCD) to transfer property (Parcel # 071-5200-015) to the Bantry Park Homeowners Association as originally contemplated and intended by the ordinance in effect at the time the neighborhood was developed.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

15. Request Approval to Temporarily Close Ridley Road for the Purpose of Replacing a Cross Drain Pipe - District 3

Motion to: Approve

The Board voted to temporarily close Ridley Road between addresses 923 and 950 for a period of four (4) days, weather permitting, for the purpose of replacing a failing cross drain pipe.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

16. Request Approval to Surplus a Rescue Boat Previously Utilized by Coweta County Fire Rescue

Motion to: Approve

The Board voted to surplus a 2010 Zodiac Pro Rescue Boat (VIN: XDCABCI9A010) previously utilized by Coweta County Fire Rescue and to allow staff to dispose of such according to current county procedures.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

17. Request from Bridging The Gap to Utilize the Johnny Brown Multipurpose Building to Host the 2025 Christmas in Coweta Drive

Administrator Fouts explained that Bridging the Gap is requesting to utilize the Johnny Brown multipurpose building located at the Temple Avenue Recreation Complex from December 13th through December 22nd to serve as a distribution site for their annual Christmas in Coweta Drive. Each holiday season, Bridging the Gap comes together with volunteers, churches, businesses, and neighbors to bring joy and relief to families who might otherwise go without. This program provides gifts, clothing, and essential items to children and teens throughout Coweta County. The need in the community is great, and Christmas in Coweta continues to grow every year. In recent seasons, thousands of children have received wrapped presents, warm clothes, and school supplies along with the message that they are cared for and not forgotten. For many families, this program brings hope during what can otherwise be a very difficult time of year. Behind the scenes,

it is truly a community effort. Volunteers help collect, wrap, and distribute gifts, while local businesses and donors provide the resources that make it all possible. Working together, they create more than just a holiday event. Because of the timing of the event, there will be minimal impact on currently scheduled programming at this location. Should the Board choose to approve this request, staff recommends that Bridging the Gap be required to purchase temporary event insurance that would cover any volunteers/employees working in the space and that they provide signage to assist in traffic flow to the distribution area.

Ms. Jennifer Hooper, Christmas in Coweta Coordinator, and Mr. Jamar Joiner, Executive Director of Bridging the Gap, expressed appreciation to the Board for allowing them to utilize the Johnny Brown building. Ms. Hooper explained that last year BTG helped 911 families in Coweta County provide gifts to their children (2,285 total) during the Christmas season. Each year, BTG's program is made possible by various churches, businesses, and individuals in the community.

In response to a question from Commissioner Smith, Ms. Hooper explained that Bridging the Gap's website provides links to the Christmas in Coweta Program where citizens can make donations, sponsor a child/family, and/or apply for assistance.

The Board voted to approve a request from Bridging the Gap (BTG) to utilize the Johnny Brown multipurpose building located at the Temple Avenue Recreation Complex (at no charge) from December 13, 2025 through December 22, 2025 to serve as a distribution site for their annual Christmas in Coweta Drive with the caveat that BTG purchase temporary event insurance that will cover any volunteers/employees working in the space and that they provide signage to assist in traffic flow to the distribution area.

Supplemental and Non-Agenda Items

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

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.

Mr. Ron Bockrath, Boone Road, Newnan addressed the Board regarding the antagonistic relationship between the citizens and the Board, the questionable tax revenue projected by Project Sail, and his belief that the upcoming Floating Local Option Sales Tax (FLOST) referendum on the November ballot will give data centers a tax break because they do not pay sales tax.

Ms. Laura Beth, District 2, expressed her opposition to data centers being constructed in residential areas and the noise and construction traffic associated with data center projects. She feels that a minimum of 1,500 feet buffers should be required for data centers and expressed her belief that Prologis purchased the large residentially zoned parcel for Project Sail because that site was cheaper to obtain. In closing, she cited concerns about Project Sail's incompatibility with the Comprehensive Plan and the potential for data centers to "cluster or spread" after the first one is approved and constructed.

Mr. Daniel Franz, Pecan Trace, Newnan explained that he has done a lot of research on data centers, and he is not sure that Project Sail will necessarily be beneficial for Coweta. However, he has discovered that the County can set the percentage and charge a sales tax to data centers for the power they use every year. He encouraged the Board to investigate this matter because it could mitigate some of the community's concerns.

Chairman McKenzie explained that he received Mr. Franz's email just before tonight's meeting, and he has asked the County Administrator to research this issue.

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

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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