Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

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

Shannon Zerangue
Fran Collins
770.254.2601

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

Coweta County Board of Commissioners

Roll Call/Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, November 4, 2025.

Meeting Called to Order

Chairman McKenzie called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Chairman McKenize led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman McKenize 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

Motion to: Amend the Agenda

The Board voted to amend the agenda to remove item # 1 *Presentation Regarding the Coweta County Bicentennial Logo* as requested by staff.

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

Awards and Presentations

1. **Presentation Regarding the Coweta County Bicentennial Logo**

Item # 1 *Presentation Regarding the Coweta County Bicentennial Logo* was previously removed from the agenda.

Approval of Minutes

2. **Request Approval of the Minutes from the Work Session Held on October 16, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Work Session held on October 16, 2025.

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

3. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on October 21, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on October 21, 2025.

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

Consent Agenda

Chairman McKenzie explained that the Board would come back to agenda item # 4 *Confirm Execution of a Proclamation Designating "Veterans' Day" in Coweta County* later in the meeting because Mr. Bob Ward (requester) had been delayed and was on his way to the meeting.

4. **Confirm Execution of a Proclamation Designating "Veterans' Day" in Coweta County**

Motion to: Confirm

The Board voted to confirm execution of a proclamation designating November 11, 2025 as "Veterans' Day" in Coweta County.

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

Mr. Bob Ward, Commander of American Legion Post 57 and member of VFW Post 2667, was present to accept the proclamation.

Supplemental and Non-Agenda Items

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

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

5. **Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 17I. C-9 Commercial Amusement District of the Coweta County Code of Ordinances**

Assistant Community Development Director Teresa Crow explained that staff is proposing an amendment to *Appendix A. Zoning and Development, Article 17I. C-9 Commercial Amusement District, Section 172I. Conditions of Use* of the *Coweta County Code of Ordinances* associated with central loudspeakers. She explained that it has recently come to staff's attention that "central loudspeakers" is an undefined term in the County's ordinances, although the provision prohibiting them within the *C-9* (*Commercial Amusement District)* has been part of the ordinance since 1990. The only property in the county currently zoned *C-9 (Commercial Amusement District)* is the recent Putters Pointe Miniature Golf located at Bailey Station. Since any potential noise concerns are typically addressed by the Board when applying conditions to a rezoning and could also be addressed within the newly proposed *Noise Ordinance,* staff is requesting to remove the prohibition of central loudspeakers from the *Zoning and Development Ordinance* [*Section 172I(b)*] to eliminate any confusion regarding its meaning or enforceability. Any new rezoning request for *C-9 (Commercial Amusement District)* would be considered by the Board and any concerns with noise could be addressed as a condition of zoning or under the newly proposed *Noise Ordinance.*

In response to a question from Commissioner Smith, Ms. Crow explained that the provision in the ordinance prohibits the use of loudspeakers in all *C-9* zoning districts. However, the term "loudspeaker" is not defined in the ordinance and the way that sound is delivered on these types of developments has changed throughout the years.

In response to a question from Commissioner Reidelbach, Community Development Director Ben Sewell explained that since the term "central loudspeakers" is not defined in the County's ordinances, it would be more efficient to handle these requests on a case-by-case basis since these types of zoning uses are very specific. Currently, there is a rezoning application in process and if there are any noise concerns with the proposed development, staff will be able to address those through proffered zoning conditions specific to the case as well as through the *Noise Ordinance* should that be adopted by the Board. This particular application is proceeding through a Development of Regional Impact (DRI) so it will be some time before it is presented to the Board for consideration.

In response to a question from Commissioner Smith, Attorney Lee explained that the issue came to his attention when an applicant asked for the meaning of "central loudspeakers" because it is not defined in the ordinance. The proposed amendment removes the term "central loudspeakers" from the ordinance. Subsequently, the Board will be able to address the issue through zoning conditions for each *C-9 (Commercial Amusement District)* zoning application.

Community Development Director Sewell explained that permitted uses in the *C-9* (*Commercial Amusement District*) include amphitheaters and concert venues; however, the prohibition of loudspeakers would prevent an applicant from applying for either of those uses.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the proposed *Noise Ordinance* being considered by the Board allows for one-time variances for events similar to Jazz in the Park that utilize microphones and speakers.

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

Chairman McKenzie called for any additional comments from staff. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development, 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 (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Motion to: Execute

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 17I. C-9 Commercial Amusement District, Section 172I. Conditions of Use* of the *Coweta County Code of Ordinances* to remove the prohibition of central loudspeakers.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
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

6. **Request Approval/Execution of an Amendment to Chapter 42. Offenses and**

Miscellaneous Provisions of the Coweta County Code of Ordinances to Adopt a Noise Ordinance

Administrator Fouts explained that staff has received several requests throughout the years for consideration of a noise ordinance. Currently, there are no regulations regarding specific noise other than *Special Use Permits* (*SUP*) that are presented to the Board for consideration and where conditions can be set to regulate noise at the property line. Based on that information, staff met with the Sheriff's Office, Code Enforcement, Community Development, and the Commissioners to draft a proposed *Noise Ordinance.* The ordinance amendment is located in *Chapter 42. Offenses and Miscellaneous Provisions* of the *Coweta County Code of Ordinances* and any violation would be in accordance with the ordinance, punishable by a fine of $1,000 per day, as determined by the Magistrate Court.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that state law addresses motor vehicles, so loud vehicles are exempt under the ordinance.

In response to a question from Commissioner Smith, Administrator Fouts explained that code violations are punishable by a fine of $1,000 per day for citations. Code Enforcement staff has a very good success rate with educating offenders, which generally results in compliance before a warning or a citation is issued. The proposed amendment will likely produce interactions with the Sheriff's Office. The records management system utilized by the Sheriff's Office documents occurrences and should there be habitual offenses, it will be at the responding officer's discretion whether to issue a warning or take action.

Attorney Lee clarified that the fine can be up to $1,000 per day, but the amount is up to the Judge.

In response to a question from Commissioner Blackburn, Chairman McKenzie explained that firearms are exempted from the proposed *Noise Ordinance*.

Chairman McKenzie expressed his belief that it will take time for the ordinance to affect noise complaints and explained that the ordinance could be amended in the future if necessary.

Motion to: Execute

The Board voted to execute an amendment to *Chapter 42. Offenses and Miscellaneous Provisions* of the *Coweta County Code of Ordinances* to establish a *Noise Ordinance* in residential areas.

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

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

Unfinished Business

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

Motion to: Approve

The Board voted to appoint Dr. Janet Hill as the 5th District representative to the Coweta County Library System Board of Trustees for the term beginning January 1, 2026 and expiring December 31, 2028.

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

Motion to: Approve

The Board voted to appoint Mr. Garnet Reynolds as the second citizen representative to the Board of Trustees for the Group Pension Plan to fill the unexpired term of Mr. Freeman Elliott which expires December 31, 2026.

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

New Business

Bids and Contracts

8. **Request Approval of an Articulation Agreement with West Georgia Technical College Associated with Paramedic Education**

Administrator Fouts explained that Coweta County Fire Rescue is in the process of establishing an in-house Paramedic Program to better serve County personnel and, ultimately, the residents of the county. This is a critical step in this initiative is securing program accreditation, which is contingent upon affiliation with an accredited post-secondary institution. In order to meet this requirement and to enhance the educational and professional opportunities for the paramedic students, staff is requesting that the Board approve an articulation agreement with West Georgia Technical College. The agreement is necessary for accreditation requirements, educational advancement for students, workforce development and retention, and cost-effective and locally managed training.

In response to a question from Commissioner Reidelbach, Coweta County Fire Chief Robby Flanagan explained that previously the Fire Rescue department partnered with Fayette County, private entities, West Georgia Technical College, and other colleges to conduct paramedic training. This agreement will allow paramedic training to be conducted in-house at Fire Rescue's training site and this option will work better for Coweta Fire Rescue employees.

In response to a question from Commissioner Smith, Chief Flanagan explained that, at a minimum, all firefighters have to be AEMT (Advanced Emergency Medical Technician) certified but do not have to be certified as a paramedic (highest level of certification). Coweta Fire Rescue operates the ambulance service throughout the county and each ambulance is required to be staffed by a paramedic and an EMT.

Motion to: Execute

The Board voted to execute an Articulation Agreement with West Georgia Technical College (WGTC) associated with establishing an in-house Paramedic Program.

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

9. **Request Approval/Execution of an Agreement with Fastcase, Inc. Associated with Online Legal Research for the Coweta County Correctional Institute**

Assistant Administrator Wisenbaker explained that correctional facilities are required to provide inmates with legal research access to uphold their constitutional right of access to the courts. Until very recently, the Georgia Department of Corrections (DOC) previously provided access to online legal research for inmates at the Coweta County Correctional Institute. The DOC recently ceased providing this access, so staff obtained quotes from three (3) companies to provide online legal research for inmates at the Coweta County Correctional Institute, with Fastcase, Inc. providing the best quote in the amount of $2,200 annually. Fastcase, Inc. provides a comprehensive law library with primary and secondary legal resources, including full access to federal, state, secondary analysis resources, practice guides, and reference materials. Because this resource is for the sole purpose and benefit of the offenders, the annual subscription license will be paid out of the Inmate Commissary Fund.

Motion to: Execute

The Board voted to execute an agreement with Fastcase, Inc. to provide inmates at the Coweta County Correctional Institute with access to online legal research, to become effective November 10, 2025.

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

10. **Request Approval/Execution of an Agreement with AT&T Associated with Switched Ethernet Service (Internet) at the Hunter Complex Gym - District 1**

Administrator Fouts explained that currently the internet service provided at the Hunter Complex is no longer suitable. The IT Department obtained proposals from AT&T and Spectrum Business to provide internet upgrades at this facility, with AT&T submitting the lowest price of $425.02 per month to provide 100 Mbps DSL internet.

In response to a question from Commissioner Smith, Administrator Fouts explained that most county facilities are connected through a fiber network to the main facility. Those facilities that do not have access to that network use third-party services such as this, and connect through a firewall.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that staff will continue to explore other options and may find another cost-effective approach in the future.

Motion to: Execute

The Board voted to execute an agreement with AT&T to provide upgraded internet service at the Hunter Complex gym for a period of 60 months at a cost of $425.02 per month.

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

11. **Request Approval/Execution of an Agreement with WestNet Associated with Installation of an Alerting System for New Fire Station # 10 - District 1**

Administrator Fouts explained that WestNet is an alerting system that utilizes zoned notification to automate dispatch of the appropriate Fire/EMS personnel and stations. The alerting system is needed for the new Fire Station # 10 being constructed in Senoia. In closing, he explained that the associated cost for installation is part of the project for the station and is not an operating cost.

Motion to: Execute

The Board voted to execute an Installation Agreement with WestNet associated with an alerting system for new Fire Station # 10 located in Senoia.

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

12. **Request Approval/Execution of an Easement Agreement and Construction Release with Georgia Power Company Associated with Property Located at 195 International Park, Newnan - District 3**

Motion to: Execute

The Board voted to execute an Underground Easement Agreement and a Construction Release that will allow Georgia Power forces or contractors the right to enter County property located at 195 International Park, Newnan to perform enhancements to the power service at the 911 Center.

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

13. **Bid Award Associated with Traffic Signal Installation at US 29/SR 14 at April Court, Newnan - District 2**

Public Works Administrator Handley explained that staff worked in conjunction with the Georgia Department of Transportation (GDOT) who prepared the plans for a traffic signal at the intersection of US 29/SR 14 at April Court, Newnan. Staff solicited bids for the project and received responses from two (2) contractors, with Riverside Traffic Solutions submitting the lowest and best bid in the amount of $241,068.00.

Motion to: Approve

The Board voted to retain Riverside Traffic Solutions to construct a traffic signal at the intersection of US 29 and April Court, Newnan at a total cost of $241,068 (RB25.12).

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

14. **Bid Award Associated with the Madras Connector Project, Phase 1 (RB13.9) - District 3**

Public Works Administrator Handley explained that Phase 1 of the Madras Connector project will begin at US 29 at a road that serves as the entrance to Fire Station # 6. There will be a roundabout at that new intersection, then the road will extend eastward, with a bridge across CSX railroad and Herring Road, and will temporarily stop just beyond the relocated portion of Herring Road. The future extension of the road will connect to the new "Amlajack Interchange", which will be a new interchange at I-85. When the new interchange is completed, this road will provide another access to I-85 for that area of the county. Staff has worked on the plans, right-of-way acquisition, and the utility coordination for this project for several years. Staff solicited bids for the project and received responses from twelve (12) contractors, with the lowest and best bid received from F.S. Scarbrough, LLC in the amount of $15,395,500. In closing, he explained that the local share of the project cost is $4,636.831.25 which will be funded by SPLOST.

In response to a question from Commissioner Blackburn, Public Works Administrator Handley explained that when the Madras Connector eventually reaches I-85, Coweta Industrial Parkway will connect with it as well as with an extension of Amlajack Boulevard, providing a continuous road from SR 154 to SR 34. Currently, any traffic to the industrial parks has to gain access via SR 154 or from SR 34. When this connection to I-85 is completed, some of the truck traffic will be able to use the new interchange which will reduce traffic on SR 154 and SR 34.

In response to a question from Chairman McKenzie, Public Works Administrator Handley explained that the bridge associated with this project will cross over CSX railroad and Herring Road and the existing at-grade crossing will be closed.

In response to questions from Commissioner Smith, Public Works Administrator Handley explained that the County will be responsible for maintenance of the new bridge and that the project will be funded by federal, state, and local funds, with the County's portion being $4,636.831.25 of the $15,395,500 total cost.

Motion to: Approve

The Board voted to retain F.S. Scarbrough, LLC to perform construction of Phase 1 of the Madras Connector project at a total cost of $15,395,500.00 [$4,636.831.25 local cost] (RB13.9).

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

15. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 15 Bailey Station Way, Lot 10B, Sharpsburg - District 4**

Motion to: Approve

The Board voted to retain Land of the Yeti, LLC to perform cleanup of property located at 15 Bailey Station Way, Lot 10B, Sharpsburg (Parcel # 121-6059-099) at a total cost of $750.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

Additional Action Items

16. **Recommendation Regarding Post-65 Retiree Health Insurance Renewal for 2026**

Assistant Administrator Mickle explained that the County’s health insurance broker, Alliant Insurance Services, has provided four (4) renewal options for the County's Medicare Advantage medical plan for post-65 retirees and spouses that will become effective on January 1, 2026. One hundred twenty-eight (128) members that will be covered in 2026 are currently covered by carrier Anthem at a member rate of $330.55 per month. She further explained that qualified retirees pay for a percentage based upon years of service. The County's annual cost is $507,725, and the Fiscal Year 2026 budget for post-65 insurance is $525,000. The renewal options for the current plan were higher than anticipated. To renew the same plan, it increased to $670,126. Anthem also provided two (2) alternate plans, with the total cost of Alternate # 1 being $567,983 and the total cost of Alternate # 2 being $550,779, both of which came with significant plan design changes including large increases in out of pocket maximums. The broker also provided an alternate plan from Humana at a total cost of $594,063. Based on reviewing the benefit design of each option, staff noted that the Humana plan has equal or better benefits than the existing Anthem plan, except that the out-of-pocket maximum increases from $1,000 to $1,500. In closing, staff recommends that the Board consider transitioning to the Humana option for the post-65 retiree health insurance effective January 1, 2026.

Commissioner Reidelbach requested that next year staff explore the possibility of segregating the pharmacy coverage to a Medicare Plan D option.

Chairman McKenzie explained that he would be abstaining from a decision regarding the post-65 health insurance benefits because he is a retired employee of the County.

Motion to: Approve

The Board voted to approve the transition from Anthem to Humana to provide post-65 retiree health insurance effective January 1, 2026.

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

17. **Request Approval to Increase Solid Waste Tipping Fees at the Transfer Station and C&D Landfill**

Public Works Administrator Handley explained that the County's contract with AmWaste of Georgia, LLC, includes a provision that allows for an annual increase in their tonnage rate to the county based on the Consumer Price Index (CPI) up to a maximum of 5% per year. The CPI increased over the last twelve-month period by 6.3% and AmWaste has provided notification that beginning November 1, 2025, their contract rate will increase by 4%, from $49.75 per ton to $51.74 per ton. In order to keep pace with the increase in hauling and disposal fees charged by AmWaste to the County, staff is recommending an increase from $55 to $57 per ton in tipping fees for solid waste delivered to the transfer station and C&D landfill.

In response to a question from Commissioner Blackburn, Administrator Fouts explained that bag fees and tipping fees are key to ensuring that the County is not operating in a deficit. In addition, he explained that the minimum charge for a load that is 700 pounds or less is $20, which means most residents will not be impacted by the increase because they are predominantly hauling less than 700 pounds.

Motion to: Approve

The Board voted to approve an increase of the tipping fees at the Transfer Station and C&D Landfill from $55 per ton to $57 per ton, beginning January 2, 2026.

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

18. **Request Approval/Execution of a Reimbursement Resolution Associated with the Coweta County Government Center**

Assistant Administrator Mickle explained that in 2023, the County purchased approximately 22 acres on the corner of the Bypass and Turkey Creek Road for the purposes of constructing a new Administration Building and other related government facilities in the future. All or a portion of the costs for the project will be financed with proceeds of tax-exempt obligations (bonds) to be issued by the County or an authority on its behalf. The maximum principal amount of debt which the County presently expects to be issued relating to the project is currently estimated to be $40 million. In an effort to commence the project, the County intends to begin a portion of the work prior to the issuance of the bonds. Therefore, staff is proposing a resolution that would authorize the County to reimburse itself with bond proceeds for project expenses paid by the County prior to the issuance of the bonds.

Motion to: Execute

The Board voted to execute a Reimbursement Resolution associated with the future Coweta County Government Complex that will be located at the corner of the Newnan Crossing Bypass and Turkey Creek Road.

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

19. **Request Acceptance of a Quit Claim Deed Associated with Property at Whitlock Park Located on International Park - District 3**

Administrator Fouts explained that a tract consisting of 32.678± acres (Parcel # 097-5079-001) located at 170 International Park, Newnan, commonly known as “Whitlock Park” was inadvertently linked to the Coweta County Development Authority through an industrial park transaction dating back more than twenty (20) years. Staff is requesting that the Board accept a Quit Claim Deed (QCD) from the Coweta County Development Authority (the grantor) transferring the property to the County.

Motion to: Accept

The Board voted to accept a Quit Claim Deed (QCD) associated with conveyance of 32.678± acres (Parcel # 097-5079-001) located at 170 International Park, Newnan, commonly known as “Whitlock Park”.

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

20. **Request Approval/Execution of a Utility Easement with the Coweta County Water and Sewerage Authority Associated with Property Located at 170 International Park, Newnan - District 3**

Motion to: Execute

The Board voted to execute a Utility Easement with the Coweta County Water and Sewerage Authority including a 40-foot temporary easement and a 30-foot permanent easement on property located at 170 International Park, Newnan (Parcel # 097-5079-001), commonly known as "Whitlock Park".

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

21. **Request to Set Commission Meeting Dates and Times for 2026 and the Beginning of 2027**

Motion to: Approve

The Board voted to set the following Commission meeting dates and times for calendar year 2026 and the beginning of 2027.

January 6, 2026	6:00 p.m.
January 22, 2026 (Fourth Thursday)	6:00 p.m.
February 3, 2026	6:00 p.m.
February 17, 2026	6:00 p.m.
March 3, 2026	6:00 p.m.
March 17, 2026	6:00 p.m.
April 7, 2026	6:00 p.m.
April 14, 2026	9:00 a.m. (Work Session)
April 21, 2026	6:00 p.m.
May 5, 2026	6:00 p.m.
May 19, 2026	6:00 p.m.
June 2, 2026	6:00 p.m.
June 16, 2025	6:00 p.m.
July 7, 2026	6:00 p.m.
July 14, 2026	9:00 a.m. (Work Session)
July 21, 2026	6:00 p.m.
August 11, 2026 (Second Tuesday)	6:00 p.m.
August 25, 2026 (Fourth Tuesday)	6:00 p.m.
September 8, 2026 (Second Tuesday)	6:00 p.m.
September 22, 2026 (Fourth Tuesday)	6:00 p.m.
October 6, 2026	6:00 p.m.
October 13, 2026	9:00 a.m. (Work Session)
October 20, 2026	6:00 p.m.
November 3, 2026	6:00 p.m.
November 17, 2026	6:00 p.m.
December 1, 2026	6:00 p.m.
December 15, 2026	6:00 p.m.

January 7, 2027 (First Thursday)	6:00 p.m.
January 21, 2027 (Third Thursday)	6:00 p.m.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Alphonso Smith
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 discssion.

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.

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

The following citizens addressed the Board regarding Project Sail and data centers, citing concerns regarding environmental pollution and degradation, locations in rural residential areas, massive consumption of resources, low economic benefits for the community, potential future disasters, the planned use of "old school" technology for Project Sail, the Board's decision to grant an extension of the deadline for Project Peach, questionable tax revenue benefits, negative long-term impacts, the need for an indemnity agreement and a rate analysis from Coweta County Water and Sewerage Authority, the need for additional documentation from Georgia Power showing specific impacts on average residential electric bills, and the need for an independent analysis.

- Ms. Jacqueline Lassetter, West Hwy 16, Newnan
- Ms. Cathy Smith, Creekview Drive, Newnan
- Mr. Jimmy Newman, District 2
- Mr. Ron Bockrath, Boone Road, Newnan
- Ms. Rebecca McLean, Ashley Creek Drive, Newnan

The following citizens addressed the Board regarding Project Sail and data centers, explaining that they provide increased tax revenues and economic benefits to the community, they use generators/equipment/cooling systems that are quiet and efficient because of advanced technology, their exhaust emissions have been reduced over the years, they are essential hubs for operating the digital world, they support local businesses and help the community thrive, they strengthen infrastructure, they provide essential services during emergencies, and the proposed location for Project Sail is ideal because it is near the Chattahoochee River and Plant Yates (Georgia Power)

- Mr. Tommy Haynes, Fernbank Way, Newnan
- Mr. Eddie Oliver, District 1 (and landowner in District 2)
- Mr. Joey Oliver, District 1

Ms. Peggie Roberts, District 3, expressed concerns regarding the use of electric bikes on the LINC (the City of Newnan's multi-use path system). She explained that use of vehicles on the LINC is prohibited and, since electric bikes can reach speeds up to 50 mph, she believes they are dangerous to the rider and to those that walk/run on the trail.

Chairman McKenzie and Commissioner Reidelbach explained to Ms. Roberts that the LINC is located inside the jurisdiction of the City of Newnan and that she should contact the City for assistance.

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 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 County Clerk Zerangue. Community and Human Resources Director Patricia Palmer was also in attendance.

Note: Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, and Public Works Administrator Handley exited Executive Session prior to discussion regarding the personnel issue.

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

Regular Session

Motion to: Approve

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

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

Affidavit

Motion to: Execute

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

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

Motion to: Approve a Personnel Action as Discussed in Executive Session

The Board voted to approve a personnel action as discussed in Executive Session.

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