



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

January 6, 2026

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	Absent
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 Regular Meeting Session on Tuesday, January 6, 2026.

Meeting Called to Order

Chairman McKenzie called the meeting to order at 6:00 p.m. and wished everyone in attendance a Happy New Year. He advised everyone that Commissioner Reidelbach was unable to attend the meeting because of a death in his family.

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman McKenzie explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

Announcements and Comments from the Commissioners

Chairman McKenzie called for any announcements and/or comments from the Board.

Commissioner Blackburn expressed condolences to Commissioner Reidelbach and his family during this difficult time.

Regular Session

Beginning of the Year Business

1. Beginning of the Year Appointments - Vice-Chairman, Counsel, Clerk, and Deputy Clerk

Motion to: Appoint a Vice-Chairman

The Board voted to appoint Commissioner Al Smith to serve as Vice-Chairman for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

Motion to: Appoint Counsel

The Board voted to appoint the firm of Glover and Davis, PA to serve as legal counsel to the Coweta County Board of Commissioners for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

Motion to: Appoint the Clerk and Deputy Clerk

The Board voted to appoint Ms. Shannon Zerangue to serve as Clerk and Ms. Fran Collins

to serve as Deputy Clerk to the Coweta County Board of Commissioners for calendar year 2026.

RESULT: Passed (4 to 0)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

2. **Adoption of the Rules Governing Coweta County Board of Commissioners' Meetings**

Motion to: Adopt

The Board voted to adopt the current rules governing Regular Meetings and Public Hearings of the Coweta County Board of Commissioners (previously adopted on March 4, 2025).

RESULT: Passed (4 to 0)

MOVER: Al Smith

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

3. **Appointments by the Chairman for 2026**

Motion to: Approve

The Board voted to approve the following appointments made by Chairman McKenzie to the following boards/committees:

- Appoint Commissioner Al Smith to serve as Chaplain for calendar year 2026
- Appoint Transportation Planning Director Sid Bedenbaugh to serve as a member of the Transportation Coordinating Committee (TCC) of the Atlanta Regional Commission (ARC) and to appoint Public Works Administrator Tod Handley to serve as alternate for calendar year 2026
- Appoint Commissioner Reidelbach to serve as a member of the Three Rivers Regional Commission (TRRC) for calendar year 2026
- Appoint Ms. Leigh Ann Green as the Non-Public representative to the Three Rivers Regional Commission for calendar year 2026
- Appoint Commissioner Reidelbach to serve as a member of the Workforce Investment Board for calendar year 2026

No appointment was made to the National Association of Counties (NACo). However, a representative will be appointed if the Board decides to send a representative to the 2025 NACo Legislative Conference.

RESULT: Passed (4 to 0)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

4. **Request to Set the 2026 Holiday Schedule**

Motion to: Approve

The Board voted to set the following holiday schedule for calendar year 2026:

- Martin Luther King, Jr. Day - Monday, January 19, 2026
- Memorial Day - Monday, May 25, 2026
- Independence Day - Friday, July 3, 2026
- Labor Day - Monday, September 7, 2026
- Veterans' Day - Wednesday, November 11, 2026
- Thanksgiving - Thursday, November 26 and Friday, November 27, 2026
- Christmas - Thursday, December 24, 2026, and Friday, December 25, 2026
- New Year's Day - Friday, January 1, 2027

RESULT: Passed (4 to 0)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

Awards and Presentations

5. **Request Approval/Execution of a Proclamation Associated with the Coweta County Jail Annex**

Sheriff Lenn Wood explained that it was his honor to be present at the meeting and expressed his appreciation to the Board. He also explained that former Sheriff Mike Yeager served Coweta County for many years and prepared him for his current position as Sheriff by placing him in various roles within the department. He requested that the Board execute a proclamation recognizing former Sheriff Mike Yeager for his service to Coweta County by naming the Coweta County Jail Annex (C-Pod) in his honor.

Motion to: Execute

The Board voted to execute a Proclamation designating the Coweta County Jail Annex (C-Pod) as the "Sheriff Micheal S. Yeager" wing in honor of former Sheriff Yeager and his

service to Coweta County.

RESULT: Passed (4 to 0)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

ABSENT: John Reidelbach

Former Sheriff Mike Yeager expressed appreciation to the Board, to the men and women of the Coweta County Sheriff's office, and to the community. He explained that he served as Sheriff of Coweta County for thirty-one (31) years and retired at the age of sixty-two (62), which means he spent half of his life at the Jail. The Sheriff's Office/Jail will always hold a special place in his heart, and he is humbled that the citizens elected him seven (7) times to serve as Sheriff. He noted that he tried to lead by the quote "Leadership is not about being the best; leadership is about making everyone else better," and hoped that he was able to do so during his career. In closing, he expressed appreciation for the proclamation and to his family, who have been his biggest supporters over the years.

Chairman McKenzie expressed appreciation to Sheriff Wood for his leadership and to former Sheriff Yeager for his leadership during his tenure.

Approval of Minutes

6. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on December 16, 2025

Motion to: Approve

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

RESULT: Passed (4 to 0)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

ABSENT: John Reidelbach

Consent Agenda

7. Confirm Execution of a Proclamation in Remembrance of Dr. Martin Luther King, Jr.

Motion to: Confirm

The Board voted to confirm execution of a proclamation in remembrance of Dr. Martin Luther King, Jr. and his legacy.

RESULT: Passed (4 to 0)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

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

ABSENT: John Reidelbach

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 (4 to 0)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

ABSENT: John Reidelbach

Regular Session

Public Comments Regarding Items On the Agenda

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

Ms. Nicole Bushue, District 3, addressed the Board regarding the Rules Governing the Commission meetings (agenda item # 2). She expressed her belief that the sections in the rules regarding public comments are confusing, and she recommended that the Board change the order in which comments are received and extend the number of speakers allowed as well as the time that is allowed for speakers based upon the number of items that are on each agenda.

Unfinished Business

8. Request Appointments to Various Boards/Authorities

Motion to: Approve

The Board voted to appoint Ms. Nina Blackwelder as the 1st 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 (4 to 0)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

ABSENT: John Reidelbach

New Business

Bids and Contracts

9. **Request Approval/Execution of a Supplemental Agreement Associated with Engineering Services to Extend East Aviation Way - District 2**

Public Works Administrator Handley explained that staff solicited proposals from the County's three (3) on-call engineering firms for the design and engineering services related to the extension of East Aviation Way that provides access to the east side of the Newnan-Coweta County Airport. The extension of this road is necessary to provide future access to the portion of the Airport property that is presently undeveloped and will be the site of the future Terminal Building with additional hangar sites and sites for aeronautical-related businesses. Proposals were received from two (2) of the three (3) on-call engineering firms, with AEI (dba STV Services) submitting the lowest and best bid in the amount of \$85,000.

In response to a question from Commissioner Blackburn, Mr. Handley explained that the design and engineering services are not related to the runway.

Motion to: Execute

The Board voted to execute Supplemental Amendment # 4 to the contract with AEI (dba STV Services) to provide design and engineering services associated with the extension of East Aviation Way at a total cost of \$85,000 (SPLOST).

RESULT: Passed (4 to 0)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

ABSENT: John Reidelbach

10. **Request Approval/Execution of a Supplemental Agreement Associated with Engineering Services for US 29 at Hal Jones and Greentop Roads - District 3**

Public Works Administrator Handley explained that staff requested proposals from the

County's three (3) on-call engineering firms to provide design and engineering services for the realignment of a portion of Hal Jones Road to create a four-legged intersection at Greentop Road and build a full-sized roundabout at the newly configured intersection. This project will require coordination and permitting through the Georgia Department of Transportation (GDOT) since work will be performed on and along US 29. Proposals were received from two (2) of the three (3) on-call engineering firms, with AEI (dba STV Services) submitting the lowest and best bid of \$229,500. In closing, he noted that a portion of the funding for this project was received as a contribution from the developer of the property along Greentop Road that was annexed into the City of Newnan.

In response to a question from Commissioner Smith, Mr. Handley explained that this project is more involved than the design work for the extension of East Aviation Way. This project involves a new intersection on a State highway which will require coordination with GDOT, including adherence to their processes, obtaining their plan approval for the work, and additional engineering included in the design Intersection Control Evaluations (ICE) Analysis. GDOT will take into account relocation of the utilities in their design, but actual relocation will be coordinated and performed by the individual utility companies.

Motion to: Execute

The Board voted to execute Supplemental Amendment # 5 to the contract with AEI (dba STV Services) to provide design and engineering services for the realignment of a portion of Hal Jones Road to create a four-legged intersection at Greentop Road and build a full-sized roundabout at the newly configured intersection at a total cost of \$229,500 (SPLOST and developer contributions).

RESULT: Passed (4 to 0)

MOVER: Alphonso Smith

SECONDER: Bill McKenzie

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

ABSENT: John Reidelbach

11. Bid Award Associated with Design Services for Sanitary Sewer Connection at New Fire Station # 5 (F2024.3) - District 5

Public Works Administrator Handley explained that staff solicited proposals from two (2) local engineering firms that have expertise in the design of water and sewer systems to provide a proposal for design of a gravity sanitary sewer line that will connect new Fire Station # 5 with the Newnan Utilities sanitary sewer system on Belk Road. The connection will run along Belk Road to the low point near the intersection of Belk and 4th Street and tie into a Newnan Utilities manhole. Integrated Science & Engineering (ISE) submitting the lowest and best bid of \$51,420. He noted that ISE's proposal was prepared to include optional items of work that may not be necessary, but the costs were included to cover such work if these items of work should become necessary. Therefore, the design work could be accomplished below the total proposed cost. In addition, a portion of these costs

will be covered by savings from the construction contract that would result from elimination of the on-site septic tank and drainfield system that were included in the plans and the bid for the construction of the new Fire Station.

In response to a question from Commissioner Blackburn, Mr. Handley explained that this bid is for design services only. He further explained that no grinder/pump will be utilized because the system will be gravity-fed which makes maintenance easier and less costly.

Motion to: Approve

The Board voted to retain Integrated Science & Engineering (ISE), on a lowest and best bid basis, to design a sanitary sewer line that will serve new Fire Station # 5 located on Belk Road at a cost not to exceed \$51,420 (Fire Fund).

RESULT: Passed (4 to 0)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

ABSENT: John Reidelbach

Chairman McKenzie expressed appreciation to Newnan Utilities and to the City of Newnan for their work with the County on this issue.

12. Request to Reject All Bids Associated with Madras Gym Roof Replacement and Re-Bid the Project - District 3

Assistant Administrator Mickle explained that staff solicited bids to replace the old roof at the Madras Gym. Because of the ambiguity in the bid proposal form, staff requests that the Board reject all bids and re-bid the project.

In response to a question from Chairman McKenzie, Ms. Mickle explained that the bid sheets provided as part of the RFP included a total price and a per square foot price. One bidder had the lowest total cost, while another had the lowest per square foot cost. Facilities Management will refine their bid forms going forward to try and eliminate any ambiguity.

Administrator Fouts explained that it was unclear who submitted the apparent low bid because of the bid forms that were used. To make the award fair for all involved, staff recommends that the bid sheets be refined so that there is no confusion regarding the bids and requests that the Board reject all bids.

Commissioner Blackburn expressed his belief that a steel roofing system would be ideal but far too costly.

Motion to: Reject All Bids

The Board voted to reject all bids received associated with replacement of the roofing system at the Madras Gym and instructed staff to re-bid the project.

RESULT: (Passed 4 to 0)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

ABSENT: John Reidelbach

13. Request to Reject All Bids Associated with Work Release Center Roof Replacement and Re-Bid the Project - District 2

Assistant Administrator Mickle explained that staff solicited bids to replace the old roof at the Work Release Center with a new Thermoplastic Polyolefin (TPO) roofing system at the same time as the RFP to replace the roofing system at the Madras Gym (agenda item # 12). Because of the ambiguity in the bid proposal form, staff proposes that the Board reject all bids and re-bid the project. Facilities Management will refine their bid sheets so that there is no confusion regarding any bids that are received.

Motion to: Reject All Bids

The Board voted to reject all bids received associated with replacement of the roofing system at the Coweta County Work Release Center (WRC) and instructed staff to re-bid the project.

RESULT: Passed (4 to 0)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

Additional Action Items

14. Request Approval to Temporarily Close a Portion of Luther Bailey Road for Filming - District 1

Administrator Mickle explained that Netflix/Amblin Studios is requesting to close a portion of Luther Bailey Road from Old Hwy. 85 to Norton Road, for filming of a TV show scene on Wednesday, January 21, 2026 from 7:00 a.m. - 7:00 p.m. Because of staff concerns regarding the interruption of traffic flow during drop-off and pick-up times at nearby Eastside Elementary, the production company has agreed to have the road open from 7:30 a.m. - 8:15 a.m. and from 2:00 p.m. - 3:00 p.m. to allow school traffic to pass through. He further explained that off-duty Coweta County Sheriff's deputies will be hired by the production company to work both ends of the proposed closure. School buses, emergency

vehicles and mail vehicles will all be allowed on the road throughout the day, as well as citizens who live in the affected area. In closing, he explained that Public Works Administrator Handley has reviewed the proposed traffic control plan/detour plan and made a few changes to the suggested signage.

In response to a question from Commissioner Blackburn, Event Services Director Tray Baggary explained that Coweta County charges a flat fee of \$100 per day per closure, which may need to be increased at some point. In addition, when requests for road closures are received, staff looks at any potential interruption of traffic flow for the school system.

Motion to: Approve

The Board voted to approve the temporary closure of a portion of Luther Bailey Road from Old Hwy. 85 to Norton Road on Wednesday, January 21, 2026, from 7:00 a.m. - 7:00 p.m. for the purposes of filming by Netflix/Amblin, contingent upon the production company ensuring that the roadway is accessible during Eastside Elementary School drop-off and pick-up times.

RESULT: Passed (4 to 0)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

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

ABSENT: John Reidelbach

15. Request to Schedule a Work Session

Administrator Fouts explained that staff is requesting that the Board set a Work Session on Thursday, February 12, 2026 at 9:00 a.m.

Motion to: Approve

The Board voted to schedule a Work Session on Thursday, February 12, 2026 at 9:00 a.m.

RESULT: Passed (4 to 0)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

ABSENT: John Reidelbach

Supplemental and Non-Agenda Items

16. Request Approval/Execution of a Proclamation Recognizing the Inaugural Dr. Martin Luther King, Jr. Ecumenical Service

Commissioner Smith explained that the inaugural Dr. Martin Luther King, Jr. Ecumenical Service will be held at Summerhill Baptist Church located at 95 Turkey Creek Road, Newnan, on January 19, 2026, from 10:00 a.m. to 12:00 p.m. He further explained that the service is inclusive of all faiths and will be the first time it is being held in Coweta County. He encouraged everyone to attend and appreciate the life and legacy of Dr. Martin Luther King, Jr.

Motion to: Confirm

The Board voted to confirm execution of a Proclamation recognizing the Inaugural Dr. Martin Luther King, Jr. Ecumenical Service.

RESULT: Passed (4 to 0)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

ABSENT: John Reidelbach

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

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

The following citizens addressed the Board in opposition to data centers, the newly adopted *Data Center Ordinance* and the proposed "Project Sail" data center project citing the harmful effects of noise pollution on human beings, disappointment that the verbiage in the recently adopted ordinance is not restrictive enough, and that data centers should not be located in or near residential areas.

- Mr. Ron Bockrath, Boone Road, Newnan
- Ms. Cathy Smith, District 3

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 litigation issues.

Members in attendance included Chairman McKenzie, Commissioner Smith, and Commissioner Fisher. Commissioner Blackburn exited the meeting prior to Executive Session and Commissioner Reidelbach was absent. 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 Resource Director Patricia Palmer was also in attendance.

RESULT: Passed (4 to 0)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

ABSENT: John Reidelbach, Bob Blackburn

Regular Session

Motion to: Return to Regular Session

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

RESULT: Passed (3 to 0)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

AYES: Bill McKenzie, Jeff Fisher, Alphonso Smith

ABSENT: Bob Blackburn, John Reidelbach

Affidavit

Motion to: Execute

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

RESULT: Passed (3 to 0)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

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

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (3 to 0)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

AYES: Bill McKenzie, Jeff Fisher, Alphonso Smith

ABSENT: Bob Blackburn, John Reidelbach