



Coweta County Board of Commissioners

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

Public Hearing/Regular Meeting Session

Minutes

Shannon Zerangue
County Clerk
770.254.2601

May 5, 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
Alphonso Smith	District 5 - Vice Chairman	Present
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
John Reidelbach	District 4	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 Meeting Session on Tuesday, May 5, 2026.

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 announced that Deputy County Clerk Fran Collins would be retiring this Friday and thanked her for her dedicated service to the county, both in her current role and in the various positions she has held over the years. He also noted how much he had enjoyed working more closely with her since she became Deputy County Clerk.

Commissioner Reidelbach shared that it had been a pleasure working with Ms. Collins over the past five years and expressed his appreciation for her service and the opportunity to get to know her.

Commissioner Fisher stated that, having worked with several clerks during his time in government, he feels honored to have served alongside Ms. Collins in this capacity.

Commissioner Blackburn remarked that both he and the Board would greatly miss Fran.

Commissioner Smith described Fran as a breath of fresh air and expressed appreciation for the connection and common ground they share.

Administrator Fouts noted that Fran has been a tremendous asset to the Administration Office, praising her professionalism, independence, and the high quality of her work for both the Board and staff. While she will be missed, he expressed excitement for her next chapter, adding that she and her spouse, Pam, are looking forward to it.

County Clerk Shannon Zerangue expressed that Ms. Collins has been an outstanding support system in her role as Deputy Clerk and a valuable asset to both the Administration Office and the Board. She also introduced Ms. Autumn Payne as the incoming Deputy County Clerk, effective May 18, 2026.

Commissioner Smith stated that he pledges allegiance to the American flag and reflected on how impatience and, at times, rudeness can shape the way Americans treat one another in everyday situations, as people simply go about their daily business. He emphasized that his allegiance is to this flag and the Republic for which it stands—one nation under God, indivisible, with liberty and justice for all. He urged everyone to move forward with a shared commitment to preserving a Republic worthy of that pledge. He added that the American flag has always held deep meaning for him, and that he does not recite the Pledge of Allegiance lightly. He expressed hope that others feel the same—that the words are not spoken out of routine, but truly resonate in their spirit each day.

Regular Session

Approval of Minutes

1. **Request Approval of the Minutes from the Work Session Held on April 14, 2026**

Motion to: Approve

The Board voted to Approve the Minutes from the Work Session held on April 14, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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 April 21, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session Held on April 21, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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 and to move that item (*Agenda item # 15 - Confirm Execution of a Proclamation Designating "National Beef Month" and "Rodeo Days" in Coweta County*) forward on the agenda.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Commissioner Smith requested support from the Board to add a discussion regarding a proposed data center operators ordinance and the creation of a data center authority to the next scheduled work session agenda.

Administrator Fouts explained that the meeting rules require two (2) Commissioners to place an item on the agenda, and if there is another Commissioner who agrees, it can be added.

Commissioner Reidelbach asked for clarification from Commissioner Smith because the Board has recently adopted a *Data Center Ordinance*.

Attorney Lee explained that he is familiar with the proposed *Operators Data Center Ordinance* Commissioner Smith is referring to, but in his opinion, it is a data center ordinance, which the Board already approved. It is up to the Board to decide if they wish to discuss it at the next Work Session, and he is prepared to discuss it whenever the Board would like to.

In response to a question from Commissioner Reidelbach, Commissioner Smith explained that he could provide the Board with whom he has spoken regarding the proposed Operator's Ordinance and share their contact information. He explained that he, Administrator Fouts, and Attorney Lee have had a conversation and that before the Board goes to any outside sources that there should at least be a consensus of the Board to pursue creation of a data center authority. That is why he wants to discuss it at the next Work Session. There are organizations out there that specialize in this type of white paper. If the Board does not discuss it, someone else will. He expressed his belief that it is pertinent for the Board to deal with this as expeditiously as possible.

In response to a question from Commissioner Fisher, Administrator Fouts explained that there are two (2) Commission meetings before the next Work Session scheduled on June 11, 2026.

Commissioner Fisher explained that he would like to look at the legalities of what Commissioner Smith is proposing for the internal operation and the governance of it.

Chairman McKenzie explained that he would agree with Commissioner Smith and directed staff to place the issue on the June 11, 2026 agenda for discussion.

15. Confirm Execution of a Proclamation Designating "National Beef Month" and "Rodeo Days" in Coweta County

Motion to: Confirm

The Board voted to confirm execution of a proclamation designating May 2026 as "National Beef Month" and May 14 through May 16, 2026, as "Rodeo Days" in Coweta County.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

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

Chairman McKenzie introduced Mr. Ron Chamberlain, President of Coweta County Cattlemen's Association, and explained that he has been instrumental in the work of the Association in the county for several years. Mr. Chamberlain works with numerous members, committees, and volunteers to hold the annual rodeo, which is coming up next weekend.

Mr. Chamberlain thanked the Board for its continued support of the Cattlemen's Association. He shared that the Coweta County Cattlemen's Moo Crew recently competed in the state competition in Carrollton, where they earned first place in Top Hand Stewardship. As the 2026 Top Hand Champions, the team will go on to represent Coweta County and the State of Georgia at the National Youth Cattle Working Contest in Elizabethtown, Kentucky this September. The Moo Crew members are Riley Adler, Cy Thompson, and Josiah Benjamin, coached by Lowell Kissinger. He also noted that at the recent Georgia Cattlemen's Association Convention, Mr. Gerald Bowie was inducted into the Georgia Cattlemen's Association Hall of Fame and last year, Mr. John Calloway was inducted into the Georgia Cattlemen's Association Hall of Fame and additionally honored with induction into the University of Georgia Ag Hall of Fame. Finally, Mr. Chamberlain announced that the 34th Annual Rodeo will take place May 14–16 and invited the Board and the public to attend.

Chairman McKenzie described the Cattlemen's Association as an outstanding organization and expressed his appreciation for the rural values it represents. He thanked Mr. Chamberlain and the Association for their contributions to Coweta County, and also recognized Ms. Tina Chamberlain for her dedication to the Association and her service to the County.

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

3. Public Hearing Regarding the Proposed Abandonment of a Portion of Holz Parkway Right-of-Way - District 3 and District 4

Public Works Administrator Handley explained that at the Commission meeting held on August 18, 2015, the Board voted to accept the dedication of approximately one hundred (100) feet of right-of-way for the planned Holz Parkway extension. At that time, the property was owned by three different property owners, JHP Family Investments, LLLP, P&L Shenandoah, LP, and the Beverly J. Searles Foundation, Inc. The alignment of the road was designed so that each property owner kept their road frontages. Since that time, the property has sold to primarily one (1) owner, who is requesting to change the alignment to

better suit the development he is proposing. With the new alignment of Holz Parkway now being constructed, the abandonment of portions of the previously dedicated right-of-way is necessary.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding the proposed abandonment of a portion of right-of-way located on Holz Parkway.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Motion to: Execute

The Board voted to execute a resolution to abandon a portion of right-of-way located on Holz Parkway.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Regular Session

Public Comments Regarding Items On the Agenda

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

The following citizens addressed the Board in opposition to the Comprehensive Plan (Comp Plan) citing that it is supposed to represent and be in compliance with community input, where money is being spent, climate change, funding for an animal adoption center, the need for a stronger data center ordinance, Project Sail, Commissioners not listening to constituents, cutting expenses, giving data centers a tax break by the 1% sales tax (State exemption) to lower property values, ignoring Comp Plan when making zoning decisions, the need for the Comp Plan to be strengthened, it strips some of the protections for citizens in rural areas, land exchange credits, the number of approved data centers (2) and those going through the DRI process (3), and the need to revamp the Comp Plan.

- Mr. Ron Bockrath, District 2

- Ms. Connie Lytten, District 2

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

4. Request Approval/Execution of a Letter to Transmit the Comprehensive Plan 2026-2046 to Three Rivers Regional Commission and Georgia Department of Community Affairs for Final Review

Chairman McKenzie expressed that Assistant Community Development Director Teresa Crow played a key role in the Comprehensive Plan. He explained that he served as Chairman of the steering committee and participated in the process for nearly fifteen (15) months. During that time, the committee carefully reviewed the Plan with significant effort and input from community members across all districts, appointed citizens, county staff, and partners such as Three Rivers, along with others who attended meetings and public sessions. He noted that community engagement included open meetings and interactive feedback opportunities, all of which are reflected in the final document. He shared that from the outset, he believed the previous Comprehensive Plan was overly lengthy and difficult to navigate, and that it needed to be simplified. The committee worked to retain all existing protections while also addressing additional concerns, ultimately producing a document that is more clear and accessible to the average resident. He emphasized that there was never any intention to remove property rights, and he firmly rejected claims that the Plan seeks to diminish the county's rural character, calling such assertions untrue. Further, he clarified that references in the Plan to concepts such as Transfer of Development Rights are presented only as potential options and would require a separate ordinance with specific guidelines before any implementation. He added that he attended nearly every public engagement meeting, listened to public input, and, along with other Commissioners, carefully considered feedback—even when not all questions could immediately be answered. He further explained that one of his primary goals was to create a document that residents could reasonably read and understand, rather than an 800-plus-page Plan, such as the previous Plan, filled with repetition and inconsistencies. The revised Plan aims to eliminate contradictions and present information in a straightforward manner. While acknowledging the volume of emails and public concern surrounding the issue, he stated that the topic is important to him because of his direct involvement and the collective effort behind it. He expressed appreciation for the work of staff, committee members, community participants, and partner agencies—including the Water and Sewer Authority, Fire Department, and Sheriff's Office—who contributed to what he believes is a strong and well-developed Plan. He also thanked Ms. Crow and her staff for compiling and organizing the final document, including incorporating public comments. Finally, he noted that there have been concerns raised about six (6) unanswered questions, and he indicated that those would be addressed.

Commissioner Reidelbach explained that the timing and requirements associated with the County's Comprehensive Plan directly impact eligibility for road funding grants. He noted that failure to remain compliant could result in the County being removed from the State's funding list. He added that, later in the meeting, Mr. Handley would report that the County received approximately \$2.2 million through the Local Maintenance Improvement Grant (LMIG) program. He emphasized that this funding would not have been awarded if the County were not in compliance, underscoring the importance of following established timelines and procedures.

Assistant Community Development Director Teresa Crow explained that during the second Public Hearing on the Comprehensive Plan, held March 17, 2026, a representative from Citizens for Rural Coweta submitted a letter to staff and later provided a copy by email. She noted that the six items referenced in recent emails were not direct questions, but rather concerns and suggested improvements, and therefore did not necessarily require a specific response. She added that several of these concerns were addressed during staff's March 17 presentation. She outlined three (3) primary topics from that presentation: restoring rural preservation language in the vision statement to maintain the County's identity, prioritizing mill village revitalization—an idea included in past Plans but not yet implemented, and establishing clear guidelines for Transfer of Development Rights (TDR) to ensure preservation tools do not unintentionally create high-density development in unsuitable areas. She added that staff is interested in exploring available programs through the Department of Community Affairs (DCA) to support some of these initiatives. She emphasized that the Comprehensive Plan is a policy document, not an ordinance or law, and that the concepts within it are not automatically enacted. Implementation of various elements will require future Board actions, including budget approvals, ordinance amendments, and/or Public Hearings. She explained that the Plan is most effective when supported by both the Board and the community, serving as a guide for rezoning decisions and helping developers align proposals with the County's vision. One of the main goals of the update was to create a more practical, streamlined, and user-friendly document that clearly communicates that vision. She highlighted the extensive public engagement involved in the update process, including website outreach, public meetings, surveys, a grassroots community ambassador effort, and interviews with key partner organizations. This input was reviewed by a steering committee, including citizen representatives, that met regularly for over a year. A full summary of this engagement is available in Appendix B of the Plan. Addressing feedback regarding the revised vision statement, she read an excerpt from the Plan noting that the update does not change the Plan's goals or policies, but instead presents a clearer and more concise vision for Coweta County's next 20 years, emphasizing balanced growth, economic vitality, and community character. She explained that while the term "unique character" remains, the statement does not exclusively reference "rural character," reflecting the reality that Coweta County encompasses diverse development patterns across its 441 square miles, including areas suited for more urban-style growth, particularly along the I-85 corridor. She also provided an overview of

Transfer of Development Rights (TDR), describing it as a voluntary program designed to preserve rural areas by allowing landowners to sell development rights while retaining ownership of their land. These rights can be purchased by developers and used in designated growth areas, typically along targeted corridors, through a market-based system. She emphasized that a TDR program would require adoption of a separate ordinance, as well as the development of guidelines and public input, with a potential timeline for consideration around 2030 as part of the five-year work program. She explained that property ownership includes a “bundle of rights,” which can be separated and sold—similar to easements or mineral rights. Through a TDR program, rural landowners could sell development rights while preserving their property, and developers could increase density in appropriate locations. She noted that such programs benefit landowners financially, support developers in designated growth areas, and help the community balance preservation with growth. She added that TDR programs have been successfully implemented in various locations, including in Georgia. She cited the City of Milton as an example, where similar strategies have helped preserve rural land, such as horse farms, while encouraging denser development in targeted areas like Crabapple. Finally, she discussed mill village revitalization as a long-standing goal aligned with the County’s historic character. She explained that this approach reflects traditional neighborhood design, featuring homes with front porches, shallow setbacks, and a close relationship to the street—elements characteristic of historic mill villages.

In response to a question from Commissioner Smith, Ms. Crow explained that input from the Board, staff, and the public was incorporated prior to submission of the Comp Plan to the State. She noted that, like the original plan, this document is intended to evolve over time. Although there is an upcoming deadline to submit the Plan to the Three Rivers Regional Commission (TRRC) and other state agencies to maintain compliance, the Plan is not permanent or unchangeable. The Board may amend the Comp Plan at its discretion, and any revisions submitted to DCA and TRRC for review.

Motion to: Execute

The Board voted to execute a letter to transmit the Coweta County Comprehensive Plan 2026-2046 to Three Rivers Regional Commission (TRRC) and the Georgia Department of Community Affairs (DCA) for review.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Jeff Fisher

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

Unfinished Business

5. Request Appointments to Various Boards/Authorities

Motion to: Approve

The Board voted to take the following actions regarding appointments to various boards and authorities:

- Reappoint Ms. Jane Scoggins to serve as the 2nd District representative of the Coweta County Board of Elections and Registration for the term beginning January 1, 2027, and expiring December 31, 2030.
- Reappoint Mr. Wayne Farmer to serve as the 3rd District representative of the Coweta County Board of Elections and Registration for the term beginning January 1, 2027, and expiring December 31, 2030.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

New Business

Bids and Contracts

6. Request Approval/Execution of an Intergovernmental Agreement Associated with a Property Exchange with the Coweta County Board of Education - District 4

Public Works Administrator Handley explained that as a part of the right-of-way acquisition for the Shaw (Road) Connector project, a remnant parcel consisting of 2.507± acres was created that adjoins the Blake Bass Middle School property. The project will also require that right-of-way be acquired from the School Board over which the new road and road improvements will be constructed. Staff worked with the School Board to arrange for a property swap to obtain the necessary right-of-way for the Shaw Connector project from the school in exchange for the remnant parcel. The Coweta County Board of Education approved an Intergovernmental Agreement to allow for the exchange of the school's property that is needed for road rights-of-way, with the County conveying the remnant parcel in return.

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement (IGA) with the Coweta County Board of Education for the exchange of certain real property associated with the Shaw (Road) Connector project (RB22.7) and the Northgate High School and Blake Bass Middle School properties.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

7. **Request Approval/Execution of a Lighting Agreement with GDOT Associated with the Intersection of Gordon Road and SR 16 - District 2**

Public Works Administrator Handley explained that the County's intersection improvement project at Gordon Road and SR 16 is being undertaken to improve the sight distance at that intersection for drivers on Gordon Road looking back toward the west along SR 16. The existing sight distance at this intersection, looking west, is obscured by the SR 16 bridge over Interstate 85. The project will shift the intersection toward the east by approximately 400 feet and includes the construction of a full-size roundabout to improve traffic safety and operations for northbound Gordon Road drivers. The project will include lighting of the roundabout to enhance driver visibility at night. Since the roundabout is located within the right-of-way of the Georgia Department of Transportation (GDOT), GDOT requires a lighting agreement from the local government to establish the responsibilities associated with the lighting. In this case, the County will perform the lighting as a part of the intersection improvement project and will then provide necessary future maintenance for the system and provide electrical power service to the lighting system. The estimated cost for the initial installation of the lighting is \$60,000 and the ongoing cost of electrical service for the lights is estimated to be \$100 per month.

Administrator Fouts explained that an attachment in the agreement is incorrect and Public Works Administrator Handley will work with GDOT to ensure it is corrected.

Motion to: Execute

The Board voted to execute a Lighting Agreement with the Georgia Department of Transportation associated with the roundabout lighting at the intersection of Gordon Road with SR 16.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

8. **Request Approval/Execution of an Estoppel Certificate for Scout Cold Storage - District 3**

Public Works Administrator Handley explained that staff was contacted by representatives of Scout Cold Storage located at 495 Coweta Industrial Parkway, who are in the process of transferring ownership of their property. During the title search, it was discovered that there is a storm water maintenance agreement in effect for the property. They reached

out to staff to make sure that the owner was still in compliance with everything required by that agreement. Staff performed an inspection and found an area of bare soil that needed to be grassed. Everything else related to the agreement is in good shape. He explained that the Board has been asked to execute an Estoppel Certificate that certifies that the owner has not defaulted on the agreement.

Motion to: Execute

The Board voted to execute an Estoppel Certificate as requested by Scout Cold Storage and presented by staff associated with property located at 495 Coweta Industrial Parkway, Newnan.

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 Spectrum Business Associated with Internet and Cable TV at New Fire Station # 5 - District 5**

Motion to: Execute

The Board voted to execute an agreement with Spectrum Business to provide Internet Premier and Cable TV (no contract) at a rate of \$220.00 per month with a one-time installation fee of \$99 at new Fire Station # 5 located at 688 Belk Road, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

10. **Request Approval/Execution of a Contract with the University of Georgia, College of Agricultural and Environmental Sciences, Center for Agribusiness and Economic Development Associated with a Fairgrounds Expansion Needs Assessment and Strategic Options Study**

Assistant Administrator Mickle explained that funding was included in the 2025 SPLOST for expansion of facilities at the Coweta County Fairgrounds. The conceptual plan included a covered arena and ancillary facilities, as well as additional parking. Staff proposes that the Board approve a contract with the Center for Agribusiness and Economic Development at the University of Georgia to conduct an expansion needs assessment for approximately \$12,778. The needs assessment will analyze the demand for expanded Fairground facilities by identifying current and emerging needs across key user groups to determine how the Fairgrounds can better serve agricultural, educational, recreational, and tourism functions. It will identify and evaluate business models, as well as develop a prioritized list of capital improvements achievable with the current budget, and outline long-term expansion

opportunities that build on the initial investment.

Motion to: Execute

The Board voted to execute a contract with the University of Georgia, College of Agricultural and Environmental Sciences, Center for Agribusiness and Economic Development Associated with a Fairgrounds Expansion Needs Assessment and Strategic Options Study.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

Additional Action Items

11. Request Approval to Submit an Application for Local Road Assistance Funding from the Georgia Department of Transportation

Public Works Administrator Handley explained that the Governor and the Legislature have included funding in the amended 2026 fiscal year budget to provide funding through the Local Road Assistance Administration fund [fka Local Maintenance Improvement Grant (LMIG)]. Coweta County is eligible to receive \$2,272,540.92 in funding to use toward local road projects, and there is no required match for these funds. The County has several significant projects that are either currently under construction or that will be under construction or out for bid this year that will be funded primarily from SPLOST. Because of the drawdown in SPLOST funding that would result from all of these projects occurring over the next 6 to 12 months, staff is recommending that the 2026 LRA funding be applied to the construction costs of the projects currently under construction.

Motion to: Approve

The Board voted to approve submission of an application for Local Road Assistance funding in the amount of \$2,272,540.92 from the Georgia Department of Transportation to be applied to the construction costs of roadway projects currently under construction.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

12. Request Approval to Write-Off Balance of Taxes on Properties Certified as Uncollectible

Motion to: Approve

The Board voted to approve the classification of qualified properties as uncollectible and to allow the Tax Commissioner to write off the remaining balance of the associated County tax bills totaling \$35,019.66.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

13. Request Approval to Temporarily Close Hearthstone Drive N for the Purpose of Replacing a Cross Drain Pipe - District 1

Motion to: Approve

The Board voted to temporarily close Hearthstone Drive N between addresses 40 and 50 for 4-5 days, weather permitting, for the purposes of replacing a failing cross drain pipe.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

In response to a question from Commissioner Fisher, Public Works Administrator Handley explained that a date to begin the project has not yet been determined but, if approved by the Board, the temporary closure of Hearthstone Drive N would be advertised and signage would be installed to notify area residents prior to the start of construction.

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

Motion to: Approve

The Board voted to temporarily close Smith Road between address 248 Smith Road and Burnham Road for 4-5 days, weather permitting, for the purposes 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

In response to a question from Commissioner Smith, Mr. Handley explained that a date to begin the project has not yet been determined but, if approved by the Board, the temporary closure of Smith Road would be advertised and signage would be installed to notify area residents prior to the start of construction.

In response to questions from Commissioner Blackburn, Mr. Handley explained that several cross drain pipes have failed over the past few years because corrugated metal pipe was commonly used when these roads were originally constructed. Over time, the material corrodes because of the acidity of the region's soils as well as natural rusting. As the pipes deteriorate, soil is pulled away through the holes that form in the pipe, causing the roadbed to begin collapsing. He also noted that tar coating the pipes can help reduce corrosion, but most current pipe vendors no longer offer that option because it requires maintaining and heating large vats of tar. He added that several alternatives are now available, including aluminized and polymer coatings. He also stated that in the early 2000s, the Board took action requiring all development projects to use reinforced concrete pipe beneath roadways, which has proven to be a much more durable material with very few issues.

Supplemental and Non-Agenda Items

Non-Agenda Item # 15 "*Confirm Execution of a Proclamation Designating "National Beef Month" and "Rodeo Days" in Coweta County*" was discussed earlier in the meeting.

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

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

The following citizens addressed the Board in opposition to data centers and the Comprehensive Plan (Comp Plan) citing concerns that rural Coweta is under attack because of the growing number of existing and proposed data centers, increased electrical demand and forced oscillation causing wear and tear on utility infrastructure, higher costs to taxpayers, data centers receive more favorable utility rates than residential customers, the Comp Plan prioritizes future growth over the interests of long-time residents, the

proposed power line from Plant Wansley to the Fayette County data center caused loss of 21 homes due to eminent domain, power lines along a 35-mile route to the Fayette County data center, loss of trees; declining property values, visibility of power lines, potential use of eminent domain for utility easements and data center-related infrastructure, impacts to the environment, noise pollution, water shortages, infrastructure strain, and effects on communities, children, retirement plans, and quality of life. Several citizens stated that across the country, data center campuses are being canceled or banned, and moratoriums are being implemented. They noted that opposition to “Project Sail” did not end with the Board's prior vote, allegations that the project does not align with the Comp Plan, Erin Brockovich’s AI data center reporting map, non-disclosure agreements, insufficient research into the impacts of data centers, decisions were financially motivated, Commissioner Smith was the deciding vote, accusations that the Board disregarded public opposition, public notification and rezoning procedures, requests for additional public meetings at the Fairgrounds, some residents were unable to attend or speak at the April 7th meeting, allegations of mistreatment of citizens by the Board, lack of transparency, zoning requirements should be used to protect residential areas from incompatible land uses, how many data centers does the county need, the updated Comp Plan is less protective than previous versions, and that the rezoning for “Project Sail” could encourage additional data center development in the county.

- Mr. Tim Ryan, District 3
- Ms. Cathy Newman, District 2
- Mr. Jimmy Newman, District 2
- Ms. Jackie Lassetter, District 2
- Ms. Stacey Lingston, District 3
- Mr. John Kurtz, District 2
- Ms. Brianna Rice, District 2
- Mr. Ron Bockrath, District 2
- Ms. Donna Boles, District 1

Mr. Abid Kutwalah, Peachtree City, explained that three (3) years ago he was granted a license to open a liquor store in Coweta County and has successfully served the community since that time. He explained that the prohibition on Sunday liquor sales has negatively affected his business, as customers travel to neighboring cities to purchase alcohol on Sundays. He further stated that customers have requested the ability to purchase liquor locally on Sundays and asked the Board to consider allowing liquor stores the option to open and sell alcohol on Sundays.

Administrator Fouts announced that in accordance with the rules governing the meeting, the number of speakers allowed (10) to comment on items that are not on the agenda has been reached, but there was one (1) more individual that signed up to address the Board (note: the Board did not amend the rules to allow any additional speakers).

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.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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: Bill McKenzie

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: Alphonso Smith

SECONDER: John Reidelbach

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

Motion to: Approve Personnel Action Discussed in Executive Session

The Board voted to appoint Ms. Autumn Payne to serve as Deputy County Clerk beginning on May 18, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bill McKenzie

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