Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

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

Shannon Zerangue
County Clerk
770.254.2601

June 2, 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	Absent
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
Shannon Zerangue	County Clerk	Present
Autumn Payne	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, June 2, 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 Chairman McKenzie.

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.

Regular Session

Awards and Presentations

1. **Presentation from the Chamber of Commerce**

Ms. Cynthia Bennett from the Newnan Coweta Chamber of Commerce presented an overview of Coweta Works, the annual student career expo established in 2018 to help eighth grade students explore future career opportunities. Ms. Bennett described Coweta Works as a "career fair on steroids" because it provides students with interactive, hands-on experiences rather than a traditional career fair format. She also used two (2) words to describe Coweta Works: collaboration and replication. She noted that the event serves as an outstanding example of collaboration between public education, private industry, and workforce partners. She also shared that, over the past three (3) years, leaders from Fayette and Griffin-Spalding counties have visited Coweta Works and subsequently developed similar programs in their own communities. She thanked the Board for allowing the use of the Coweta County Fairgrounds as the event venue while the Central Educational Center (CEC) undergoes construction.

Mr. Phil Trickey, also from the Chamber of Commerce, reported that more than 2,000 students and teachers attended the 2026 event over a three-day period, with representatives from more than 100 career fields participating. Survey results indicated that both students and volunteers preferred the Fairgrounds location because of the additional space and improved ability to move throughout the event. He reported that healthcare and medical career continued to rank as the most popular career pathway among students. However, Public Safety emerged as a close second this year, reflecting growing student interest in that field.

In closing, Mr. Trickey and Ms. Bennett presented a video featuring Superintendent Dr. Evan Horton, who described Coweta Works as a valuable opportunity for students to gain firsthand exposure to potential career paths. He expressed appreciation to Coweta County for making the Fairgrounds available for the event and thanked the many businesses, industries, and community partners who helped make the experience for students.

Approval of Minutes

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on May 19, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on May 19, 2026.

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

Consent Agenda

3. **Confirm Execution of a Proclamation Recognizing the 26th Anniversary of the Charter of Phi Pi Omega Chapter of Alpha Kappa Alpha Sorority**

Motion to: Confirm

The Board voted to confirm execution of a proclamation recognizing the 26th Anniversary of the Chapter of Phi Pi Omega of Alpha Kappa Alpha Sorority.

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

4. **Confirm Execution of a Quit Claim Deed Associated with a Property Exchange with the Coweta County Board of Education - District 4**

Motion to: Confirm

The Board voted to confirm execution of a Quit Claim Deed associated with a property exchange with the Coweta County Board of Education related to the Shaw Connector project (RB22.7).

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

Supplemental and Non-Agenda Items

Motion to: Approve

The Board voted to approve the addition of one (1) Supplemental and/or Non-Agenda item for discussion.

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

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

5. **Public Hearing Regarding Petition # REZ 25-08 Filed by P & L Acquisitions, LLC c/o Pope & Land Enterprises, Inc. Requesting to Rezone Property Located at 441 Poplar Road, Newnan - District 2**

** Commissioner Blackburn recused himself from any discussion or decision regarding Petition # REZ 25-08 and exited the meeting. **

Zoning Manager Lisa Eschman stated that as required by state law, the zoning staff completed all public notification requirements for Petition # REZ 25-08, including publication of legal advertisements, mailed notices to surrounding property owners, and posted rezoning signs on the subject property to inform citizens of the Public Hearing. However, three (3) hours before the meeting, staff received a written request from the applicant's representative, Mr. Steven Jones, requesting that the Board table the Public Hearing to a future date. She requested direction from the Board regarding how to proceed.

It was the consensus of the Board to proceed with the Public Hearing.

Ms. Eschman presented Petition # REZ 25-08 filed by P & L Acquisitions, LLC c/o Pope & Land Enterprises, Inc, requesting to rezone property located at 441 Poplar Road, Newnan [Parcel # 087-2006-001 (partial)] from *C-7* (*Commercial Major Shopping District*) to C-9 (*Commerical Amusement Distric*t). She explained that the subject property is located at the south-west corner of the intersection of Newnan Crossing Bypass East and Poplar Road, and consists of 64.93± acres that was zoned on August 19, 2014, under Petition # 012-14 for twenty-one (21) buildings totaling 140,000 square feet, subject to fourteen (14) conditions. The applicant wishes to develop 12.746± acres of the subject property for an outdoor amusement/entertainment use, not limited to, a driving range or miniature golf course paired with food and beverage service, an outdoor pickleball or other racket sport facility with or without food and beverage service, an outdoor dog park, an amphitheater, and/or skating ring (rollerblades and skates in the summer and ice skating in the winter). She noted that the property is bounded by Poplar Road to the north, Interstate 85 to the east, Newnan Crossing Bypass to the west, and the Norfolk Southern Railroad right-of-way to the south. According to the site plan submitted, the proposed outdoor amusement area is located within the interior of the overall site and will include three (3) buildings totaling up to 77,000 square feet. Building B is proposed at 12,000 square feet, Building C at 25,000 square feet, and building D at 40,000 square feet. She further explained that the overall development will be served by four (4) access points, including three (3) proposed signalized intersections along Newnan Crossing Bypass and one (1) proposed right in/right out driveway along Poplar Road. The overall development is proposed to include a mix of retail and commercial uses, hotel accommodations, outdoor amusement areas, and associated parking. She explained that the size and intensity of the proposed development triggered the need for a Development of Regional Impact (DRI) review (DRI # 4547). In closing, she highlighted the factors reviewed by staff during the application process, and presented eleven (11) conditions for consideration should the Board choose to approve the rezoning request.

Mr. Steven Jones, applicant representative, reiterated that the proposed development consists of 64.93± acres, of which 12.746± acres are proposed for rezoning. He also provided a brief overview of the information staff presented. He explained that the remaining acreage is zoned *C-7* (*Commercial Major Shopping District)* and can be used for offices, hospitals, nursing homes, auto parts stores, banks, day cares, convenience stores and produce stores, etc. He expressed that the applicant has concerns regarding the financial feasibility of several staff-recommended conditions and stated that such conditions may not be acceptable to future participants in the capital market, potentially rendering the project economically undevelopable. In conclusion, he explained that he and the applicant are requesting that the Board table this request to allow additional time to work with staff on conditions that will work for the County and for the applicant.

In response to Commissioner Fisher's questions, Public Works Administrator Handley explained that condition # 5 was included because of uncertainty surrounding the future users of the development and how those users would ultimately be distributed throughout the site. He noted that staff, Mr. Jones, Mr. Barranco (applicant) and the County's traffic study engineer were all in agreement that it remains uncertain whether three (3) traffic signals along Newnan Crossing Bypass will be necessary. He mentioned that the County's engineer recommended a different type of intersection control other than a traffic signal. He noted that the development plans for this particular parcel are not far enough along to know what types of traffic improvements are necessary.

In response to Commissioner Reielbach's questions, Mr. Handley confirmed that there was no DRI back in 2014 when the property was zoned for buildings totaling 140,000 square feet, which allowed the development to remain below the DRI threshold. Since the square footage has tripled in size, a DRI was triggered. He explained that the DRI analysis is conducted based on the projected users of the development under consideration rather than on where those users are officially located.

Mr. Jones responded that he and the applicant understand the need for Public Works to evaluate the entrances at certain stages of the development. However, they would like to work with staff to revise portions of the language in condition # 5 to clarify how and when those evaluations would occur during the development process.

Commissioner Reidelbach expressed concern regarding the submission of additional information shortly before the Board was scheduled to make a decision, noting that the staff report had already been reviewed. He stated that he was not comfortable rendering a decision at that time and further noted that similar circumstances had arisen on previous occasions.

Mr. Jones acknowledged the concerns raised by the Board and stated that the request to table the matter was intended to allow additional time for discussions and collaboration with staff. He explained that the applicant's objective is to avoid conditions that could negatively impact the project's attractiveness and marketability to prospective end users, retailers, off-takers, and investors.

In response to a question from Chairman McKenzie, Administrator Fouts explained that Public Works Administrator Handley and staff have worked with the applicant as much as they felt was appropriate, but staff has no authority to set conditions. He noted that if the applicant does not agree to the staff-recommended conditions, then the Board may determine what conditions, if any, should be imposed.

In response to questions from Chairman McKenzie, Commissioner Fisher, and Commissioner Reidelbach, Mr. Handley discussed prospective tenants and explained that their placement within the development could affect traffic flow. He further stated that the anticipated intensity of traffic generated by those uses would be a key factor in determining the roadway improvements necessary to accommodate the development.

In response to Chairman McKenzie's questions regarding whether the County could require the developer to maintain the employee numbers initially projected, Attorney Lee stated that job creation requirements and associated penalties are commonly tied to tax abatement agreements. He noted that, since the current request is a rezoning application, he was uncertain whether such a condition could be imposed and stated that he would not feel comfortable doing so.

Commissioner Fisher commented that he liked the development but expressed concern regarding the applicant’s request to modify conditions on the day of the meeting, noting the time and effort staff had already invested in the review process.

In response to questions from Commissioner Reidelbach regarding the amount of time that staff has spent on this application and whether the Board could require the developer to reimburse the County, Attorney Lee explained that the Board could not impose such a requirement without an adopted ordinance authorizing it.

Administrator Fouts further noted that, historically, if an applicant does not agree to the proposed conditions, staff does not continue negotiations, and in most cases, the applicant elects to withdraw the request.

In response to a question from Commissioner Fisher, Mr. Jones explained that the financial concerns were related to condition # 5, which he stated created uncertainty. He further encouraged the use of a Development Agreement to help resolve and clarify that uncertainty.

Mr. Handley addressed the Board and stated that, if the developer sought a worst-case cost estimate assuming full access, the figure would be approximately $3.8 million. However, he noted that staff does not believe the actual cost would reach that amount.

In response to a question from Commissioner Reidelbach regarding the addition of a maximum dollar amount to condition # 5, Attorney Lee stated that, rather than the Board establishing conditions during the meeting, he recommended continuing the Public Hearing to allow staff to work with the applicant to finalize the conditions.

Chairman McKenzie called for any comments in support of the proposed rezoning request.

Mr. Tom Barranco**,** applicant, thanked the Board for the opportunity and stated that Mr. Jones did a great job presenting this request. He explained that he wanted to clarify concerns related to condition # 5, noting that the language, as drafted, is his primary concern. He and Mr. Jones proffered alternative language to staff that they believed better reflected the intent of the condition. He stated that, essentially, if another user is introduced, the intersection could be reevaluated. He mentioned that Pope & Land has forty-five (45) years of experience in mixed-used developments and has studied this proposed development for almost twelve (12) months. He expressed appreciation to the staff and stated that they were very close (just a few words) from agreeing with the recommended conditions. He added that the conditions should not apply only to the current developer, but also to any future successors. In closing, he explained that he is committed to successful development and that his reputation depends on it.

Mr. Phil Prebor, Ballyfin Way, Newnan, explained that he came to the meeting undecided, but after hearing the petition he believes it would be appropriate to table the request and allow the applicant to work with staff to resolve outstanding issues. In closing, he stated that he would prefer to see this development in the area rather than the alternative.

Mr. Clayton Bolton, East Hill Street, Newnan, stated that his father was a real estate developer and also was the planning and zoning chair in his hometown for over twenty (20) years, so he has an understanding of both sides. He expressed support for the developer's proposal and stated that he believed the project had been inaccurately portrayed as a "carnival" by the Atlanta media sites, which he felt did not reflect the development or the surrounding neighborhood. He noted that there is wisdom in considering a development agreement and proceeding carefully. In closing, he thanked the Board, staff, and the developer for working together toward a sound decision.

Chairman McKenzie called for any comments in opposition to the proposed rezoning request. There were none.

Motion to: Continue the Public Hearing

The Board voted to continue the Public Hearing regarding Petition # REZ 25-08 filed by P & L Acquisitions, LLC c/o Pope & Land Enterprises, Inc, requesting to rezone the property located at 441 Poplar Road, Newnan [Parcel # 087-2006-001 (partial)] from *C-7* (*Commercial Major Shopping District*) to *C-9* (*Commerical Amusement District*) until July 7, 2026, at 6:00 p.m.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher
ABSENT: Alphonso Smith

6. **Public Hearing Regarding a Possible Revocation of a Conditional Use Permit and Potential Rezoning for Property Located at 9210 East Hwy 16, Senoia Associated with Condition # 6 of Previous Petition # CONDUSE 25-01 Filed by Paige Dockweiler (dba Doc Brown Farm and Distillers) - District 1**

** Commissioner Blackburn rejoined the meeting. **

Zoning Manager Eschman explained that at the Commission meeting held on April 15, 2025, the Board voted to approve Petition # CONDUSE 25-01 filed by Paige Dockweiler for a Neighborhood Agribusiness on 12.81± acres located at 9210 Highway 16, Senoia (Parcel # 169-1321-011), subject to thirteen (13) conditions. Condition # 6 requires the applicant to obtain a land disturbance permit (LDP) within twelve (12) months following Board approval or the Board could revoke the Conditional Use Permit (CUP). To date, an LDP has not been issued for the project, and in an email dated March 19, 2026, the applicant stated that they do not intend to request an extension. She further explained that at the Commission meeting held on April 21, 2026, the Board voted to instruct staff to schedule tonight's Public Hearing to consider revocation of the CUP and reversion of the property's zoning from *Rural Conservation with Conditional Use Permit* (*RC w/ CUP*) back to *Rural*

Conservation (*RC*). In closing, she noted that the reversion of the zoning classification back to *RC* will still allow the property owner to continue operating Doc Brown Farm & Distillers, because agricultural uses are permitted by right under *Article 7* of the *Coweta County Zoning and Development Ordinance*.

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

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding the revocation of a Conditional Use Permit (CUP) associated with previous Petition # CONDUSE 25-01 filed by Paige Dockweiler for property located at 9210 Highway 16, Senoia (Parcel # 169-1321-011)

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

Motion to: Revoke a Conditional Permit

The Board voted to revoke a Conditional Use Permit (CUP) for property located at 9210 Highway 16, Senoia (Parcel # 169-1321-011) associated with condition # 6 of previous Petition # CONDUSE 25-01 filed by Paige Dockweiler for a Neighborhood Agribusiness, resulting in the reversion of the zoning classification for the subject property from *Rural Conservation with Conditional Use Permit* (*RC w/ CUP*) back to *Rural Conservation* (*RC*).

RESULT: (4 to 0)
MOVER: Jeff Fisher
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: 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.

Mr. Kai Burke, Walkinsville, Florida, addressed the Board regarding Petition # VAR 26-01 (agenda #7) filed by Blue Frog Engineering, LLC on behalf of TSP, LLC. He noted that on May 19, 2026, the Board voted to defer a decision regarding this variance request. He explained that the site plan has since been revised to eliminate the requested variance from the Highway 29 setback. In addition, he revisited sewer service availability and feasibility. He explained that the only request for the Board to consider is a 30-foot setback on the Pine Road frontage, which will result in a 70-foot setback from the right-of-way. He explained that the reason for that setback request was to accommodate the internal layout of the proposed veterinary clinic. Regarding possible sewer service, he explained that while connection to the force main is possible, it would require crossing a busy highway and that constructing a lift station for a development of this size would be impractical. In closing, he stated that the hardship is related to the parcel carrying an extraordinary regulatory burden that other parcels do not.

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

7. **Decision Regarding Petition # VAR 26-01 Filed by Blue Frog Engineering, LLC on Behalf of TSP, LLC Requesting a Front Yard Setback Variance for Property Located at the Northwest Corner of Highway 29 and Pine Road, Newnan - District 2**

Community Development Director Ben Sewell explained that at the Board of Zoning Appeals meeting on April 23, 2026, the Board recommended denial of two (2) setback variances requested in Petition # VAR 26-01 filed by Blue Frog Engineering, LLC on behalf of TSP, LLC. He noted that at the Commission meeting held on May 19, 2026, the Board voted to defer a decision regarding the variance requests until tonight's meeting. He further explained that the applicant is proposing to eliminate the setback reduction on Highway 29 (no variance is required) and to reduce the building setback on Pine Road by ten (10) feet, resulting in a 30-foot setback reduction along this roadway. In closing, he explained that should the Board choose to grant the setback reduction along Pine Road, staff recommends the following condition for consideration:

1. Southern Property Line (Pine Road): The front setback shall be 70 feet from the right-of-way of Pine Road.

Chairman Mckenzie expressed his gratitude to the staff and the applicant for working together toward a viable project.

Motion to: Grant

The Board voted to grant a 30-foot setback reduction (from 100-feet to 70-feet) from the right-of-way of Pine Road for property located at the Northwest Corner of Highway 29 and

Pine Road, Newnan associated with Petition # VAR 26-01 filed by Blue Frog Engineering, LLC on behalf of TSP, LLC, subject to the following condition:

1. Southern Property Line (Pine Road); The front setback shall be 70-feet from the right-of-way of Pine Road.

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

Unfinished Business

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

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

New Business

Bids and Contracts

9. **Request Approval/Execution of Supplemental Agreement with STV for Review of Shop Drawings, Madras Connector, Phase 1 (RB13.9) - District 3**

Public Works Administrator Handley explained that Phase 1 of the Madras Connector project includes the construction of a bridge over the CSX Railroad and retaining walls on each end of the bridge. The contractor for the project, F.S. Scarbrough, has submitted shop drawings from their supplier for the fabrication of the precast bridge beams as well as other bridge and wall components that will be used in the construction of the project. The Georgia Department of Transportation (GDOT) requires that the shop drawings for these structural components be reviewed by the designer of the bridge to ensure that the designer's requirements for these components are met. Since the contract for the design of the project did not include construction-related services, a supplemental agreement is necessary to cover the costs of the consultants' time to review and approve the shop drawings for the structural components that will be used in the construction of the bridge and retaining walls on this project. The consultant has submitted a cost proposal not to exceed $35,000 for the anticipated scope of services for the review and approval of the shop drawings for the project.

Motion to: Execute

The Board voted to execute Supplemental Agreement # 7 with STV associated with a review of shop drawings for the Madras Connector project, Phase 1 (RB13.9) at a cost not to exceed $35,000.

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

10. **Request Approval to Renew Leases Associated with Properties Utilized by the State Properties Commission**

Assistant Administrator Mickle explained that staff has received requests from the State Properties Commission (SPC) associated with lease renewals to renew leases for 51 B Perry Street, Newnan (Probation Division), 87 Newnan Station Drive, Newnan (Driver Services and Veterans Services) and 101 Selt Road, Newnan (K9 Training Facility - 90 Selt Road is the correct address) for the term beginning July 1, 2026, and expiring June 30, 2027.

Chairman McKenzie acknowledged the need for these facilities and expressed his appreciation for the State's cooperation and collaboration with the County.

Motion to: Approve

The Board voted to approve the following lease renewals with the State Properties Commission:

- Third of five one-year lease renewal options for property located at 51 B Perry Street, Newnan (Probation Division) at a monthly rate of $3,868.96 for the period beginning July 1, 2026, and expiring June 30, 2027.
- Fourth of five one-year renewal options for property located at 87 Newnan Station Drive, Newnan (Veterans Service) for the term beginning July 1, 2026, and expiring June 30, 2027.
- Third of four one-year lease renewal options for property located at 87 Newnan Station Drive, Newnan (Driver Services) for the term beginning July 1, 2026, and expiring June 30, 2027.
- Third of four one-year renewal options for property located at 101 Selt Road, Newnan (K9 Training Facility - 90 Selt Road is the correct address) for the term beginning July 1, 2026, and expiring June 30, 2027.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach

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

11. **Request Approval/Execution of the Fiscal Year 2027 Capacity Agreement Associated with Housing State Inmates at the Correctional Institution**

Administrator Fouts explained that staff is in receipt of the Fiscal Year 2027 Capacity Agreement associated with housing inmates at the Correctional Institution for the term beginning July 1, 2026, and expiring June 30, 2027. He further explained that the per diem rate is $30 a day for up to 248 state inmates.

Warden Jeff Rogers explained that the agreement is unchanged from last year: $30 per day for 248 inmates including medical reimbursement.

Chairman McKenzie thanked Warden Rogers for his hard work and dedication.

Motion to: Execute

The Board voted to execute the Fiscal Year 2027 Capacity Agreement with the Georgia Department of Corrections associated with housing State inmates at the Coweta County Correctional Institution.

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

12. **Request Approval/Execution of an Amendment to the Inmate Telephone Services Agreement at the Correctional Institution**

Warden Rogers addressed the Board regarding an amendment to the Inmate Telephone Services Agreement. He explained that the amendment is necessary in order to comply with the Federal Communications Commission (FCC) ruling that prohibits commission-based revenue from inmate phone calls. The County previously received a 60% commission, but will now receive two cents ($0.02) per minute. In addition, new technology enhancements have been incorporated, including artificial intelligence (AI) that can generate a phone call rather than an employee doing it. In the past, staff members often had to spend significant time listening to recorded phone calls as part of investigations. The new technology can help streamline that process by generating summaries of calls. He also noted that this technology is able to recognize and translate different languages.

In response to a question from Chairman McKenzie, Warden Rogers explained that video visitation services are also provided through a system known as Eclipse where it utilizes facial recognition and monitoring features during video visits.

Motion to: Execute

The Board voted to execute an amendment to the Inmate Telephone Services Agreement with IC Solutions to provide telephone and video visitation services at the Correctional Institution.

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

13. **Request Approval/Execution of an Articulation Agreement with Southern Crescent Technical College**

Administrator Fouts presented an articulation agreement with Southern Crescent Technical College. He noted that Fire Rescue provides extensive training and certification opportunities for its personnel, including AEMT (Advanced Emergency Medical Technician) and Firefighter I and II certifications. Through the agreement, Southern Crescent Technical College will recognize this training and allow County employees to receive academic credit toward technical degree programs and other eligible programs offered by the college. In closing, he noted that the Board approved a similar agreement in November 2025 (see November 4, 2025 minutes) with West Georgia Technical College.

Motion to: Execute

The Board voted to execute an Articulation Agreement with Southern Crescent Technical College associated with Advanced Emergency Medical Technician (AEMT) and Firefighter I and II certifications.

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

14. **Request Approval/Execution of EMS Clinical Agreement with Tanner Medical**

Administrator Fouts presented an EMS Clinical Training Agreement with Tanner Medical to provide clinical training opportunities for EMS personnel. He explained that the Board previously approved a similar agreement with Piedmont Healthcare (see April 21, 2026, minutes).

Motion to: Execute

The Board voted to execute an EMS Clinical Training Agreement with Tanner Medical associated with Paramedic training.

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

15. **Request Approval/Execution of an Addendum to the Agreement with ADP Associated with a Time and Attendance Component**

Administrator Fouts presented an addendum to the agreement with ADP associated with a time and attendance component. He explained that in 2017, the County decided to implement payroll processing through ADP. However, at the time, there were some issues with the time and attendance component. As of 2026, the HR department has expanded and updated tools, and an amendment to allow some time-keeping capabilities was included in the Fiscal Year 2026 budget. The HR department is ready to take on the project, so staff is requesting that the Board approve the amendment to the contract. This includes an estimated cost of an additional $77,000 to migrate the system throughout the County departments.

Motion to: Execute

The Board voted to execute an addendum to the agreement with ADP associated with a Time and Attendance Component.

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

16. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 46 Enclave Lane, Newnan - District 3**

Motion to: Approve

The Board voted to approve to retain TWR Lawn Services, Inc. to perform cleanup of property located at 46 Enclave Lane, Newnan (Parcel # 094-5238-015) at a total cost of $400.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: Passed (4 to 0)

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

Additional Action Items

17. **Request Approval/Execution of an Update to the Coweta County Radar List from the Georgia Department of Transportation**

Chairman McKenzie explained that the Board must approve the Coweta County Radar list before the Coweta County Sheriff's Department can use radar on the roads. He also expressed concern regarding speeding and stated that stronger enforcement efforts may be needed.

Motion to: Execute

The Board voted to execute a revised list of roadways (# 0526-077) received from the Georgia Department of Transportation (GDOT) for the use/enforcement of radar by law enforcement personnel.

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

18. **Request from the Town of Turin for Assistance with Cleaning a Ditch on Will Banks Road - District 1**

Motion to: Approve

The Board voted to provide labor and equipment to assist the Town of Turin with cleaning a ditch on Will Banks Road.

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

Supplemental and Non-Agenda Items

19. **Request Approval/Execution of a Quit Claim Deed to Convey Property to C. Harris Holdings, LLC - District 2**

Administrator Fouts explained that at the Commission meeting held on January 22, 2026, the Board voted to accept the dedication of fifty (50) feet of right-of-way associated with the newly constructed cul-de-sac located in the redevelopment of property on Harris Road. Staff discovered through coordination with the developer that, in addition to the cul-de-sac, the County also inadvertently accepted lots fifteen (15) through eighteen (18) in the development. Staff is requesting that the Board execute a Quit Deed to convey those lots back to C. Harris Holdings, LLC.

Chairman McKenzie expressed appreciation for what had been done at the old Harris Trailer Park and for the homes that the developer is building. He mentioned that he hopes there are citizens within the community that can get into these great starter homes.

Motion to: Execute

The Board voted to execute a Quit Claim Deed to convey lots fifteen (15) through eighteen (18) located in Clemit Harris Place to C. Harris Holdings, LLC.

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

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

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

The following citizens expressed concerns regarding the proposed data center developments, Project Sail and Project Oak. Concerns included potential impacts on local wildlife, public health, failure to listen to and protect the constituency, the suitability for raising families, corporate greed, and the perceived long-term negative effects the developments may have on the character of the community. Several citizens also voiced concerns about potential decreases in residential property values and the possibility of being unable to relocate without financial loss. Additionally, concerns were raised regarding the level of transparency throughout the planning and review process for the proposed developments.

- Mr. Tim Ryan, District 3
- Mr. Jimmy Newman, District 2
- Ms. Chloe Childress, District 3
- Ms. Robin Angus, District 3
- Ms. Kimberly Shields, District 3
- Ms. Sandrina Kurtz, District 2
- Mr. John Kurtz, District 2
- Ms. Noami Williams, District 3
- Mr. Ron Bockrath, District 2
- Ms. Kristen Nixon, Birmingham, Alabama

Mr. Ron Bockrath also commented on the County's spending priorities regarding $800,000 for the Animal Adoption Center. He expressed his belief that there was insufficient transparency regarding the use of the property for purposes other than those originally discussed. He stated that, at the time the Adoption Center land purchase was approved, there was no discussion about utilizing the land for additional projects.

Announcements and Comments from the Commissioners

Chairman McKenzie called for any announcements and/or comments from the Board. There were none.

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 a litigation issue.

Members in attendance included Chairman McKenzie, Commissioner Blackburn, Commissioner Reidelbach, and Commissioner Fisher. Commissioner Smith was absent.

Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, County Clerk Zerangue, and Deputy County Clerk Payne.

Regular Session

Motion to: Return to Regular Session

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

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

Affidavit

Motion to: Execute

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

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

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

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