Coweta County Board of Commissioners

Public Hearing/Regular Session

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

Shannon Zerangue
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Tuesday, September 20, 2022	6:00 PM	Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
John Reidelbach	District 4 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Tim Lassetter	District 2	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Kelly Mickle	Assistant Administrator	Absent	
Eddie Whitlock	Associate Administrator	Present	
Nathan Lee	Assistant 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, September 20, 2022.

Commissioner-Elect Bill McKenzie was also in attendance.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Blackburn 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

Motion To: **Amend the Agenda**

Chairman Blackburn explained that staff received a request from the applicant to withdraw Petition # REZ 22-31 filed by Pulte Home Co., LLC (dba Del Webb) requesting to rezone property located at Posey Road, Baker Road, and Hollz Parkway, Newnan.

The Board voted to amend the agenda to remove item # 5 *Public Hearing regarding Petition # REZ 22-31 filed by Pulte Home Co., LLC (dba Del Webb) requesting to rezone property located at Posey Road, Baker Road, and Hollz Parkway, Newnan* as requested by the applicant.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

AWARDS AND PRESENTATIONS

1. 13338 Request Acceptance of Proposal to Renew 2022-2023 Liability and Property Insurance

Mr. Kenneth Grace with J. Smith Lanier presented renewal information on insurance coverage for the 2022-2023 term. He briefly reviewed the major lines of insurance purchased by the County, expiring insurance carriers, as well as renewal insurance carriers. He highlighted property insurance, automobile insurance, law enforcement, and cyber liability as the four (4) major lines of insurance and provided impacts to each.

Mr. Grace explained that the property insurance premium increased from $180,734 for $264 million of property values to $210,912 because of slightly higher property values and two (2) claims. The two (2) claims were for damages to the Justice Center from the tornado and to the transfer station from a fire. He further explained that insurance companies are pushing value to catch up to increased costs of construction and inflation.

Mr. Grace explained that there is an increase to the automobile premium because of auto liability and a significant increase in the number of vehicles over the last year. He believes that 20-30 vehicles can be retired and pulled out of the fleet, which will result in an overall decrease in the premium which is approximately $560 per unit.

Mr. Grace explained that the law enforcement liability premium increased from $333,888 to $437,172 and is the largest ongoing challenge. Claims arising from law enforcement activity are having an industry-wide impact because of social inflation, nuclear verdicts, large losses, and sympathetic juries. In addition, Coweta County has experienced adverse developments on some prior claims. Deductible options were investigated, but he is not recommending a change at this time.

Mr. Grace explained that cyber liability is another difficult market. In December 2021, he began consulting with the Coweta County Information Technology (IT) department to take certain measures including Multi-factor Authentication (MFA) to remain insurable and for a more favorable presentation to insurance companies. The prior insurer for cyber liability was Allied World for a $62,400 premium and they offered a renewal for $88,000. He recommended moving that line to Travelers for a premium of $41,138 and significant savings. Travelers will also provide $2 million ransomware limits compared to $500,000 offered by Allied World.

Overall, the other lines of insurance remain flat or have relatively small increases in premiums and the total renewal increased from $1,188,446 to $1,388,181 for FY 2023.

In closing, Mr. Grace recommended that the County renew insurance coverage with existing carriers with the exception of moving cyber liability to Travelers.

In response to questions from the Board, Mr. Grace explained that claims data was reviewed with Administration and Risk & Safety Manager Chuck Lee. Each line item has its own deductible and a pool of sub-insurers for law enforcement is available, but they would require all lines of insurance not just the law enforcement liability. Because of statutes in Georgia, an umbrella policy for the auto liability is not necessary. Each liability carries its own limits of insurance, and most of the companies listed that declined coverage were because of losses.

Commissioner Lassetter expressed appreciation to Mr. Grace and Mr. Chuck Lee for their hard work on the claim for damage caused by the tornado at the Justice Center.

Commissioner Reidelbach pointed out that the County can self-insure and go to the secondary market for overages.

Administrator Fouts explained that staff has been reviewing self-insurance for a couple of years.

Mr. Grace explained that a third-party administrator (TPA) and some internal mechanisms at the County would need to be in place to become self-insured.

The Board voted to accept the proposal to renew the FY 2023 Liability and Property Insurance as presented by Mr. Kenneth Grace from J. Smith Lanier & Company Insurance.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

2. 13334 Information Regarding the 24th Annual Public Safety Appreciation Luncheon

Ms. Norma Haynes, Chair of the Newnan-Coweta Public Safety Foundation, expressed appreciation to the Board for their support and to members of Coweta County public safety. She explained that the Foundation helps supply needed equipment to various public safety departments, offers scholarships, and provides emergency funding. In closing, she invited the Board to attend the 24th Annual Public Safety Appreciation luncheon on Thursday, October 6, 2022 from 11:30 a.m. to 1:30 p.m. at the Coweta County Fairgrounds.

RESULT:	**ACCOMPLISHED**

APPROVAL OF MINUTES

3. **Minutes of Thursday, September 08, 2022**

The Board voted to approve the minutes from Public Hearing/Regular Meeting Session held on September 8, 2022.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

CONSENT AGENDA

4. 13230 Confirm Execution of an Intergovernmental Agreement with the City of Newnan Associated with WestNet Station Alerting System

The Board voted to confirm execution of an Intergovernmental Agreement (IGA) with the City of Newnan associated with Westnet station alerting system.

RESULT:	**CONFIRMED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and Non-Agenda Items

There were no supplemental and/or non-agenda items to be added to the agenda for discussion.

PUBLIC HEARING (The Chairman will Call for Any Comments Regarding the Following Items After Each Item is Presented)

5. **13275 Public Hearing Regarding Petition # REZ 22-31 Filed by Pulte Home Company, LLC (dba Del Webb) Requesting to Rezone Property Located at Posey Road, Baker Road, and Hollz Parkway, Newnan - WITHDRAWN**

The Board previously voted to amend the agenda to remove item # 5 *Petition # REZ 22-31 filed by Pulte Home Co., LLC (dba Del Webb) requesting to rezone property located at Posey Road, Baker Road, and Hollz Parkway, Newnan* following a request from the applicant to withdraw.

RESULT:	**WITHDRAWN**

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Chairman Blackburn called for comments regarding any items on the agenda. There were none.

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

6. **13307 Recommend Approval of Petition # VAR 22-31 Filed by Pulte Home Company, LLC (dba Del Webb Community) Requesting Lot Size and Width Variances, Front, Side, and Rear Yard Setback Variances, Design Standards Variances, Access Variances, and a Building Height Variance for Property Located at Posey Road and Hollz Parkway**

Administrator Fouts explained that the Board previously voted to remove item # 5 *Petition # REZ 22-31 filed by Pulte Home Co., LLC (dba Del Webb) requesting to rezone property located at Posey Road, Baker Road, and Hollz Parkway, Newnan* following a request from the applicant to withdraw in accordance with the *Code of Ordinances*. Staff is recommending that the Board delay a decision regarding nine (9) variances filed by the applicant associated with the rezoning application. Additionally, the applicant has submitted additional variance requests that will be considered by the Board of Zoning Appeals on October 27, 2022. Based upon the schedule, those variances should be presented to the Board at the Commission meeting scheduled for November 17, 2022.

The Board voted to defer any discussion or decision regarding *Petition # VAR 22-31 filed by Pulte Home Company, LLC (dba Del Webb Community) Requesting Lot Size and Width Variances, Front, Side, and Rear Yard Setback Variances, Design Standards Variances, Access Variances, and a Building Height Variance for Property Located at Posey Road and Hollz Parkway* until November 17, 2022.

RESULT:	**DEFERRED [UNANIMOUS]**	**Next: 11/17/2022 6:00 PM**
MOVER:	John Reidelbach, District 4 - Vice Chairman	
SECONDER:	Paul Poole, District 1	
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith	

UNFINISHED BUSINESS

7. 13333 Request Appointments to Various Boards/Authorities

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

RESULT:	**NO ACTION TAKEN**

NEW BUSINESS

Bids and Contracts

8. 13335 Bid Award Associated with Construction of Nixon Road Phase II, Grading, Drainage, Base, and Paving (RB15.4) - 1st District

The Board voted to retain Piedmont Paving, Inc, on lowest and best bid basis, to perform construction of Nixon Road Phase II, grading, drainage, base, and paving (RB15.4) at a total cost of $1,654,795.97 (SPLOST).

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

9. 13345 Bid Award Associated with Water Vault and Backflow Installation for the Jail Expansion Project

The Board voted to retain Piedmont Paving, Inc. (PPI), on a lowest and best bid basis, to install the water vault and backflow for the Sheriff’s Office Jail Expansion project at a total cost of $219,050.00.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

10. 13326 Request Acceptance of a Proposal from Prime Government Solutions, Inc. Associated with Agenda/Minutes Software

The Board voted to execute a Service Agreement with Prime Government Solutions (PrimeGov) associated with implementation of a new meeting management solution for Coweta County at a cost $33,055 annually (plus a 5% annual increase), contingent upon final legal review.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

11. 13311 Recommendation Regarding Selection of an Audit Firm for Fiscal Years 2022 - 2026

Administrator Fouts explained that staff solicited a Request for Proposals (RFP) for auditing services for Fiscal Years 2022-2026. Three (3) proposals were received from qualified firms. In addition to review of the proposals, each firm was interviewed. Based upon the evaluation of the proposals and the interviews, staff recommends the selection of Nichols, Cauley & Associates.

Finance Director Hans Wilson explained that all three (3) firms were qualified and that based upon the proposals and interviews, Nichols, Cauley & Associates is the best selection. The County has worked with the firm and has received excellent service.

Finance Director Wilson fielded a question from Commissioner Smith regarding fees.

The Board voted to retain Nichols, Cauley & Associates to provide audit services for Fiscal Years 2022-2026, and to authorize the Finance Director to execute the associated Engagement Letters.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Tim Lassetter, District 2
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

12. 13341 Request Approval/Execution of a Settlement and Release Agreement with Associated with Tornado Damage

Administrator Fouts presented the final Settlement and Release Agreement from American Zurich Insurance Company associated with damages from the March 25, 2021 tornado at the Justice Center/Juvenile Court and Andrew Bailey Park (Claim # 5630065278) in the amount of $1,920,293.91.

The Board voted to execute a Settlement and Release Agreement with American Zurich Insurance Company in the amount of $1,920,293.91 (after the $25,500 deductible) associated with tornado damage at the Justice Center/Juvenile Court Complex and Andrew Bailey Park (Claim # 5630065278).

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Tim Lassetter, District 2
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

13. 13347 Request Approval/Execution of Subaward Agreements Associated with the Transfer of ARPA Funds to Subrecipients

Administrator Fouts explained that the County is the recipient of approximately $28 million in American Rescue Plan Act (ARPA) funds through the U.S. Treasury. On March 8, 2022 the Board voted to approve a request to publish a notice of funding opportunity to invite 501(c)(3) and 501(c)(6) organizations to submit applications describing their intended use of ARPA funds. Upon receipt, a panel was established to review the applications in accordance with the governing use and the funds available. Staff is presenting a number of non-profit entities for the Board's consideration, and the subawards total $1,539,975.

Administrator Fouts recognized Grants Manager Charlyn Shepherd for her outstanding work and explained that she is in attendance to field any questions the Board may have.

The Board voted to approve subaward grants and to authorize the County Administrator to execute subaward agreements associated with disbursement of American Rescue Plan Act (ARPA) funding to non-profit entities as recommended by the review panel to carry out programs on behalf of the County to address public health and negative impacts of COVID-19. The subrecipients and award amounts are as follows:

- Meals on Wheels of Coweta, Inc. $280,647
- Newnan-Coweta Chamber $365,684
- Newnan-Coweta Chamber $496,144
- One Roof Ecumenical Alliance Outreach $27,500
- One Roof Ecumenical Alliance Outreach $50,000
- Pathways Center $200,000
- The Coweta Community Foundation $120,000

Total Funding Requests: $1,539,975

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

14. 13290 Recommendation Regarding Proposal Associated with Installation of Audio-Video Equipment at the Coweta County Annex at Shenandoah

The Board voted to retain Electronic Security Systems (ESS) to install audio/video systems at the Coweta County Annex at Shenandoah at a total cost of $57,291.23.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

15. 13344 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 187 Natures Cove Road, Newnan - 2nd District

The Board voted to retain TWR Lawn Services to perform cleanup of property located at 187 Natures Cove Road, Newnan (Parcel # 049-2019-006) at a total cost of $700.00, and to place a lien on said property, should it become necessary, to recoup associated cost for said services.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

Additional Action Items

16. 13134 Decision Regarding the Proposed FY 2023 Budget

Administrator Fouts explained that the Board conducted a Public Hearing regarding the proposed Fiscal Year 2023 budget on September 8, 2022. Since the Public Hearing, staff has made a few minor adjustments (expenses and revenues) which created a neutral impact. In closing, he explained that staff is proposing a final budget of $140 million countywide for Fiscal Year 2023.

The Board voted to execute a resolution to adopt the proposed Fiscal Year 2023 budget as presented by staff.

RESULT:	**EXECUTED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

17. 13330 Request Approval of the Group Health Insurance and Related Employee Benefits for 2023

Administrator Fouts explained that as part of the benefits provided to employees and elected/appointed officials, the County offers self-insured group health insurance and other benefits. Since 2016, the County has contracted with Cigna Health and Life Insurance Company for medical and dental networks and third-party administration (TPA) services. Following discussions with the County's health insurance broker and Cigna to discuss the projected 2023 renewal, staff recommends that the Board approve a contract with Cigna based on the 2022 plan designs (HRA and HSA), employee cost, and employer contributions. Therefore, other than federally mandated changes, no changes are recommended and this is the eighth year that there have been no changes to the health savings plan (high deductible plan). The renewal though Cigna does represent a 6% increase in cost; however, this increase will be absorbed by the County through the internal service fund for health insurance and not passed on to the employees. He further explained that with the exception of federally mandated changes, there are no changes to the post-65 benefit renewal. Staff is proposing a change to the Employee Assistance Program to enhance the benefits and a change to increase the life insurance benefits from three (3) times the annual base salary to four (4) with the established $500,000 cap and reduction based upon age.

The Board voted to approve the 2023 group health insurance renewal with Cigna, to approve the supplemental benefits, to approve the post-65 retiree Medicare supplemental plan with Aetna as proposed by staff, and to authorize the County Administrator to execute the necessary paperwork for these plans.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

18. 13325 Request Approval of a Fiscal Year 2022 Budget Amendment Associated with a Budgetary Software Solution

Administrator Fouts explained that at the Commission meeting held on August 24, 2021, the Board voted to execute a Service Agreement with OpenGov, Inc associated with budgetary software to be utilized by the Finance department. To complete the integration process, staff is requesting a budget amendment in the amount of

$4,992.

The Board voted to approve a Fiscal Year 2022 budget amendment in the amount of $4,992 associated with connectivity to Central Square Financial software to complete the integration process of the OpenGov Budgetary software solution project (approved by the Board on August 24, 2021).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

19. 13329 Request to Set a Called Meeting on October 17, 2022 Regarding Local Option Sales Tax (LOST) Mediation

The Board voted to schedule a Called Meeting on Monday October 17, 2022, at 9:00 a.m. at the Newnan Centre located at 1515 Lower Fayetteville Road, Newnan regarding Local Option Sales Tax (LOST) mediation and for other purposes.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

20. 13351 Request from the Town of Sharpsburg for Assistance with Installation of Signage, Inspection of Roadways, Clean Up of Overgrowth, and Placement of Pine Straw/Much - 1st District

The Board voted to assist the Town of Sharpsburg by providing labor and equipment to install street signs, inspect roadways, clean up overgrowth in various areas, and place pine straw/mulch at the park.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

21. 13350 Request from the Town of Moreland for Assistance with Mowing Rights-of-Way - 2nd District

The Board voted to provide labor and equipment to assist the Town of Moreland with mowing the rights-of-way along Victoria Drive, College Street, and Railroad Street.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

The Chairman called for comments regarding any items not on the agenda. There were none.

EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4

Executive Session

There were no issues to be discussed in Executive Session.

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith