



Coweta County Board of Commissioners

Public Hearing/Regular Session

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

Shannon Zerangue
770.254.2601

Thursday, September 9, 2021

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	
Tim Lassetter	District 2 - Vice Chairman	Present	
Paul Poole	District 1	Present	
John Reidelbach	District 4	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	6:03 PM
Eddie Whitlock	Associate Administrator	Present	
Jerry Ann Conner	Assistant County Attorney	Present	
Shannon Zerangue	Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on September 9, 2021.

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 just outside the door.

REGULAR SESSION

AWARDS AND PRESENTATIONS

1. 10451 Presentation of the Coweta County Forestry Unit Annual Report

Chief Ranger Terry Quigley presented the FY 2021 annual report for the Coweta County Forestry Unit of the Georgia Forestry Commission. He explained that the Coweta Forestry Unit consists of four (4) rangers who respond to Coweta, South Fulton, and Fayette Counties (327,000 forested acres). He further explained that Coweta County is considered to be 61% forested containing 171,762± forested acres. He provided a summary of equipment and responses to eight (8) wildfires that occurred in the County during FY 2021. He reviewed the annual costs to provide services, highlighted the Unit's assistance to landowners, plowing of fire breaks, prescribed burning plans, and the number of burn permits issued. He noted that

Coweta is ranked first in the state for number of burn permits issued (21,112) during the fiscal year. He explained that the Unit is located next door to the Area 3 Protection Office which serves twenty-four (24) counties and provides annual training during the off season for Units in the area. The Unit's staff was able to provide forest management services, general advice, pine beetle inspections, cost share incentive programs, reforestation, and harvest advice. There were many landowners in the path of the recent tornado and if they owned more than 20-acres, they were qualified for a cost share to reforest their lands through the US Department of Agriculture Natural Resources Conservation Service (NRCS) office. He reviewed the number of tree seedlings sold during the year and discussed the City of Newnan's 32-year qualification as a "Tree City USA". He explained that educational programs were impacted because of COVID-19 protocols; however, the office was involved in support to both the City of Newnan and the County for tornado clean-up and relief. He reviewed a change in the burning law which states that a permit will no longer be required for residential burning (backyard burning). The new law allows residential burning without a permit beginning on October 1, 2021 if the following five (5) requirements are followed:

- Fires must be located twenty-five (25) feet from the wood line(s)
- Fires must be located fifty (50) feet from structures (including fencing, dog houses, homes, sheds, etc.)
- Burning is allowed from sunrise to sunset
- Fires must be attended at all times
- Area must be raked, a water source must be located nearby, the area must be cleared, and blocks or pits are allowed

Ranger Quigley further explained that if a backyard fire should get out of control and the five (5) requirements have not been met, a fine will be levied for costs associated with suppression of the fire.

In response to a question from Commissioner Smith, Ranger Quigley explained that these requirements do not override the rules/ordinances of any municipality (burning prohibited inside the city limits), and that a fine for suppression a small fire could cost approximately \$200.

In closing, he explained that the vision of the Unit is to ensure healthy and abundant forests that support a robust industry while providing social, environmental, and financial benefits to all of Georgia and that its mission is to provide leadership, service and education in the protection and conservation of Georgia's forest resources.

RESULT:	PRESENTED
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APPROVAL OF MINUTES

2. Minutes of Tuesday, August 24, 2021

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on August 24, 2021.

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

CONSENT AGENDA

3. 8294 Confirm Execution of a Proclamation Designating "Constitution Week" in Coweta County

The Board voted to confirm execution of a proclamation designating September 17 - 23, 2021 as "Constitution Week" in Coweta County.

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

4. 12508 Confirm Approval of a COVID-19 Vaccine Incentive Program for County Employees and Elected/Appointed Officials

Administrator Fouts explained that to encourage vaccination and keep the County's workforce healthy, staff requests approval to offer up to \$400 in incentives to all employees, elected officials, and appointed officials for receiving a COVID-19 vaccine. The first round must be completed by September 15, 2021 and the second round by November 1, 2021. This program will be funded by the American Rescue Plan Act (ARPA). Depending on the success of this program and funding available, staff may recommend additional opportunities to include the COVID-19 vaccine booster. He further explained that for eligible recipients the individual will receive a prepaid \$200 VISA gift card for each shot. If the individual receives a vaccine that only requires one dose, they will receive two (2) \$200 gift cards. In closing, he noted that in accordance with IRS regulations, taxes will be applied in a later payroll based on the value received.

In response to questions from Commissioner Smith, Administrator Fouts explained that to be eligible, the first vaccination must be completed by September 15th and the second by November 1st. He also confirmed that the Moderna, Pfizer and Johnson & Johnson vaccines are all accepted for eligibility.

The Board voted to confirm implementation of a COVID-19 Vaccine Incentive Program for County employees and elected/appointed officials.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and Non-Agenda Items

There were no Supplemental 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. 10435 Public Hearing Regarding Closeout of a Community Development Block Grant Award

Administrator Fouts explained that the County has completed the FY 2018 Community Block Grant (CBDG) project in conjunction with the County Water and Sewerage Authority for water distribution system improvements in the East Newnan Mill Village area. The improvements benefited approximately 280 people. In closing, he explained that the Department of Community Affairs (DCA) requires the County to hold a Public Hearing to close the project.

Chairman Blackburn called for comments in support of or in opposition to the closeout of the FY 2018 Community Development Block Grant Award. There were none.

The Board voted to close the Public Hearing regarding closeout of a Fiscal Year 2018 Community Development Block Grant (CDBG) award (17p-y-038-1-5996) utilized by the Coweta County Water and Sewerage Authority for water improvements in the East Newnan Mill Village area.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

6. 10392 Public Hearing Regarding the Proposed Fiscal Year 2022 Budget

Administrator Fouts explained that the purpose of the Public Hearing is to present a draft budget to the Board as required by State law prior to adoption of the fiscal year budget. He further explained that Coweta County's fiscal year is October 1st through September 30th. Governmental accounting includes multiple funds, but primarily the County's General Fund will be discussed. Lastly, the Coweta County Board of Education and local municipalities have independent authority regarding budgetary decisions as well as their millage rate levies. He reviewed the schedule/timeline of the budget process, including that of the millage rate adoption, he reiterated that this is a draft budget and the final recommended budget will be presented to the Commissioners on September 21, 2021 for approval. He explained that the 2021 millage rate for incorporated Coweta County is 6.1618 mills (not including any applicable municipal tax levy) and for unincorporated Coweta County, the General M&O is 5.7560 mills, Fire District 3.13 mills, Fire Bond 0.30 mills for a total of 9.1860 mills (unincorporated). Budget documents include the overall operating budget which is a summary of major fund expenditures, capital projects/expenditures, and a summary of the personnel requests.

He explained that these documents are available for inspection on the County's website as well as in the Finance Department located in the County Administration Building.

He briefly listed the following FY 2022 goals and expectations:

- Continue to maintain or restore service levels, programs, and operations with some changes because of the coronavirus pandemic
- Implement a market adjustment for all employees, restore merit increases, and fund substantial personnel requests necessary to maintain level of service
- Fund necessary capital expenditures and debt service from current fiscal year revenue (no planned use of the General Fund - fund balance)
- Maintain a fund balance of 15-50% (3-4 months of operations)

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that in 2016 a new salary administration program was instituted because many employees had reached the top of their salary range. Over a period of three years, staff implemented a longevity increase and addressed pay compression. At the Commission meeting held on August 24, 2021, the Board voted to implement a

revised pay scale which expanded pay grades from 55% to 75% from entry level to retirement. The proposed budget also includes a 3% market adjustment for all employees.

He presented the overall countywide budget summary by description/function and explained that there is a variance of \$13.8± million (11.69% increase) between the FY 2021 and the proposed FY 2022 budgets. He also briefly reviewed the primary drivers of expenditures including a 3% market increase, personnel requests, fund appropriations, capital projects and operational costs.

He compared the approved FY 2021 General Fund expenditures to those proposed for FY 2022 and highlighted a substantial change in revenue generated mostly from non-property tax revenue. Revenue includes \$4.4 million from Local Option Sales Tax (LOST), \$2 million from Title Ad Valorem Tax (TAVT), \$1.6 million in property taxes (new digest growth), \$1 million in fines/forfeitures in Superior Court and approximately \$800,000 in building permits and development fees. Staff has proposed \$2,675,000 in personnel requests and if approved will be allocated to appropriate funds.

Administrator Fouts provided a brief overview by function for the General Fund, presented the proposed appropriations from the General Fund, and highlighted certain capital projects/expenditures from the General Fund along with those from Other Funds.

He briefly reviewed the other major funds including appropriations to the Fire, EMS, 911, Solid Waste, and Airport Authority Funds, State appropriations to the District Attorney (DA), Health Department and Public Defender. He summarized capital projects/expenditures from the General Fund including general government, public safety, public works, recreation, and housing & development, and from other funds including 911, Airport, Library and Solid Waste. He further explained that for FY 2022 requests were received for eighty-six (86) full-time equivalent positions with the proposed budget supporting sixty-nine (69), including twenty-seven (27) for Fire/Rescue and twenty-three (23) for the Sheriff's office.

During the presentation, Commissioner Reidelbach commended staff for their hard work on the budget without increasing property taxes and still maintaining the level of services provided.

In response to a question from Commissioner Blackburn, Administrator Fouts explained that for the last several years solid waste has operated without an appropriation from the General Fund. However, an appropriation of \$762,000 is proposed in FY 2022 because of a fire at the transfer station, much needed maintenance, opening of a new cell at the C&D landfill, and the need for capital expenditures.

Administrator Fouts fielded questions from Commissioner Reidelbach regarding the budget for Elections and Registration, explained that Department Directors are asked to prioritize their personnel and capital needs during the budget process, discussed potential budget amendments that may be necessary during the fiscal year, and explained that a new tool has been implemented to assist the Development Authority determine the fiscal impacts (i.e. public safety, public works, transportation) of new economic development projects.

In closing, Administrator Fouts that on September 21, 2021 at 6:00 p.m. the Board will consider adoption of the FY 2022 budget.

Chairman Blackburn called for comments in support of or in opposition to the proposed FY 2022 budget. There were none.

The Board voted to close the Public Hearing regarding the proposed FY 2022 budget.

Chairman Blackburn explained that a decision regarding the FY 2022 budget would be rendered at the Commission meeting scheduled on September 21, 2021 at 6:00

p.m.

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

7. Motion To: **10452 : Public Hearing Regarding a Proposed Amendment to Chapter 58.Signs of the Coweta County Code of Ordinances**

Administrator Fouts explained that upon review of *Chapter 58.Signs* of the *Coweta County Code of Ordinances* and discussions with various industrial park developers, it was noted that there was not a category to address industrial park signage. He explained that staff is proposing an amendment that incorporates the existing residential subdivision entrance design and modifies it to reflect the industrial parks. In closing, he explained that staff has made one (1) change to the draft amendment to state that the total area of the sign face shall not exceed seven hundred-fifty (750) square feet in area and eight (8) feet in height.

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

The Board voted to close the Public Hearing regarding a proposed amendment to *Chapter 58.Signs* of the *Coweta County Code of Ordinances* associated with industrial park signage.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

- 10452 Public Hearing Regarding a Proposed Amendment to Chapter 58.Signs of the Coweta County Code of Ordinances

The Board voted to execute an amendment to *Chapter 58.Signs* of the *Coweta County Code of Ordinances* associated with industrial park signage.

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

8. Motion To: **9340: Public Hearing Regarding Petition # 014-21 Filed by Ramuji, LLC Requesting to Rezone Property Located at 869 Poplar Road, Newnan**

Zoning Coordinator Lisa Eschman explained that this is a continuation of the Public Hearing (August 24, 2021) regarding Petition # 014-21 filed by Ramuji, LLC requesting to rezone property located at 869 Poplar Road, Newnan (Parcel # 099-2004-094) from *RC (Rural Conservation)* to *C-4 (Commercial Service District)*. She further explained that the subject property consists of 1.82± acres, lies within the Poplar Road Quality Development Corridor District (QDCD), and contains a vacant single-family residence. The applicant is proposing construction of a 4-story hotel with a building height of 52'8" consisting of eighty-six (86) rooms, a restaurant, and meeting rooms. During the Public Hearing on August 24, 2021, it was determined that the renderings submitted with the application were not an exact representation of the product (hotel). Therefore, the Board voted to continue the

Public Hearing to allow the applicant time to establish a quality product. Initially, staff presented nine (9) conditions of zoning; however, in order to achieve the goal for a quality product (hotel) in the area, staff is presenting nine (9) additional conditions for the Board's consideration. In closing, she reviewed the eighteen (18) conditions for consideration by the Board should they chose to approve the request.

Mr. Kip Oldham, applicant representative, explained that following the first Public Hearing, he worked with staff and hopes that the conditions as presented are acceptable by the Board.

In response to a question from Commissioner Lassetter, Mr. Oldham explained that the applicant has no objections to the eighteen (18) conditions.

In response to questions from Commissioner Smith, Mr. Oldham explained that it is not possible at this time to determine the brand/franchise name of the hotel. However, staff has proffered conditions of zoning as a means to ensure that the developer constructs a quality product. He also explained that pool and exercise amenities may be available depending upon which franchise decides to locate on the property.

In response questions from Chairman Blackburn, Mr. Oldham explained that the type of franchise will be driven by the market (i.e. boutique hotels, urban hotels) and hoteliers for this particular location may focus on guests who will be visiting the hospital. He also provided an estimated cost to stay at a hotel in this location.

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

The Board voted to close the Public Hearing regarding Petition # 014-21 filed by Ramuji, LLC requesting to rezone property located at 869 Poplar Road, Newnan (Parcel # 099-2004-094) from *RC (Rural Conservation)* to *C-4 (Commercial Service District)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]**MOVER:** Tim Lassetter, District 2 - Vice Chairman**SECONDER:** Paul Poole, District 1**AYES:** Blackburn, Lassetter, Poole, Reidelbach, Smith**9340 Public Hearing Regarding Petition # 014-21 Filed by Ramuji, LLC Requesting to Rezone Property Located at 869 Poplar Road, Newnan**

The Board voted to rezone 1.82± acres located at 869 Poplar Road, Newnan (Parcel # 099-2004-094) from *RC (Rural Conservation)* to *C-4 (Commercial Service District)* as requested in Petition # 014-21 filed by Ramuji, LLC, subject to the following conditions:

1. The developer shall widen Poplar Road to provide full left and right turn lanes at the proposed access point to the property. This widening will require reconstruction of the curb and gutter, storm drainage system, sidewalk, and bike lanes along Poplar Road. The developer shall also be responsible for any required utility adjustments or relocations that are necessary in association with the road work.
2. An easement to allow inter-parcel access shall be established along the eastern boundary of the tract to allow for a future connection to the adjoining property. Since the proposed configuration of an adjoining development has not yet been anticipated, the easement should be sized to allow the proposed access or connection point to be shifted as necessary in planning for the future connection to the adjoining tract/site.

3. All applicable requirements of Development Review/QDCD, Engineering, Building, Public Works, State Fire Marshal, Environmental Health and Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures of *Article 28*.
4. The applicant shall comply with Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control and Wetlands Protection Ordinances*.
5. Any wells or septic systems on property will require proper abandonment.
6. Removal of the existing residence will require a demolition permit.
7. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise, or similar objectionable features.
8. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
9. Any signage must be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.
10. Each room within the hotel shall be accessed through an interior hallway and shall not have access to the exterior of the building, except through the main or central lobby or as otherwise determined by building and fire codes. No guest rooms shall be accessible without passing through a secured area.
11. Each guest room shall have a minimum of 300 square feet, excluding the restroom.
12. The main or central lobby shall be a minimum of 1,000 square feet with staff or management on duty 24 hours per day, 7 days per week.
13. The hotel shall provide an area for guest breakfast and related seating area of 750 square feet, separated from the lobby.
14. The hotel shall provide a meeting room at a minimum of 400 square feet.
15. The hotel shall provide a business center at a minimum of 150 square feet.
16. Any outdoor recreational areas provided shall be located to the rear of the site within all building setbacks.
17. No outside storage or permanent parking of equipment or vehicles shall be permitted.
18. The subject property shall be developed under *Article 26 Quality Development Corridor Overlay District*.

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

9. 12482 Request to Set a Public Hearing on September 21, 2021 Regarding a New Package Beer and Wine License Filed by Akbar Sharif in Operation of CBS (Raz Services Inc.) Located at 550 Smokey Road, Newnan - 2nd District

The Board voted to set a Public Hearing on September 21, 2021 at 6:00 p.m. regarding a New Package Beer and Wine License filed by Akbar Sharif in Operation of CBS (Raz Services Inc.) located at 550 Smokey Road, Newnan.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 9/21/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

10. 10479 Request to Set a Public Hearing on October 5, 2021 Regarding Petition # 018-21 Filed by Lou Sobh Automotive Requesting to Rezone Property Located at East Hwy. 34, Newnan

The Board voted to set a Public Hearing on October 5, 2021 at 6:00 p.m. regarding Petition # 018-21 filed by Lou Sobh Automotive requesting to rezone property located at East Hwy. 34, Newnan (Parcel # 121-6038-070).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 10/5/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

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.

Ms. Jennifer Candler, Highway 54, Sharpsburg expressed support regarding a proposed amendment to the Alcohol Ordinance (agenda item #13). She feels that the amendment will bring back the tradition of distilling and making wine and beer on farms, will offer a viable option for small farms to produce high value products from their harvest, and will promote agritourism.

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

11. 9356 Recommendations Regarding Petition # ZA 025-21 Filed by Ramuji, LLC Requesting Building Height, Building Stories, and Buffer Variance for Property Located at 869 Poplar Road, Newnan

Zoning Coordinator Eschman presented Petition # ZA 025-21 filed by Ramuji, LLC requesting building height, building stories, and buffer variances for property located at 869 Poplar Road, Newnan (Parcel # 099-2004-094). She explained that the subject property consists of 1.82± acres, lies within the Poplar Road Quality Development Corridor District (QDCD), and contains a vacant single-family residence. The applicant is proposing construction of a 4-story hotel with a building height of 52'8" consisting of eighty-six (86) rooms, a restaurant, and meeting rooms. In closing, she highlighted the factors considered by staff during the application process and presented each variance request for consideration by the Board.

RESULT: PRESENTED

Motion To: **Building Height and Building Stories Variances**

Zoning Coordinator Eschman explained that the applicant is requesting variances to increase the building stories from three (3) to four (4) and to increase the building height from 34-feet, 11-inches to 52-feet, 8-inches. The Board of Zoning Appeals voted to recommend that the Board of Commissioners grant these requests, subject to two (2) conditions.

The Board voted to grant a 17-feet, 9-inch height increase (from 34-feet, 11-inches to 52-feet-8-inches) and a one (1) story increase (from 3 to 4) for a proposed hotel to be located at 869 Poplar Road, Newnan (Parcel # 099-2004-094) as requested in Petition # ZA 025-21 filed by Ramuji, LLC, subject to the following conditions:

1. The applicant shall meet all the requirements of County and State Fire Marshals, Development Review (QDCD), Building, and the Environmental Health Departments.
2. The overall height of the structure shall not exceed 52'-8" in height and four (4) stories.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

Motion To: **Buffer Variance**

Zoning Coordinator Eschman explained that the applicant is requesting a variance to eliminate the required 50-feet buffers along the eastern and southern property boundaries to replace them with 10-feet landscape strips, and the Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to one (1) condition.

The Board voted to grant elimination of 50-feet buffers along the eastern and southern property boundaries of property located at 869 Poplar Road, Newnan (Parcel # 099-2004-094) and to allow replacement of each with a 10-feet landscape strip as requested in Petition # ZA 025-21 filed by Ramuji, LLC, subject to the following condition:

1. A 10-feet landscape strip shall be planted along the eastern and southern property boundaries and shall incorporate the landscape requirements under Article 26 (QDCD). A landscape plan shall be submitted and reviewed by the Community Development Department prior to installation.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

12. 12512 Request for Vested Development Rights for Property Located at 4646 Gordon Road, Senoia - 1st District

Administrator Fouts explained that the owner of property located at 4646 Gordon Road is requesting that the County recognize vested rights for the property to be used as a single-family dwelling. Staff is in receipt of the tax record and map for the property and the information submitted by the owner's legal counsel supporting the use of the property as a single-family dwelling. The lot consists of .59± acres improved with a small structure that was formerly used as a church. The last permit granted for improvement of the structure was for expansion of the church in 2004. The property is zoned residential and no Conditional Use Permit (CUP) was issued for use as a church. From the aeriels reviewed by the Community Development

Department, the structure with an adjoining residential structure appears sometime in the 1980s, which would have been a permitted use at the time.

The Board voted to grant vested development rights for property located at 4646 Gordon Road, Senoia for use as a single-family dwelling.

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

13. 10453 Request Approval/Execution of a Proposed Amendment to Chapter 6. Alcoholic Beverages of the Coweta County Code of Ordinances

Assistant Community Development Director Angela White explained Coweta County authorizes and regulates the sale of alcoholic beverages within the unincorporated county. Staff is proposing that the Board consider amending *Chapter 6. Alcoholic Beverages* of the *Coweta County Code of Ordinances* to authorize the manufacturing of malt beverages, wine, distilled spirits and related tastings as regulated by State law (O.C.G.A. §3-6-21.1 et seq). The proposed amendment sets forth local regulations including licensing fees, manufacturing of products, and tasting allowed by State law. She further explained that on January 7, 2021, the Board voted to grant a Conditional Use Permit for a Neighborhood Agribusiness as requested in Petition # ZA 057-20 filed by Rick and Jennifer Candler (dba Wild Flora Farm). Since that time, Mr. and Ms. Candler met with Community Development staff to discuss plans for their agribusiness and expressed an interest in manufacturing/distilling alcohol on their farm. They have been waiting to see if the Board would support an amendment to the alcohol ordinance that would allow them to use their agricultural products to produce alcohol.

In response to a question from Commissioner Blackburn, Business License Coordinator Joy Thompson explained should the Board choose to approve the amendment, the applicants will have to work with the Federal and State Revenue departments because they will be distilling alcohol.

The Board voted to execute an amendment to *Chapter 6. Alcoholic Beverages* of the *Coweta County Code of Ordinances* associated with manufacturing of malt beverages, wine, distilled spirits and related tastings.

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

UNFINISHED BUSINESS

14. 12505 Request Appointments to Various Boards/Authorities

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

- Reappoint Ms. Deloris Wood as an At-Large member of the Residential Care Facilities for the Elderly Authority of Coweta County for the term expiring June 18, 2026
- Reappoint Dr. Evan Horton as an At-Large member of the Pathways Community Service Board for the term expiring June 30, 2024

- Appoint Mr. Brian Beckworth as an At-Large member of the Pathways Community Service Board to fill an unexpired term that expires June 30, 2023
- Reappoint Ms. Joy Shirley as the 5th District representative to the Residential Care Facilities for the Elderly Authority of Coweta County for the term expiring June 18, 2026
- Reappoint Ms. Dee Crouch as the 5th District representative to the Board of Zoning Appeals for the term beginning January 1, 2022 and expiring December 31, 2024

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

NEW BUSINESS

Bids and Contracts

15. 12496 Request Approval/Execution of a Resolution and Agreement Associated with Intersection Lighting on SR 14/US 29 at the Madras Parkway - 3rd District

Administrator Fouts explained that first phase of the Madras Connector Project includes construction of a roundabout at the intersection of Madras Parkway with SR 14/US 29. Georgia Department of Transportation (GDOT) has requested that the Board approve a Local Government Lighting Project Agreement (LGLPA) to provide and fund the associated lighting costs estimated at approximately \$300 per month beginning in late 2023 after the project has been completed.

The Board voted to execute a resolution and agreement with the Georgia Department of Transportation (GDOT) associated with lighting on SR 14/US 29 at the Madras Parkway.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

16. 12495 Request Approval/Execution of a Resolution and Contract Associated with ARPA Supplemental Funding for the Newnan-Coweta County Airport

Administrator Fouts explained that at the Commission meeting held on July 27, 2021, the Board voted to approve submission of an American Recovery Plan Act (ARPA) grant application associated with a funding allocation of \$59,000 for operating expenses at the Newnan-Coweta County Airport. Staff is requesting that the Board execute a resolution and contract to accept the ARPA funding through the Federal Aviation Administration (FAA) and the Georgia Department of Transportation (GDOT). In closing, he explained that no local match is required for this funding.

The Board voted to execute a resolution and contract associated with ARPA supplemental funding through the Federal Aviation Administration (FAA) and the Georgia Department of Transportation (GDOT) for operating expenses at the Newnan-Coweta County Airport in the amount of \$59,000, and to authorize the Chairman, County Attorney, County Administrator, and County staff to execute associated documents.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

17. 10478 Request Approval/Execution of Architectural Services Agreement for the Administration Annex (AMC Theater)

The Board voted to execute an agreement with Gardner Spencer Smith Tench & Jarbeau to provide architectural design, bidding, and project management services associated with construction of the Administration Annex (former AMC Theater) in an amount not to exceed \$460,000.

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

18. 12511 Request Approval/Execution of an Incentives and Reimbursement Agreement with NYCO America, LLC - 3rd District

The Board voted to execute an Incentives and Reimbursement Agreement with NYCO America, LLC, the Coweta County Development Authority, and the Coweta County Board of Tax Assessors associated with an 8,000± square feet manufacturing facility to be located in Coweta County.

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

19. 12510 Request Approval/Execution of an Incentives and Reimbursement Agreement with Aviation BondCo, LLC - 2nd District

The Board voted to execute an Incentives and Reimbursement Agreement with Aviation BondCo, LLC, the Coweta County Development Authority, and the Coweta County Board of Tax Assessors associated with relocation of Aviation BondCo's headquarters to be located in Coweta County.

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

20. 12515 Request Approval/Execution of Contract with Jonathan Hickman to Provide Public Defender Services

Administrator Fouts explained that Jonathan W. Hickman currently provides State Court Public Defender service by contract for State Court. The current contract expires on September 30, 2021. Based upon past performance and the importance of the services provided, Chief State Court Judge John Herbert Cranford has requested that the County renew the agreement with Jonathan Mr. Hickman to continue to provide Public Defender services in Coweta County. Staff is proposing an

agreement based on previous terms and conditions regarding the services to be provided. The agreement shall become effective on October 1, 2021 and end on September 30, 2024, unless terminated by either party. In return for the services provided, the County shall compensate Mr. Hickman the sum of \$10,842.66 per month during the term of the agreement. As defined in the agreement, Mr. Hickman shall be responsible for office space and other expenses, including liability insurance, state bar dues, and other expenses. He further explained that conversations have been held with Mr. Hickman and Judge Cranford regarding the growing case docket in State Court. Because State Court utilizes a Senior Judge and now a third courtroom, there may be times of conflict because Mr. Hickman cannot physically be in three courtrooms at the same time. Staff will be working on a contract to allow Mr. Hickman to engage another attorney to fulfill his services, and an amendment may be brought to the Board in the future. In closing, Administrator Fouts commended Mr. Hickman on the outstanding job he has done for State Court for nearly twenty (20) years and his frugality with the funds provided by the Board for his service.

The Board voted to execute a contract with Jonathan W. Hickman, P.C. to provide Public Defender services for the term beginning October 1, 2021 and expiring September 30, 2024.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

21. 8137 Request Approval/Execution of a Contract with Veristor Associated with Data Protection for O365

The Board voted to execute an agreement with Veristor to provide data protection services at an annual cost of \$38,036.16 for a term of sixty (60) months in addition to a one-time activation fee of \$6,355.

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

22. 12487 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 15 Corn Crib Court, Newnan - 2nd District

The Board voted to retain R & S Landscaping to perform cleanup of property located at 15 Corn Crib Court, Newnan (Parcel # 064-2044-136) at a total cost of \$200.00, and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

Additional Action Items

23. 10470 Request Approval to Temporarily Close Gordon Road for Bridge Removal Project - 2nd District

Public Works Director Tod Handley explained that work on the bridge removal and roadway construction project on Gordon Road is underway. He further explained that fill material is being placed underneath the bridge, an earthen work platform will be constructed beside the existing bridge so that broken up pieces can be removed after it is demolished, earthen material will then be pushed on top of the remaining concrete and incorporated into the fill, and a new section of roadway will be constructed where the old bridge was located. Weather permitting, staff will try to complete the project in under forty-five (45) days to mitigate negative impact to citizens and the traveling public.

The Board voted to temporarily close Gordon Road for bridge removal and roadway construction beginning in late September for approximately forty-five (45) days, contingent upon the weather.

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

24. 12489 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Replacement on Wahoo Court - 3rd District

The Board voted to execute a Right-of-Entry with Brian and Chi Anderson associated with storm drain replacement at 25 Wahoo Court, Newnan.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

25. 12513 Request Approval of a Salary Supplement for the Coweta County Health Department Employees

Administrator Fouts explained that the Coweta County Health Department and Environmental Health are State agencies managed through the Department of Public Health (DPH). In addition to the State budget, the County provides an annual appropriation to DPH for the operations of the Environmental Health Division and the Health Department in Coweta County. As a result of the ongoing pandemic and the dedication exhibited by the Health Department employees throughout 2020 and 2021, staff recommends that the Board approve a one-time salary supplement in the amount of \$1,000 for the employees. To be eligible for the supplement, the employee must be active on the date that the supplement is paid, and standard payroll taxes shall apply. If approved, the funds for the supplement, including standard payroll withholdings, will be provided by the County to the Department of Public Health. DPH will process the supplemental pay based on their payroll cycle. In closing, he explained that funds for this supplement will be provided through the American Rescue Plan Act (ARPA) and asked the Board to instruct staff to work out the details of the one-time salary supplement with DPH.

Commissioner Poole commended the Health Department employees for their hard work, dedication, and sacrifice throughout the pandemic. He expressed his appreciation for all that they have done for the community during these unprecedented and difficult time.

The Board voted to instruct staff to work with the Department of Public Health regarding a one-time salary supplement for Coweta-based employees to be provided through the American Rescue Plan Act (ARPA).

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

26. 12509 Request Approval of a COVID-19 Vaccine Incentive Program for Coweta County Citizens

Administrator Fouts explained that the United States and the State of Georgia are currently in the midst of the COVID-19 global pandemic, which is unprecedented in modern times. State and local governments have been encouraged to use American Rescue Plan Act (ARPA) funds to offer incentives to individuals to obtain a coronavirus vaccination. In May 2021, the U.S. Treasury Department clarified that local governments could use ARPA funds for vaccine incentive programs. In response to the ongoing pandemic, staff recommends that the County partner with local (Coweta County) pharmacies to provide a COVID-19 Vaccine Incentive Program for the citizens of Coweta County. Staff and the County Attorney have developed the following Terms and Conditions for the program:

The County agrees to:

- a. Provide up to \$200,000 in gift card incentives to participating pharmacies while supplies lasts.
- b. Provide Coweta County citizens ages 12 years and older with a \$100.00 gift card vaccine incentive for each shot received (two \$100.00 gift cards for single dose vaccines).
- c. Evaluate the success of the Program monthly to determine if the appropriation of additional ARPA funds is in the best interests of the community.

Participating Pharmacies agree to:

- a. Operate a Georgia licensed pharmacy located in Coweta County, Georgia.
- b. Provide and administer COVID-19 vaccines and ancillary supplies in accordance with all local, state, and federal laws and any applicable rules and regulations, including any recommendations of CDC and CDC's Advisory Committee on Immunization Practices.
- c. Require eligible participants to execute the COVID-19 Vaccine Incentive Program Certification of Eligibility and Hold Harmless Agreement Form.
- d. Properly account for the gift cards in such a manner as may be requested by Coweta County, Georgia.
- e. Provide updates to Coweta County, Georgia on a weekly basis related to the Program's activities.
- a. Indemnify Coweta County, Georgia, its assignees, officers, agents, and employees, and hold each of them harmless against any and all claims, damages, losses, expenses, and liability resulting from, or relating to, any act or omission arising from the Participating Pharmacy's administration of this Program.

If approved, this Program will commence on Monday, September 13, 2021 and shall terminate when the gift cards are depleted unless extended by the County. Administrator Fouts requested two (2) amendments to the terms including verification of a citizen's residency by the participating pharmacies via a photo ID, utility bill, etc., and that the Department of Health be included as a location where an incentive vaccine can be obtained.

In response to questions from the Board, Administrator Fouts explained that any

pharmacy located in Coweta County can enroll if they agree to the terms. He also explained that the ARP Act requires government entities to utilize ARPA funds toward activities tied to the pandemic. Further, Assistant County Administrator Mickle and new Grants Manager Charlyn Shepherd continue to monitor the guidance from the Treasury Department as it continues to evolve. One of the primary categories for utilization of the funds is any action to respond to the pandemic, including vaccinations, testing, and personal protection equipment (PPE). Local governments are being strongly encouraged to support vaccines and any portion of the ARPA funds that aren't utilized must be remitted.

In response to a question from Commissioner Lassetter, Administrator Fouts explained that he does not have current statistics regarding wait times or how many patients are waiting for rooms at the hospital. However, based upon conversations with Fire Chief Robby Flanagan and E911, Coweta Fire Rescue has responded to 2,000 more calls from the previous year, which is a clear indication of the pandemic. Of the County's nine (9) front line ambulances, several are frequently seen at the hospital waiting for their patients to get a room. In closing, he explained that this is evidence that there are capacity and staffing issues at the hospital through no fault of their own, and the goal of the vaccine incentive program is to provide relief to the health care setting and County public safety employees.

The Board voted to implement a COVID-19 Vaccine Incentive Program for Coweta County Citizens as presented by staff and to partner with local pharmacies to provide said vaccines.

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

Chairman Blackburn called for comments regarding any items not on the agenda.

Mr. Clint Roughton, Pecan Trace, Newnan, expressed opposition to the 2041 Comprehensive Plan update citing his belief that the Plan does not address jobs and housing ownership, employment trends, population and poverty, profiles for agribusinesses, and community design. In closing, he presented a petition containing approximately seventy-five (75) signatures from citizens who oppose the Plan.

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

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 Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Attorney Conner, Human Resources Director Palmer, and County Clerk Zerangue. Attorney Karen Woodward with Cruser, Mitchell, Novitz, Sanchez, Gaston & Zimet (Human Resources counsel) also attended remotely.

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

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: **APPROVED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

AFFIDAVIT

Motion To: **Execute Affidavit and Resolution for Executive**

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

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith