



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

Tuesday, August 24, 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	Remote	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	
Eddie Whitlock	Associate Administrator	Absent	
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 August 24, 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

Motion To: **Amend the Agenda**

The Board voted to amend the agenda to approve withdrawal of item # 14 *First Amendment to an Agreement with the Coweta County Water and Sewerage Authority* as requested by staff.

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

APPROVAL OF MINUTES

1. **Minutes of Tuesday, August 10, 2021**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on August 10, 2021.

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

CONSENT AGENDA

2. 8252 Confirm Execution of Proclamation Declaring "POW/MIA Day" in Coweta County

The Board voted to confirm execution of a proclamation declaring September 17, 2021 as "POW/MIA Day" in Coweta County.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and/or 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)

3. 10437 Continuation of Public Hearing Regarding the Coweta County Comprehensive Plan 2041

Community Development Director Jon Amason explained that tonight is a continuation of the August 10, 2021 Public Hearing regarding the final draft of the Comprehensive Plan 2041 update. The Comprehensive Plan process began early this year with the first Public Hearing conducted by the Board on February 9, 2021 to announce the start of the planning process including its public involvement phase. A total of fourteen (14) public meetings, three (3) surveys, and an online mapping exercise were conducted. The Comprehensive Plan 2041 update was completed in approximately eight (8) months versus the typical eighteen (18) month period. The next step in the process is to transmit the final draft to Three Rivers Regional Commission (TRRC) and the Georgia Department of Community Affairs (DCA) for review on August 27, 2021. The final step will be adoption of the Comprehensive Plan 2041 update by the Board no later than October 31, 2021, in compliance with the Georgia Department of Community Affairs plan recertification schedule for Coweta County.

Chairman Blackburn called for any comments in support of or in opposition to the Comprehensive Plan 2041 update.

Mr. Clint Roughton, Pecan Trace, Newnan, spoke in opposition to the Comprehensive Plan 2041 update citing a lack of firm guidance associated with greenspace, and failure to address homelessness, home ownership, and lack of education.

The Board voted to close the Public Hearing regarding the Comprehensive Plan Update 2041.

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

4. 10439 Request Approval/Execution of a Letter to Transmit the Comprehensive Plan 2041 to the Three Rivers Regional Commission and Georgia Department of Community Affairs for Final Review

Administrator Fouts explained that the Comprehensive Plan 2041 update is still in the draft phase undergoing review and some minor corrections will be made prior to submittal to the Three Rivers Regional Commission and the Department of Community Affairs.

The Board voted to execute a letter to transmit the Coweta Comprehensive Plan 2041 update to the Three Rivers Regional Commission and the Department of Community Affairs for final review.

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

5. 10440 Public Hearing Regarding the Proposed 2021 Millage Rates

Administrator Fouts explained that Georgia law requires the County to adopt the millage rates by the end of the month. Staff has received the 2020 tax digest from the Tax Commissioner, including the State provided Computation of Millage Rate Rollback for each taxing jurisdiction. If the Board chooses to adopt a millage rate above the rollback rate, three (3) Public Hearings are required by law. Because staff is recommending that the Board adopt the rollback rate, State law does not require the County to conduct a Public Hearing. However, to support transparency and promote public involvement, one Public Hearing was advertised. He explained that the County's fiscal year begins October 1st and ends September 30th, and a Public Hearing regarding the Fiscal Year 2022 budget will be held on September 9, 2021. While governmental accounting includes multiple funds, the majority of related operations of the County are allocated through the General Fund. He explained that the municipalities and the Board of Education have independent authority over their budgetary decisions and their millage rate levies, and the County sets the millage rates for County Maintenance and Operation (M&O), Fire District, and the Fire Bond.

Administrator Fouts presented a brief overview of the millage rate and annual budget timeline. He explained that beginning in May, data is collected from department directors regarding the proposed budget. In August, staff brings the recommended millage rates to the Board who subsequently sets the millage rates. The proposed budget is then presented for the Board's approval following a Public Hearing in September. He explained that one (1) mill represents a tax liability of \$1 per \$1,000 of assessed value. In Georgia, personal and real property is assessed at 40% of the fair market value (FMV) unless otherwise specified by law. As an

example, he explained that a single-family home valued at \$250,000 would have an assessed value of \$100,000, and if the millage rate is 7 mills (0.007), the property tax liability would be \$700 (not including any applicable exemptions). He reviewed the 10-year millage rate history, net taxes levied through FY 2021, and a proposed 2.32% net increase in taxes for FY 2022. He pointed out that the gross millage rate is decreasing as the property tax digest has continued to grow. He reviewed the steps taken to calculate the millage rate beginning with the development of a proposed fiscal year budget. Typically, beginning in May, goals and objectives are reviewed and any changes in service are evaluated. Non-property tax revenue projections are then developed based on historical trends, and because of the pandemic, staff has worked to make conservative projections. Lastly, the digest is used to calculate a proposed property tax millage rate.

He explained that the FY2022 goals and expectations are to maintain and/or restore service levels, programs, and operations in accordance with the coronavirus pandemic, implement a market adjustment and restore merit-based increases, fund personnel requests necessary to maintain level of service, fund necessary capital expenditures and debt service from the fiscal year revenue, and to maintain a fund balance reserve of 15-50% (3-4 months of operations).

He explained that in step one, staff developed a proposed budget of \$94,080,737 for FY2022 which is an 11.2% increase (\$9,474,949) from FY2021. In step two, staff developed the projected non-property tax revenues of \$56,715,895 for FY2022, which is an increase of 16% (\$7,814,473) from FY2021 non-property tax revenues of \$48,901,422. Lastly, in step three, staff subtracted the projected non-property tax revenues (\$56,715,895) from the proposed expenditures (\$94,080,737) to determine the property tax revenue necessary to present a balanced budget (\$37,364,842) or 39.7%.

Commissioner Smith pointed out that property owners will be paying a percentage less in property taxes in FY2022.

Administrator Fouts reviewed the 2021 digest values for incorporated and unincorporated jurisdictions, the reassessments for each, new other/growth, and the 2021 digest total of \$6,468,875,293 for an average of 4.6% growth (3.8% from new other/growth). He explained that the Local Option Sales Tax (LOST) rollback is 2.7648 mills, and the insurance premium tax rollback is 0.4058 mills. Subtracting the LOST rollback from the gross millage rate of 8.9266 yields a net millage rate of 6.1618 mills for incorporated tax district and subtracting the LOST rollback and Insurance premium rollback from the gross millage rate yields a net millage rate of 5.7560 mills for the unincorporated tax district.

He explained that assuming a 99% collection rate, the incorporated tax district will yield \$13,048,770 in net tax revenue and the unincorporated tax district will yield a net tax revenue of \$24,316,071, for a total estimated tax revenue of approximately \$37,364,842.

He summarized the 2020 millage rates, the 2021 rollback rates, and the recommended 2021 rates necessary to support the proposed FY2022 budget. He explained that the recommended General M&O millage rate is 6.1618 mills for the incorporated tax district and 5.7560 mills for the unincorporated tax district. The recommended Fire District millage rate is 3.13 mills and Fire Bond is 0.30 mills. Lastly, he explained that the School Board recommended a levy of 17.14 mills and it will be part of the total recommended levy by staff for the proposed 2021 millage rates.

In response to a question from Commissioner Smith, Mr. Fouts explained that the challenge in comparing the millage rate in Coweta County to other counties is the level and quality of services provided by Coweta County, as well as the way that certain services are funded in different counties. Mr. Fouts noted that Coweta County's millage rates are reasonably low compared to the services received.

Administrator Fouts explained that no further Public Hearings will be held regarding the 2021 millage rates, and recognized Finance Director Hans Wilson, Assistant Finance Director Amy Henson, and other staff members that work together during the budget process.

Chairman Blackburn called for comments in support of or in opposition to the proposed 2021 millage rates. There were none.

The Board voted to close the Public Hearing regarding the proposed 2021 millage rates.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Tim Lassetter, District 2 - Vice Chairman

SECONDER: Paul Poole, District 1

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

6. 10441 Request to Set the 2021 Millage Rates

The Board voted to set the 2021 millage rates as follows and to authorize the Chairman to execute a resolution, certification of documents, and a letter for submittal to the Georgia Department of Revenue regarding establishment of the 2021 millage rates:

- Incorporated M&O 6.1618 mills
- Unincorporated M&O 5.7560 mills
- Fire District 2 - Operations and Capital 3.13 mills
- Fire District 2 - Debt Service 0.30 mills
- Haralson Special Service District II - Operations and Capital 3.13 mills
- Haralson Special Service District II - Debt Service 0.30 mills
- School District 17.14 mills

RESULT: APPROVED [UNANIMOUS]

MOVER: Paul Poole, District 1

SECONDER: Tim Lassetter, District 2 - Vice Chairman

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

7. 9340 Public Hearing Regarding Petition # 014-21 Filed by Ramuji, LLC Requesting to Rezone Property Located at 869 Poplar Road, Newnan

Assistant Community Development Director Angela White presented 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 explained that 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. An access driveway is proposed off Poplar Road and includes ninety-five (95) parking spaces surrounding the structure. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented nine (9) conditions for consideration by the Board should they choose to approve the request.

Mr. Kip Oldham, applicant representative, explained that he wishes to field questions that have been raised regarding the application in greater detail and requested that the Board continue the Public Hearing until September 9, 2021.

Commissioner Lassetter explained that areas of concern include whether a contract has been executed by the company prior to approval by the Board, heavy traffic congestion along the Poplar Road corridor, and ensuring that the best quality hotel gets built near the hospital. He further explained that these concerns will be addressed with the applicant representative prior to the next meeting should the Board choose to continue the Public Hearing.

In response to a question from Commissioner Lassetter, Mr. Oldham explained that the applicant agrees with the nine (9) conditions as presented by staff.

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

The Board voted to continue 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)* until September 9, 2021.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/9/2021 6:00 PM
MOVER:	Tim Lassetter, District 2 - Vice Chairman	
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. There were none.

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

8. 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

Administrator Fouts requested that any discussion or decision regarding 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) be deferred until September 9, 2021.

The Board voted to defer a decision regarding 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) until September 9, 2021.

RESULT:	DEFERRED [UNANIMOUS]	Next: 9/9/2021 6:00 PM
MOVER:	Tim Lassetter, District 2 - Vice Chairman	
SECONDER:	Paul Poole, District 1	
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith	

9. 10456 Request Approval/Execution of a Proposed Amendment to Chapter 6. Alcoholic Beverages of the Coweta County Code of Ordinances

Administrator Fouts explained that at the meeting held on June 15, 2021, the Board voted to execute a resolution to call for a special referendum election regarding the issuance of licenses for the package sale of distilled spirits. Provided that more than one-half of the votes cast in the special referendum election are in favor of issuing licenses for the package sale of distilled spirits, the Board will then be lawfully authorized to issue such licenses in accordance with State and local regulations. Staff recommends that the Board consider amending *Chapter 6. Alcoholic Beverages* of the *Code of Ordinances* to establish local regulations that would apply to the package sale of distilled spirits. As proposed, the ordinance will become effective immediately upon certification of the passage of the November 2nd referendum authorizing the sale of distilled spirits by the package within unincorporated Coweta County by the electors of Coweta County. He provided a brief review of the primary provisions of the ordinance including a maximum of three (3) licenses will be issued in the unincorporated area of the County, the building must be stand-alone with a minimum of 5,000 square feet with an additional minimum of 500 square feet for storage, a minimum required inventory of \$750,000 for distilled spirits and \$35,000 for malt beverage and wine, and that there are distance requirements from other distilled spirits stores, alcohol treatment centers, school buildings and grounds, churches, Housing Authority property, and single family dwellings. He explained that permitted zoning includes C, C3, C4, C5, C6, C7, C8, LM, and M zoning districts, and there will be application and annual licensing fees. Allowed hours of operation will be Monday through Saturday 8:00 a.m. until 11:30 p.m. with no sales allowed on Sunday. Lastly, he recognized Business License Coordinator Joy Thompson, Assistant Administrator Mickle, and Assistant Attorney Jerry Ann Conner, and County Clerk Shannon Zerangue for their hard work on the ordinance.

The Board voted to execute an amendment to *Chapter 6. Alcoholic Beverages* of the *Coweta County Code of Ordinances*, contingent upon passage of a referendum authorizing the sale of distilled spirits by the package within unincorporated Coweta County by the electors of Coweta County at a special election on November 2, 2021.

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

10. 10452 Public Hearing Regarding a Proposed Amendment to Chapter 58. Signs of the Coweta County Code of Ordinances

The Board voted to set a Public Hearing on September 9, 2021 at 6:00 p.m. regarding a proposed amendment to *Chapter 58. Signs* of the *Coweta County Code of Ordinances* to provide for industrial park entrance signs.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 9/9/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

11. 10422 Request to Set a Public Hearing on September 21, 2021 Regarding Petition # 016-21 Filed by ForCAST Real Estate Development Requesting to Rezone Property Located at 4957 SR 34 East, Sharpsburg

The Board voted to set a Public Hearing on September 21, 2021 at 6:00 p.m. regarding Petition # 016-21 filed by ForCAST Real Estate Development requesting to rezone property located at 4957 SR 34 East, Sharpsburg (Parcel # 145-6133-016A) from RC (*Rural Conservation*) with a *Conditional Use Permit (CUP)* for a church to C-7 (*Commercial Major Shopping District*) with a *Conditional Use Permit (CUP)* for a church.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 9/21/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

12. 10411 Request to Set a Public Hearing on September 21, 2021 Regarding Petition # 017-21 Filed by JHP Family Investments, LLLP Requesting to Rezone Property Located Between SR 34E and Garden Walk, Newnan

The Board voted to set a Public Hearing on September 21, 2021 at 6:00 p.m. regarding Petition # 017-21 filed by JHP Family Investments, LLLP requesting to rezone property located between SR 34 East and Garden Walk, Newnan (Parcel # 109-5081-005A) from C-6 (*Minor Commercial Shopping District*) to RRCC (*Residential Retirement Community & Care District*).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 9/21/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

UNFINISHED BUSINESS

13. 10423 Request Appointments to Various Boards/Authorities

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

- Appoint Mr. Michael Terrell as an At-Large member of the Region 4 EMS Council to fill an unexpired term which expires on June 30, 2022
- Appoint Mr. Brian Beckworth as an At-Large member of the Region 4 EMS Council to fill an unexpired term which expires on June 30, 2022
- Appoint Ms. Jenny Weatherby as an At-Large member of the Region 4 EMS Council for the term beginning July 1, 2021 and expiring June 30, 2024
- Appoint Mr. Josh Whitley as an At-Large member of the Region 4 EMS Council for the term beginning July 1, 2021 and expiring June 30, 2024

- Appoint Ms. Patricia Taylor as the 4th District representative to the Residential Care Facilities for the Elderly Authority of Coweta County for the term beginning August 25, 2021 and expiring June 18, 2024

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

NEW BUSINESS

Bids and Contracts

14. 10436 Request Approval/Execution of the First Amendment to an Agreement with the Coweta County Water and Sewerage Authority

Agenda item # 14 *First Amendment to an Agreement with the Coweta County Water and Sewerage Authority* was previously removed from the agenda as requested by staff.

RESULT: **REMOVED FROM AGENDA**

15. 9364 Request Approval/Execution of a Software Services Agreement with OpenGov, Inc.

Administrator Fouts explained that Finance staff is currently working manually to compile budgetary data to present to the Board and wishes to utilize OpenGov to assist with the process, to create a more streamlined approach, and to provide a more real-time reporting to staff, the Board, and to the public.

The Board voted to execute a software services agreement with OpenGov, Inc associated with budgetary software to be utilized by the Finance department.

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

16. 10387 Request Approval/Execution of an Agreement Associated with Physicals for Fire Rescue Staff

The Board voted to execute an agreement with Peachtree Immediate Care to perform annual National Fire Protection Association (NFPA) physicals and Metabolic Equivalents of Task (MET) tests for the Fire Rescue staff at a total cost of \$60,000 (lowest and best quote).

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

17. 10464 Request Approval/Execution of an Agreement with the Georgia Emergency Management Agency Associated with the Tornado

The Board voted to execute a Recipient-Subrecipient Agreement with the Georgia Emergency Management Agency (GEMA) associated with the March 2021 tornado.

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

18. 10471 Request Approval to Purchase a Stationary Material Handler for the Transfer Station

The Board voted to purchase a material handler from Yancey Brothers at a total cost of \$248,345 (Solid Waste Fund) to be installed in the County's Transfer Station building.

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

19. 10458 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 25 Pintail Drive, Newnan - 2nd District

The Board voted to retain TWR Lawn Service, Inc to perform cleanup of property located at 25 Pintail Drive, Newnan (Parcel # 064-2045-026) at a total cost of \$1,500.00 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: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

Additional Action Items

20. 8336 Request Approval/Execution of Documents Associated with Issuance of Revenue Bonds for the Newnan-Coweta County Airport

Administrator Fouts explained that the Newnan-Coweta County Airport Authority intends to make certain capital improvements at the Airport including the addition of two (2) hangars with associated office space, a new apron/ramp area, and some other general improvements. The Authority intends to finance all or a portion of the costs with the issuance of revenue bonds. Bond Attorney Mr. Roger Murray with the firm Murray Barnes Finister, LLP as well as Mr. Bryan Huskey with the brokerage firm Stifel (underwriter) are present to explain the process. Lastly, he explained that the Airport Authority met earlier in the day to approve issuance of the bonds and executed the associated documents.

Mr. Murray explained that he has been the County's bond counsel for approximately thirty (30) years. The Airport Authority approved the issuance of the bonds earlier and the issue before the Board is a resolution authorizing the execution of an Intergovernmental Agreement (IGA) with the Airport Authority in which the County agrees to pay the Authority amounts sufficient to enable the Authority to pay the debt service on the bonds as it becomes due and payable and levy an ad valorem property tax in order to make such payments. The resolution also authorizes execution of the bond purchase agreement, the custodial agreement, the paying agent agreement, and other associated bond documents. Debt service payments are proposed to end in 2042, and the proposed annual debt service will be

approximately \$420,000. The Airport Authority will apply rental income from the new hangars toward the debt service payments to help offset any required appropriation from the County.

Mr. Huskey explained that Stifel marketed the bonds earlier today for the Authority to finance the improvements and to refinance some of the Airport's existing loan obligations. Based off the Aa2 credit worthiness of the County, Stifel was able to lock in an interest rate of 2-1/2% for repayment through 2042. He explained that this equates to approximately \$420,000 to \$425,000 per year and that strong bids were received based on the County's credit rating.

The Board voted to execute documents associated with the issuance of revenue bonds for capital improvements at the Newnan-Coweta County Airport.

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

21. 10460 Request Adoption of a Revised Pay Scale

Administrator Fouts explained that following a comprehensive classification and compensation study that concluded in 2016, the Board of Commissioners voted to adopt a revised salary administration program and a new pay scale that became effective October 1, 2016. The salary administration program continues to be an effective tool used to classify and evaluate all full-time positions in a consistent manner across the organization. The pay scale adopted in 2016 included twenty-eight (28) pay grades consisting of a minimum, mid, and maximum salary range. The salary range in each grade equals 55%, and the difference between each grade is 6%. In an effort to address the increasing demand for labor and continue providing competitive wages for employees, staff is recommending adoption of a revised pay scale that would raise the minimum salary for all grades by 3% and expand the salary band or range from 55% to 75%. At 55%, the current salary range is designed for a 25-year career. As proposed, the 75% range would provide for additional salary growth to retain a talented workforce that is necessary to provide the wide range of services to the community while continuing to attract new employees.

Commissioner Poole expressed appreciation to all County employees for their hard work, dedication, and sacrifice.

The Board voted to adopt a revised pay scale as presented to become effective October 4, 2021.

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

22. 9372 Request Approval to Proceed with Contract Negotiations with PMA Companies to Provide Workers Compensation TPA Services

Administrator Fouts explained that Brentwood Services Administrators, Inc currently serves as the County's third-party administrator (TPA) for workers compensation. Brentwood was selected because they had acquired AMTRUST (the TPA the County was using at that time), they agreed to hire the person who handled Coweta's cases, and because they were the low bidder. He further explained that

Brentwood's performance has not been on par with that of AMTRUST, and staff has determined it is necessary to select a new third-party administrator who can provide improved services now and as the County continues to grow. He informed the Board that the Coweta County School System has used PMA Companies for several years and is completely satisfied with their performance. After discussing the service and relationship with the School System's human resources staff and with the County's broker, the broker has recommended PMA Companies as the next step for Workers Comp TPA.

The Board voted to sever its relationship with Brentwood Services Administrators, Inc in accordance with the current contractual agreement, to instruct staff to proceed with contract negotiations with PMA Companies to provide Workers Compensation TPA services, and to authorize the County Administrator to execute such agreement upon final review and approval by staff and legal counsel.

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

23. 10392 Public Hearing Regarding the Proposed Fiscal Year 2022 Budget

The Board voted to set a Public Hearing on September 9, 2021 at 6:00 p.m. regarding the proposed Fiscal Year 2022 budget.

RESULT: **PUBLIC HEARING SET [UNANIMOUS]** **Next: 9/9/2021 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

24. 10435 Public Hearing Regarding Closeout of a Community Development Block Grant Award

The Board voted to set a Public Hearing on September 9, 2021 at 6:00 p.m. regarding closeout of Fiscal Year 2018 Community Development Block Grant (Project 17p-y-038-1-5996) which was utilized by the Coweta County Water and Sewerage Authority for water improvements in the East Newnan area.

RESULT: **PUBLIC HEARING SET [UNANIMOUS]** **Next: 9/9/2021 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

25. 10474 Request Approval to Utilize Various County Roads During the "One Love Century" Bike Ride Event

Commissioner Lassetter explained that it is critical for the event organizer for the "One Love Century" bike ride to ensure that participants follow the rules of the road for their safety and for the safety of citizens. He warned that if rules of the road aren't followed and if refuse isn't cleaned up after the event, the Board may not approve events like this in the future.

The Board voted to approve a request to utilize various County roads for the "One Love Century" Bike Ride on Saturday, September 4, 2021.

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

26. 8048 Request Approval to Surplus Vehicles Previously Utilized by Coweta Fire Rescue

The Board voted to surplus the following vehicles previously utilized by Coweta County Fire Rescue and allow staff to dispose of such according to current County procedures:

- 1991 Chevrolet Vandura (VIN: 2GDHG31J3M4502514)
- 2009 Ford Explorer (VIN: 1FMEU3E99UA09775)
- 2016 Ford Medix E450 (VIN: 1FDXE4FS6GDC55847)
- 2000 Ford F150 (VIN: 1F7RF17W3YNC23122)
- 2003 Ford F250 (VIN: 1FDNX20L63ED0945)
- 1999 Ford Crown Vic (VIN: 2FAFP71W1XX153263)

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

27. 10475 Request from the Town of Sharpsburg for Assistance with Repairing a Pothole - 1st District

The Board voted to assist the Town of Sharpsburg by providing labor and equipment to repair/fill a pothole located on the edge of Main Street between Norfolk Southern Railroad and Hwy. 16.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
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.

Commissioner Lassetter recognized Sheriff Lenn Wood for his recent award from the Georgia Sheriffs Association. He expressed appreciation for Sheriff Woods leadership and dedication, as well as for the job his officers do in the community.

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 real estate, personnel, and litigation issues.

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, and Commissioner Smith. Commissioner Reidelbach

participated telephonically. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Attorney Lee, and Deputy County Clerk Collins.

Community and Human Resources Director Patricia Palmer and Public Works Director Tod Handley were also present. Attorney Karen Woodward with Cruser, Mitchell, Novitz, Sanchez, Gaston & Zimet (Human Resources counsel) attended remotely for discussion of a personnel/litigation issue.

Administrator Fouts, Assistant Administrator Mickle, Public Works Director Handley, and Attorney Woodward left Executive Session for discussion of a personnel matter.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed real estate, personnel, and litigation issues during Executive Session and voted to return to Regular Session.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
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: Al Smith, District 5
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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