

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo



FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

MINUTES

January 22, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the January 22, 2026 Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present. Chairman Lee Hearn was absent.

Invocation and Pledge of Allegiance by Commissioner Charles Oddo

Commissioner Charles Oddo gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Oddo moved approve the agenda as written. Commissioner Rousseau seconded. The motion passed 4-0.

PROCLAMATION/RECOGNITION:

1. Recognition of Mr. William A. Beckwith as an outgoing board member for the Zoning Board of Appeals and the Planning Commission.

Planning and Zoning Director, Debbie Bell, recognized and thanked Mr. William Beckwith for 30 years of dedicated service on both the Planning Commission and Zoning Board of Appeals. Mr. Beckwith played a vital role in shaping thoughtful growth, protecting community values, and making fair and responsible land-use decisions. She acknowledged that his willingness to serve had a lasting impact on the County and its residents.

Commissioner Maxwell expressed his appreciation for Mr. Beckwith and thanked him for his dedicated service to the community.

2. Recognition of Mr. John H. Culbreth, Sr., as an outgoing board member for the Planning Commission.

Ms. Bell recognized and thanked Mr. John H. Culbreth, Sr., for 12 years of service on the Planning Commission. She stated that Mr. Culbreth's commitment to the County was reflected in his leadership and dedication to the community. Serving on the Planning Commission required a commitment of time to review and carefully consider each case and his contributions have made a lasting impact on the community.

3. Accountability Court updates and strategic planning efforts for FY26 and FY27.

Judge Jason Thompson provided the Board with a brief overview of Accountability Court highlighting their recent feature on Channel 5 News for their efforts in assisting Drug/DUI Court participants as they graduate with a new lease on life preparing

for success. The feature noted that the program had graduated 117 participants since 2017 and saved taxpayers an estimated \$4M.

4. Presentation by Fayette County's auditing firm, Nichols, Cauley & Associates, LLC, of the results of the Fiscal Year 2025 annual audit.

Fayette County Chief Finance Officer, Sheryl Winnman introduced Gregory Chapman with Nichols, Cauley & Associates, LLC. She noted that this was the eleventh year Fayette County received an unmodified opinion for their audit, and extended a kudos and job well done to her team.

Gregory Chapman with Nichols, Cauley & Associates, LLC provided the Board with a brief outline of the results of the Fiscal Year 2025 annual audit. Mr. Chapman stated that the responsibility of his firm was to perform an audit over the financial statements. He stated that this audit was performed in accordance with Auditing Standards Generally Accepted in the United States of America (GAAS) and Government Auditing Standards (GAS). Mr. Chapman stated that they did consider the internal control structure of the County, however, they did not express an opinion based on the internal control as a part of the audit. He stated that their objective was to provide reasonable, not absolute, assurance that the basic financial statements were free from material misstatement. He noted that the financial statements were the responsibility of the County's management. They do assist with the preparation of the financial statements but only with the information provided. Mr. Chapman continued stating that the audit was an unmodified "clean" opinion on the basic financial statements, presented fairly in accordance with accounting principles generally accepted in the United States of America (GAAP). Mr. Chapman stated that the financial report was provided to the Department of Audits in accordance with state law and submitted to the Government Finance Officers Association (GFOA).

Mr. Chapman stated that they received full cooperation with the County's management, staff, and others. He noted that Nichols Cauley & Associates, LLC was independent with regard to the County and its financial reporting process. He acknowledged that Fayette County had received the GFOA Certificate of Achievement for Excellence in Financial Reporting for their 2024 reporting, he noted that this was the 31st consecutive year of Fayette County receiving this recognition. Only 27 counties in Georgia (out of 159 counties) have received this award for 2024. Mr. Chapman added that as a part of the audit they were required to provide certain communications to the Board, which included significant accounting policies and significant accounting estimates and disclosures. Mr. Chapman noted that he and his firm were independent of the County as required by Government Auditing Standards. He provided a brief financial overview. He concluded by expressing his appreciation to the Board for the opportunity to serve Fayette County.

Commissioner Oddo asked Mr. Chapman about the peer review they participated in. He felt it was important for the public to know, to help them understand and appreciate the quality of the analysis the County received.

Mr. Chapman stated that the peer review was ultimately an audit of their audits. An independent firm would come in and conduct a "peer review" where his firm goes through an audit-like review to ensure they were following the quality control standards that were in place for financial consulting firms. He noted that they received a tentative clean "pass report" with no deficiencies via their last review, pending final approval.

Mr. Rapson commended staff for over eleven years of clean reports for the County, which was a big deal.

PUBLIC HEARING:

Planning and Zoning Director, Debbie Bell read the process and procedures of the public hearing.

5. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Article VII. - Zoning Board of Appeals. Sec. 110-241. - Public Hearing.

Ms. Bell stated that this item was to discuss amendments to Chapter 110. Zoning Ordinance, regarding Article VII. - Zoning Board of Appeals. Sec. 110-241. - Public Hearing. She noted that periodically the state would review and update the zoning procedural laws that the County had to comply with. So, before the Board were amendments that reflected recent updates regarding the

advertising window for items to be heard before the Zoning Board of Appeals. Ms. Bell stated that both staff and the Planning Commission recommended approval.

No one spoke in favor or opposition.

Commissioner Oddo moved to approve amendments to Chapter 110. Zoning Ordinance, regarding Article VII. - Zoning Board of Appeals. Sec. 110-241. - Public Hearing. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

6. Consideration of Petition No. 1368-25, Parcel 0722 023; Stuart Reagan and Laura K. Reagan, owners, request to rezone 8.053 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot 75 of the 7th District and fronts on Sun Road.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

7. Consideration of Petition No. 1370-25, Parcel 0448 013; Jean Allen Living Trust, Jerome Allen P.O.A., owner, requests to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road.

Ms. Bell stated that before the Board was a request to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road. She stated that the lot was the legal lot of record and met or exceeded the requirements of the R-80 zoning district. Ms. Bell stated that the Future Land Use Map designates this area as rural residential 3, which has a 3-acre minimum lot size. As a result, the request to rezone to R-80 was consistent with the Future Land Use Map and Comprehensive Plan. She noted that the existing house was legal non-conforming structure but did not meet the dimensional requirements for R-80 for building setbacks nor for minimum floor area. Therefore, staff recommended conditional approval of the request to rezone. Ms. Bell added that the Planning Commission recommended conditional approval, with the following conditions:

1. The applicant shall obtain a variance to the minimum floor area requirement in R-80, or make appropriate modifications to the house, within 180 calendar days or before applying for any final plats or permits, whichever comes first.
2. The applicant shall obtain a variance to the side yard setback requirement in R-80, or make appropriate modifications to the house, within 180 calendar days or before applying for any final plats or permits, whichever comes first.

Petitioner Jerome Allen stated that this was family property and the request to rezone was for residential purposes and family would be moving there.

Vice Chairman Gibbons asked Mr. Allen if he was ok with proceeding with less than a full Board.

Mr. Allen stated yes, he was.

No one spoke in opposition

Commissioner Oddo moved to approve Petition No. 1370-25, Parcel 0448 013; Jean Allen Living Trust, Jerome Allen P.O.A., owner, requests to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road. Commissioner Maxwell seconded.

Commissioner Maxwell expressed his concern as it related to the 3-acre lot minimum requirement for the R-80 zoning and the 6-acre parcel size. He wanted the petitioner to be aware that they could potentially not have enough acreage.

Mr. Allen stated that he understood.

Vice Chairman asked Mr. Allen if he also was ok with the conditions as outlined.

Mr. Allen agreed to the conditions.

Vice Chairman Gibbons asked what happens if the variances were not approved.

County Attorney Dennis Davenport stated that if the variances were not approved the way the conditions read it states that the structure must be modified to respect the setback requirements.

Commissioner Oddo moved to approve Petition No. 1370-25, Parcel 0448 013; Jean Allen Living Trust, Jerome Allen P.O.A., owner, requests to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

8. Consideration of Petition No. 1371-25, Parcel 1306 023, CK 138 LLC, owner, requests to rezone 15.733 acres from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot(s) 198 of the 13th District and fronts on State Route 138.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

9. Consideration of a Petition 1372-25-A, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts on Highway 314.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

10. Consideration of a Petition 1372-25-B, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 4.738 acres from R-40 (Single-Family Res) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts on Highway 314.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

11. Consideration of Petition No. 1373-25, Parcel 0504 049; Kyle D. Wieshaar and Laura S. Weishaar, owners, request to rezone 7.745 acres from A-R (Agricultural-Residential) to R-78 (Single-Family Residential); property located in Land Lot(s) 26 of the 5th District and fronts on Harp Road.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

PUBLIC COMMENT:

Johnathan Bonner briefly introduced himself noting that he was running for State House 68. He thanked the Board for their service to the community and expressed his excitement to or with them in the future.

CONSENT AGENDA:

Commissioner Oddo moved to approve the Consent Agenda. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

12. Approval of Resolution 2026-01, establishing qualifying fees for the 2026 elections in Fayette County.
13. Approval to adopt Resolution 2026-02; Updated 2025 Fayette County Hazard Mitigation Plan as required by the Federal Emergency Management Agency's Disaster Mitigation Act of 2000.
14. Approval to add Windsor Court (FKA Nash Oaks) subdivision to Fayette County's Street Light Program.
15. Approval of an amendment to the existing lease at Huddleston Road tower site to correct Exhibit "A" of the lease.
16. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Lacy Curry in the amount of \$2,318.65 for tax year(s) 2022, 2023, and 2024.
17. Approval of Bid #26081-B to Holbrook Asphalt, Inc. for HA 5 High Density Mineral Bond in the amount of \$237,146.91
18. Approval of Resolution 2026-03; FA-01 Kenwood Road Path Project in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.
19. Approval of Resolution 2026-04; FA-02 Sandy Creek Road Path Project in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.
20. Approval of Resolution 2026-05; FA-03 SR 54 Coweta-Fayette Connectivity Study in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.
21. Approval of Resolution 2026-06; FA-04 Redwine Road Path Gap Closure Scoping Study in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.
22. Approval of Resolution 2026-07; FA-279 SR 279 realignment project (PI0017813) in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.
23. Approval of Resolution 2026-08; FA-280 Sandy Creek Road, Eastin Road, Sams Drive/Trustin Lake Drive Intersection Improvement Project (PI 0021206) in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.
24. Approval to authorize the Fayette County Solicitor's Office to accept a continuing grant award from the Criminal Justice Coordinating Council in the amount of \$57,752.00 with the continuing grant award period beginning October 1, 2025 and expiring September 30, 2026.

25. Approval to proceed with implementation of the top priority tasks outlined in the Starr's Mill Educational Facility Master Concept Plan related to 2023 SPLOST R23AE.

26. Approval of January 8, 2026, Board of Commissioners Meeting Minutes.

OLD BUSINESS:

NEW BUSINESS:

27. Consideration of an Annexation Notification from the City of Fayetteville regarding a request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314.

Ms. Bell stated that the City of Fayetteville received a Step 2 request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314. She stated that the applicant proposed to rezone L-I, which was light industrial and business park under the City of Fayetteville zoning ordinance. The current County zoning in that area was CH, which was similar to the proposed L-I zoning requested by the City of Fayetteville. Ms. Bell provided a brief visual overview of proposed property and surrounding zoning. Ms. Bell stated that the proposed land use and zoning under the City of Fayetteville was similar to the County's Future Land Use designations, with some differences. Although there were no specific points of objection from County staff, the Fire Department does have concerns about loss of revenue. Environmental Health supported the request because connection to public sanitary sewer would alleviate issues with the current septic system serving the Fun Spot development. These details are included in the accompanying staff report. The City's public hearings were scheduled for January 27, 2026 (Planning and Zoning) and February 19, 2026 (Mayor and City Council). Staff was presenting a brief assessment of the property and potential concerns related to annexation of the property. There are no objections from County staff. It was staff's opinion that this annexation request does not warrant an objection under OCGA 36-36-113. Objection to annexation; grounds and procedures.

Commissioner Oddo moved to not object to Annexation Notification from the City of Fayetteville regarding a request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314. Commissioner Maxwell seconded.

Commissioner Maxwell asked what they were going to use the property for.

Ms. Bell stated that they said business park which could include several things, for example, data center.

Commissioner Maxwell asked if this request was in conjunction with Funspot.

Ms. Bell stated that all the parcels were submitted as a collective annexation request, which was the appropriate way to ensure an island was not created. She stated that she was not aware of any plans to expand the Funspot site.

Commissioner Maxwell stated that he was just trying to determine or figure out what their plans for the property were because the request would affect both sides of the highway and this could potentially affect traffic in that area. He noted that he felt he did not have enough information to make an informed decision.

Commissioner Rousseau asked how far down the future planned construction extends on Highway 85.

Public Works Director Phil Mallon stated that the construction work would not extend that far south down highway 85. Construction would stop a few hundred feet south of Corinth Road.

Commissioner Oddo stated that if there was no viable reason for the County to object, it made no sense to do so because it would go into arbitration and the County would lose. But noted that there were concerns specifically about the impact this would have on traffic in this area. He urged the City of Fayetteville to conduct traffic impact studies for that corridor. Commissioner Oddo stated that the County was receiving annexation requests every month and it was becoming difficult to monitor what was going on throughout the County. He noted that he was hesitant but had no actual objection.

Commissioner Maxwell asked if this request had a time limit and did the County need to object within a certain timeframe.

Mr. Davenport stated that the annexation objection timeframe was 30 days.

Commissioner Maxwell reiterated his hesitance based on the lack of information on what the purpose of the proposed property was.

Mr. Rapson stated that before the Board there was an annexation request that was consistent with County zoning and as a result there was no basis to object. While concerns regarding what potentially could go there were valid, the City was not obligated to disclose or provide the County with those details.

Commissioner Maxwell stated that his concern was regarding not knowing what the property would be used for and the fact that a data center was a legitimate use under this zoning. He noted that he was open to reviewing and updating the language of some of the zoning ordinances.

Commissioner Oddo stated that he thought the City of Fayetteville had placed a moratorium on data centers.

Ms. Bell stated that she was not aware of that but would check.

Vice Chairman stated that unfortunately he had no material basis to lodge an objection. And wished they would receive advance notice of annexation request and included more information.

Commissioner Rousseau noted that there were residents at the rear of the proposed site that had reached out with concern. He noted that he was happy to hear his colleagues' openness to language review of the zoning ordinance, which he agreed with. Commissioner Rousseau stated that he wanted to establish a more collaborative and collective approach to development and zoning in the County, which would require input, feedback, and dialogue with the municipalities, especially when considering the upcoming Comprehensive Plan review. Commissioner Rousseau stated that he had very serious concerns and reservations regarding this request and the impact it would have on the surrounding area.

Commissioner Oddo moved to not object to Annexation Notification from the City of Fayetteville regarding a request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314. Commissioner Maxwell seconded. The motion failed 2-2, with Commissioner Maxwell and Commissioner Rousseau voting in opposition. Chairman Hearn was absent.

Mr. Davenport stated as a point of clarification that no vote by the Board means that no objection was lodged and as a result the City of Fayetteville would move forward with the annexation.

28. Request to appoint MEJA Construction as Construction Managers at Risk for the Animal Shelter Phase II project in the sum of \$292,500.00.

Project Manager, Tim Symonds, noted that the Animal Shelter Phase 2 was currently in the design phase which was an ideal time to look for and appoint a construction manager who would assist with finalizing the design phase of the project as well as value engineering the overall project. Mr. Symonds stated that with the assistance of the Purchasing Department they received five responsive bidders. The bids were scored through the evaluation committee with MEJA Construction being selected. Mr. Symonds asked for the Board favorable approval to appoint MEJA Construction as Construction Managers at Risk for the Animal Shelter Phase II project in the sum of \$292,500.00.

Commissioner Oddo asked if MEJA would be up to the task of handling two projects simultaneously, both the Park and Recreation Multipurpose Facility and the Animal Shelter Phase 2.

Mr. Symonds stated yes, they managed over \$275M in project contracts last year and had the capacity to facilitate these projects.

Commissioner Oddo moved to approve MEJA Construction as Construction Managers at Risk for the Animal Shelter Phase II project in the sum of \$292,500.00. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

29. Request to award Bid #26074-B: 2017 SPLOST; Stormwater Category II, Tier II; 21SAJ Cross Creek Trail Culvert Replacement to the lowest responsive, responsible bidder, Helix Grading & Utility, LLC, in the amount of \$734,625.85 and to transfer \$35,220.00 from 17SAS Stormwater Improvement Plans CAT IV.

Environmental Management Assistant Director, Courtney Hassenzahl, stated that currently the Cross Creek Trail Culvert was failing, with four 72" corrugated metal pipes being replaced with a double 9x9 concrete box culvert.

Commissioner Oddo moved to approve Bid #26074-B: 2017 SPLOST; Stormwater Category II, Tier II; 21SAJ Cross Creek Trail Culvert Replacement to the lowest responsive, responsible bidder, Helix Grading & Utility, LLC, in the amount of \$734,625.85 and to transfer \$35,220.00 from 17SAS Stormwater Improvement Plans CAT IV. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

30. Request for award of Bid #26029-B - Alum System Improvements to Bar Environmental Supply Inc. in the amount of \$229,850.

Water Systems Director, Vanessa Tigert, stated that this request was part of the larger SCADA upgrade project. She stated that currently operators had to travel from the SCADA system, away from the main building, to manually monitor the system, then go back to the main building to make adjustments. This request will alleviate that issue and allow staff the ability to operate and make adjustments into SCADA directly.

Commissioner Oddo asked if this would pay for itself over time.

Ms. Tigert stated yes this would help operations run more efficiently.

Commissioner Oddo moved to approve Bid #26029-B - Alum System Improvements to Bar Environmental Supply Inc. in the amount of \$229,850. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

31. Request to approve Change Order #1 to Contract #2563-B-On-Call Annual Contract for Water Distribution and Stormwater Infrastructure, Task Order #2-10" Main – Kenwood Road at Morning Creek Bridge, in the amount of \$362,775.00 to repair the water distribution line on Kenwood Road at Morning Creek.

Ms. Tigert stated that in July 2024, this water distribution line broke on the east side of the bridge where the bridge transitions to the ramp leading up to the bridge causing significant erosion along the right-of-way and underneath Kenwood Road. She continued stating that the Kenwood Road water distribution line provided hydraulic connectivity between Ellis Road and Hwy 92 Water System storage tanks. Morning Creek Bridge on Kenwood Road was replaced in 2010 using 2004 SPLOST funds. The 10

in. water main on Kenwood Road at the bridge was not improved or relocated at construction, therefore burying the main further by 4-6 ft. The line is trellised over the creek and then becomes buried parallel to the bridge ramps. The overall depth of this pipe was at a minimum, 10 ft. The water main was located on the north side of Kenwood Road and then crossed to the south side of the road underneath the Morning Bridge east ramp. Due to the pipe's depth, size and unknown damage along the bridge ramp and underneath Kenwood Road, this pipe could not be repaired until the Water Distribution and Stormwater Infrastructure On-Call contract became effective. Repair began in October 2024 but was stopped due to unsafe working conditions due to pipe depth and nature of fill material. Ms. Tigert stated that staff determined the safest way to move forward with the repair was to replace the trellised line above the creek by boring under Morning Creek. The on-call contractor received two estimates to perform the additional work. The lowest of the two estimates was \$362,775.

Commissioner Rousseau asked how quickly she could get the contractors onsite to begin the project.

Ms. Tigert stated that it was dependent on the number of emergency main-breaks that occurred, because this was the same contractor being used to manage both.

Commissioner Rousseau stated that this project had been on hold for a long time and needed to be at the top of the priority list and asked for a sense of urgency in getting this project completed.

Mr. Rapson stated that the County had limited staff available to perform the work and as a result enlisted the assistance of a third-party contractor, this project was top of the priority list.

Commissioner Oddo moved to approve Change Order #1 to Contract #2563-B-On-Call Annual Contract for Water Distribution and Stormwater Infrastructure, Task Order #2-10" Main – Kenwood Road at Morning Creek Bridge, in the amount of \$362,775.00 to repair the water distribution line on Kenwood Road at Morning Creek. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

ADMINISTRATOR'S REPORTS:

A: Contract 1477-S: Carbyne Public Safety Ecosystem; Renewal 4; Five-Month Extension

Board of Elections

Mr. Rapson stated that they needed a Selection Committee to fill a vacancy for the Board of Commissioner's appointed seat on the Board of Elections.

Commissioner Rousseau asked what the status was for Board of Elections, changing from a three-person board to a five-person board that was sent to the Legislator.

Mr. Devenport stated that there had been communication with the State Legislator and an open invitation to all local delegation to sit down with them and discuss this request. They had a draft of the legislation and the publisher's affidavit, everything needed to move forward. He was currently waiting for an update and will advise the Board once received.

Vice Chairman Gibbons moved to appoint Commissioner Maxwell and Commissioner Rousseau to serve on a selection committee for Board of Elections. Commissioner Oddo seconded. The motion passed 4-0. Chairman Hearn was absent.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were three items for Executive Session. Two items involving threatened litigation and the review of the January 8, 2026 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Maxwell

Commissioner Maxwell commended the reversal of the shower head regulation that was passed a few years ago that limited the amount of water that could be used via the shower head per minute.

Commissioner Rousseau

Commissioner Rousseau stated as a point of clarification, in response to citizens expressing concerns on why the discussion and public hearing regarding property off Highway 314 had been pushed out yet again, he wanted the public to be aware of the process and advised that the item was tabled at the request of the applicant because there was not a full Board present.

Commissioner Oddo

Commissioner Oddo extended his congratulations to the Finance team for another well executed audit. He also noted that the weather forecast predicted bad weather and urged everyone to be careful.

Vice Chairman Gibbons

Vice Chairman Gibbons extended gratitude to Mr. Beckwith and Mr. Culbreth for their long-term service to the community. He noted that anytime citizens extend a willingness to serve on any of the various committees, boards, and/or authorities it was appreciated.

He also thanked Mr. Rapson and the Finance staff for a job well done on the audit, acknowledging the 11th year of clean reports, which was a huge accomplishment.

He concluded relay experience from his recent travels to Poland where he helped in the training military staff on how to plan and conduct combat operations and he wanted to extend his appreciation to those men and women.

EXECUTIVE SESSION:

Two items involving threatened litigation and the review of the January 8, 2026 Executive Session Minutes.

Vice Chairman Gibbons moved to go into Executive Session. Commissioner Oddo seconded. The motion passed 5-0.

The Board recessed into Executive Session at 6:28 p.m. and returned to Official Session at 6:37 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Commissioner Oddo moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

Approval of January 8, 2026 Executive Session Minutes: Commissioner Oddo moved to approve January 8, 2026 Executive Session Minutes. Commissioner Maxwell seconded the motion. The motion passed 4-0. Chairman Hearn was absent.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the January 22, 2026, Board of Commissioners meeting. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

The January 22, 2026 Board of Commissioners meeting adjourned at 6:37 p.m.

Marlena Edwards, Chief Deputy County Clerk

Edward Gibbons, Vice Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 12th day of February 2026. Attachments are available upon request at the County Clerk's Office.