

## 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

February 12, 2026  
5:00 p.m.

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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 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 5:00 p.m.

### OFFICIAL SESSION:

#### **Call to Order**

Chairman Lee Hearn called the February 12, 2026 Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present.

#### **Invocation and Pledge of Allegiance by Chairman Lee Hearn**

Chairman Hearn gave the Invocation and led the audience in the Pledge of Allegiance.

#### **Acceptance of Agenda**

Vice Chairman Edward Gibbons moved to approve the agenda as written. Commissioner Charles Oddo seconded. The motion passed 5-0.

**PROCLAMATION/RECOGNITION:** None.

**PUBLIC HEARING:** None.

### PUBLIC COMMENT:

**Alice Jones of Fayetteville** expressed here excitement and appreciation for pending road work along Highway 279. She noted that this was a heavily traveled thoroughfare that needed attention, specifically access lanes and road resurfacing. She asking the Board for their continued support and advocacy with Georgia Department of Transportation (GDOT) to help with additional road improvements on Highway 279. Mrs. Jones also asked for the Board support in opposing a pending QT gas station at the corner of Highway 138 and Highway 279, she asked the Board to send a letter to GDOT and the City of South Fulton relaying their concerns and opposition to the proposed QT gas station.

**Larry Younginer of Fayetteville** asked for Board support in working with GDOT and state officials to make improvements along Highway 279. He urged the Board to find real and permanent solutions that would provide access to the residents and travelers that utilize that corridor of the County. Mr. Younginer stated that traffic had increased over the years but Highway 279 remained a two-lane road and suggested expanding it to help alleviate traffic.

**Kenneth Kincaid of Fayetteville** expressed his concerns regarding the speed limit along Highway 279. He noted that there were several buses that traveled this roadway and urged the Board to consider decreasing the speed limit, which was currently 55 mph.

Commissioner Charles Rousseau stated in response to comments, that the City of South Fulton had recently held a meeting/hearing regarding the proposed QT gas station request and noted that it seemed as if it would likely go through. He stated that while understanding of the concerns of residents of Fayette this project was across jurisdiction lines and would be challenging for the Board to oppose. He reiterated concerns mentioned such as the need for signage and speed limit reduction which would help traffic flow on Highway 279. He commended recent road improvements put in place via the Public Works Department and noted that he would continue working with GDOT and state officials to address the traffic concerns along this corridor.

### **CONSENT AGENDA:**

Vice Chairman Gibbons moved to approve the Consent Agenda. Commissioner Oddo seconded. The motion passed 5-0.

- 1. Approval of the annual Budget Calendar for Fiscal Year 2027, which begins July 1, 2026 and ends June 30, 2027.**
- 2. Approval of the Georgia County Internship Program Grant Agreement from Association of County Commissioners of Georgia (ACCG) Civic Affairs Foundation, Inc. to the Fayette County State Court for award of the General Georgia County Internship Program (GCIP) Grant in the amount of \$3,259.50 for one intern.**
- 3. Approval of the January 22, 2026, Board of Commissioners Meeting Minutes.**

### **OLD BUSINESS:**

### **NEW BUSINESS:**

- 4. Consideration of an Annexation Notification from the Town of Tyrone regarding a request to annex one (1) parcel, Parcel No. 0739 023, a total of 4.672 acres, located in Land Lot 148 of the 7th District, and fronting on Briarwood Road and Palmetto Road.**

Planning and Zoning Director Debbie Bell stated that this was a request to rezone Parcel No. 0739 023, a total of 4.672 acres, located in Land Lot 148 of the 7th District, and fronting on Briarwood Road and Palmetto Road to R-12, a single-family residential district under the Town of Tyrone's Zoning Ordinance. She stated that the current Fayette County zoning was A-R, Agricultural Residential and the County's Future Land Use Plan designation was low density residential. The proposed land use and zoning of R-12 under the Town of Tyrone was analogous to the County's R-20 zoning, with only minor differences. The proposed zoning does align with the County's Future Land Use Map and Comprehensive Plan. Ms. Bell stated that staff found no grounds to object to the proposed annexation request.

Vice Chairman Gibbons moved to approve Annexation Notification from the Town of Tyrone regarding a request to annex one (1) parcel, Parcel No. 0739 023, a total of 4.672 acres, located in Land Lot 148 of the 7th District, and fronting on Briarwood Road and Palmetto Road. Commissioner Oddo seconded.

Commissioner Rousseau asked County Attorney Dennis Davenport, assuming he had reviewed the annexation request, if the Town of Tyrone needed to hold a public hearing when considering annexations.

Mr. Davenport stated that he had not reviewed the request, specifically because he represented both jurisdictions, Fayette County and the Town of Tyrone. He stated as a general response to Commissioner Rousseau's question that annexations also included rezonings and rezonings do require public hearings.

Commissioner Rousseau asked if Fayette County should also hold a public hearing for consideration of this request. Mr. Davenport stated that the County would never have a public hearing when considering an annexation request. Per state law typically all that was required was a response outlining an objection or no objection.

Vice Chairman Gibbons moved to approve Annexation Notification from the Town of Tyrone regarding a request to annex one (1) parcel, Parcel No. 0739 023, a total of 4.672 acres, located in Land Lot 148 of the 7th District, and fronting on Briarwood Road and Palmetto Road. Commissioner Oddo seconded. The motion passed 4-0-1, with Commissioner Rousseau abstaining.

**5. Consideration of Fayette County serving as the official project sponsor for the Town of Tyrone's application to the Atlanta Regional Commission (ARC) Transportation Improvement Program (TIP) 2026 solicitation for the Senoia Road Corridor Streetscape and Mobility LCI Implementation Project.**

Public Works Director Phil Mallon stated that this request was seeking approval to allow Fayette County to serve as the official project sponsor for the Town of Tyrone's application to the Atlanta Regional Commission (ARC) Transportation Improvement Program (TIP) 2026 solicitation for the Senoia Road Corridor Streetscape and Mobility LCI Implementation Project.

Mr. Mallon noted that the Atlanta Regional Commission (ARC) opened its 2026 Transportation Improvement Program (TIP) solicitation for federal funding. Eligible applicants must either be Local Administering Project (LAP) certified or partner with a LAP-certified agency in order to apply and administer federal funds. The Town of Tyrone was currently pursuing LAP certification; however, their certification was not expected to be finalized prior to ARC's submittal deadlines. Because Fayette County was a fully LAP-certified agency, the Town of Tyrone requested that Fayette County act as the project sponsor for their TIP application. This action would not commit the County to any financial contribution. Mr. Mallon advised that once they received their LAP certification sponsorship would no longer be needed and Fayette County would be removed from the process.

Vice Chairman Gibbons moved to approve Fayette County serving as the official project sponsor for the Town of Tyrone's application to the Atlanta Regional Commission (ARC) Transportation Improvement Program (TIP) 2026 solicitation for the Senoia Road Corridor Streetscape and Mobility LCI Implementation Project. Commissioner Oddo seconded. The motion passed 5-0.

**6. Request to establish a new 2017 SPLOST project for SR 279 and North Drive; reallocate \$20,000 from Project 17TAK to the new project number; and authorize staff to acquire all necessary easements for the SR 279 and North Drive Quick Response Project.**

Mr. Mallon stated that this request was seeking Board approval to establish a new 2017 SPLOST project for SR 279 and North Drive; reallocate \$20,000 from Project 17TAK to the new project number; and authorize staff to acquire all necessary easements for the SR 279 and North Drive Quick Response Project. Mr. Mallon provided an aerial map of the area along SR 279 included in this request for the Board to review. He stated that traffic along this roadway had increased, highlighting that the road was constructed many years ago with minimal modernized road improvements since then. He noted that there had been both a public and political push for road improvements on SR 279. He acknowledged that GDOT was doing all they could on a district level to garner resources to make these improvements. He highlighted a few quick response improvements that have been completed over the past years to assist with traffic flow on SR 279. Mr. Mallon stated that GDOT was initiating another project at the intersection of SR 279 and North Drive to improve traffic operations and safety, which was outlined in this request. Mr. Mallon noted that this was a much bigger project beyond the quick response project funding thresholds. Under this effort, GDOT would construct the left-turn lane improvements, while Fayette County would complete the right-turn lane improvements as a coordinated component of the project. Mr. Mallon stated that utilizing \$20K from 17TAK SR 279 corridor improvement concept study, staff planned to acquire all right-of-way acquisitions associated with this project in order to facilitate moving forward with this Quick Response GDOT project. Additional funds would be required for Fayette County's portion of the construction phase.

Commissioner Rousseau moved to approve to establish a new 2017 SPLOST project for SR 279 and North Drive; reallocate \$20,000 from Project 17TAK to the new project number; and authorize staff to acquire all necessary easements for the SR 279 and North Drive Quick Response Project. Commissioner Oddo seconded.

Commissioner Rousseau asked if any additional funding would be needed outside of the initial \$20K request.

Mr. Mallon stated that the \$20K was the estimated cost for the right-of-way acquisition phase. Once a more detailed set of construction plans were developed a cost estimate would be comprised.

County Administration Steve Rapson stated that not slow down the project with the Board's blessing he would approve up to \$25K of in-house construction for the project.

Commissioner Oddo noted as a point of clarification that this was not a new project because it was listed as part of the SPLOST however it was unnamed.

Mr. Mallon stated that SPLOST funds were set aside to conduct additional studies in this segment of SR 279, this project would utilize some of those funds for construction. He noted that there would still be remaining funds for studies, which were originally set aside to serve as a local match or incentive for GDOT to create a project with, but it had not come to fruition yet.

Commissioner Oddo stated that he just wanted to assure the public that we were not misusing SPLOST funds.

Mr. Mallon stated that the SPLOST was worded in a way that included identifying and addressing safety and operational issues at roadways and intersections, this was a SPLOST permitted project.

Commissioner Rousseau moved to approve to establish a new 2017 SPLOST project for SR 279 and North Drive; reallocate \$20,000 from Project 17TAK to the new project number; and authorize staff to acquire all necessary easements for the SR 279 and North Drive Quick Response Project. Commissioner Oddo seconded. The motion passed 5-0.

**7. Request to acquire all fee simple right-of-way and easements for the SR 279, SR 85, and Corinth Road Project GDOT PI 0017813 (R-8D).**

Mr. Mallon stated that this item was requesting approval to begin the right-of-way acquisition process with pre-acquisition activities for the SR 279, SR 85, and Corinth Road Project. This would include project staking, title research, detailed cost estimates, utility coordination, database documentation, etcetera. Mr. Mallon noted that this was a big acquisition that would impact 35 parcels. He stated that 23 of these parcels would include fee simple right-of-way and the remaining would be easements. He noted that he was not aware of any total takes or impacts to homes. These would mostly be strip takes along SR 85 and SR 279.

Vice Chairman Gibbons moved to approve to acquire all fee simple right-of-way and easements for the SR 279, SR 85, and Corinth Road Project GDOT PI 0017813 (R-8D). Commissioner Oddo seconded. The motion passed 5-0.

**8. Request to award Bid #26073-B, to ER Snell, Inc. for FY26 Resurfacing Project in the amount of \$3,893,213.21.**

Roads Director Steve Hoffman stated that this request was seeking approval to award Bid #26073-B, to ER Snell, Inc. for FY26 Resurfacing Project in the amount of \$3,893,213.21.

Vice Chairman Gibbons moved to approve to award Bid #26073-B, to ER Snell, Inc. for FY26 Resurfacing Project in the amount of \$3,893,213.21. Commissioner Oddo seconded.

Commissioner Maxwell stated that during his review of this item he noticed that there had been some issues with this contractor in the past. Because this was a big project that included several roads, he wanted to ensure all the work would not be performed at the same time and suggested staff start the smaller portions of the project to determine concerns had been corrected.

Mr. Hoffman stated that they would not be performing all the work at the same time and would start on the road demolition first. He acknowledged that there had been some quality issues and issues with the project management firm handling the project in the past, which have since been resolved. Mr. Hoffman also added that he and/or members of his staff would be closely monitoring the project.

Commissioner Maxwell reiterated that he wanted to ensure the work was done right and completed in a timely manner.

Vice Chairman Gibbons moved to approve to award Bid #26073-B, to ER Snell, Inc. for FY26 Resurfacing Project in the amount of \$3,893,213.21. Commissioner Oddo seconded. The motion passed 5-0.

**9. Request to award Contract #26093-S for Audio Visual Equipment for the new Multi-Use Recreation Facility to Sound Principles Pro Multi Media, Inc., in the amount of \$289,543.99.**

Project Manager, Tim Symonds, stated that this request was to award Contract #26093-S for Audio Visual Equipment for the new Multi-Use Recreation Facility to Sound Principles Pro Multi Media, Inc., in the amount of \$289,543.99. Mr. Symonds noted that the new Multi-Use Recreation Facility was currently under construction. The project team worked with the Parks and Recreation staff and Sound Principles to develop the audio visual scope needed in the new facility which included: tv's to all community meeting rooms, activity rooms and sitting areas, large screen projector to community room, including sound system, microphones and in ceiling speakers, public announcement and sound system - controlled from the reception desk, tv's and sound system to weight room, speakers and announcement system to both large gyms, and video conferencing capability. He noted that once they received the quote from Sound Principles, he conducted a cost analysis to ensure pricing was consistent and comparable, specifically in relation to their previous project at Fayette County Health Facility.

Vice Chairman Gibbons moved to approve to award Contract #26093-S for Audio Visual Equipment for the new Multi-Use Recreation Facility to Sound Principles Pro Multi Media, Inc., in the amount of \$289,543.99. Commissioner Oddo seconded.

Commissioner Rousseau asked why this project had not been sent out for bid solicitation. He noted that this, in his opinion, was a sole sourced project and did not allow other vendors the opportunity to work with the County. Commissioner Rousseau stated that he had concerns regarding the methods used in selecting this vendor. While he acknowledged that the assumed reason for going with Sound Principles again was to maintain consistency in equipment and quality for audio visual equipment within county facilities. Doing this did not give other contractors the opportunity to do business with the County and at the least, submit a bid, which would have allowed for a comparative analysis to be performed to ensure costs were fair.

Purchasing Director Ted Burgess stated that Commissioner Rousseau's assumption was correct, a decision was made a couple of years ago when the Commissioner Chambers AV equipment was upgraded, to maintain the same vendor moving forward. This would be more efficient and ensure quality, compatibility, issues resolution, and warranties would be well managed.

Commissioner Rousseau stated that he did he did recall a comment regarding wanting to maintain consistency and quality for audio visual equipment moving forward, however, he did not recall a vote from the Board to do so.

Vice Chairman Gibbons moved to approve to award Contract #26093-S for Audio Visual Equipment for the new Multi-Use Recreation Facility to Sound Principles Pro Multi Media, Inc., in the amount of \$289,543.99. Commissioner Oddo seconded. The motion passed 4-1, with Commissioner Rousseau voting in opposition.

**10. Request to approve Contract #1229-P; Change Order #6 for Mission Critical Partners for a not to exceed amount of \$274,988.**

911 Director, Kayte Vogt, stated that this request was seeking Board approval for Contract #1229-P; Change Order #6 for Mission Critical Partners for a not to exceed amount of \$274,988. Ms. Vogt stated that Mission Critical Partners had been a vital part of our team, and their services were still required going forward. Throughout the project, the County continually relied on their insight and expertise to identify system issues, review vendor documentation, acceptance plans, and ultimately improve system

coverage. This interactive process helped to ensure the system functioned as required to help provide reliable communications for our public safety members and Fayette County citizens.

Vice Chairman Gibbons moved to approve Contract #1229-P; Change Order #6 for Mission Critical Partners for a not to exceed amount of \$274,988. Commissioner Oddo seconded.

Chairman Hearn asked if there was an estimate on when the project would be completed.

Ms. Vogt stated that they were conducting a relocation project and then moving into a tower installation project. Both projects helped improve communication coverage in their respective areas. Once completed testing will occur and tentative project sign off and completion.

Commissioner Rousseau asked if the issue of dead zones had been resolved in the northern part of the County.

Ms. Vogt stated that the tower installation project near Highway 138 and Commerce would address those issues.

Vice Chairman Gibbons moved to approve Contract #1229-P; Change Order #6 for Mission Critical Partners for a not to exceed amount of \$274,988. Commissioner Oddo seconded. The motion passed 5-0.

#### **ADMINISTRATOR'S REPORTS:**

- A. Contract #2018-P: Public Works Engineer of Record; Task Order 43: 671 Kenwood Road; Change Order #1: Environment Support Services**
- B. Contract #2378-S: Water System Engineer of Record; Task Order 26-08: On-Call Water Modeling Services**
- C. Contract #2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure; Task Order 27: On-Call Long Service with Bore**
- D. Contract #2572-S: Purate for Water Treatment; Change Order #1: Additional Purate**
- E. Contract #26077-A: Lake Horton Dam Flow Weir Repair**
- F. Gym Equipment for Multi-Use Recreation Building Acquisition Through Purchase Order**

#### **Hot Projects**

Mr. Rapson stated that he provided the Board with the Hot Topics report with updates to the Parks and Recreation Multi-Use Facility, Redwine Tunnel, Coastline Bridge Road improvements, the QTS Traffic Signal and guardrail project, Mark Lane culvert replacement project, Darren Drive Box Culverts, and Whitewater Creek Nature Area.

#### **Trail Building Workday**

Mr. Rapson advised that there would be a trail building party on February 28<sup>th</sup> from 9:00-noon. Volunteers from Georgia Power and citizens would gather to build the soft surface trails, and complete other beneficial work on the new pocket park.

#### **Fayette County Retreat**

Mr. Rapson advised that Fayette County Annual Retreat would be on Wednesday, May 13<sup>th</sup> at Trilith Live.

#### **Madam President**

Mr. Rapson extended a congratulations and announced that Fayette County Clerk Tameca Smith was recently elected as President of the Georgia Clerks Association.

**ATTORNEY'S REPORTS:**

**Notice of Executive Session:** County Attorney Dennis Davenport stated that there were five items for Executive Session. Two items involving threatened litigation, one item involving real estate acquisition, January 11, 2026, Executive Session Minutes revision, and the review of the January 22, 2026 Executive Session Minutes.

**COMMISSIONERS' REPORTS:**

**Commissioner Rousseau**

Commissioner Rousseau extended his congratulations to Ms. Smith on her election as President of the Georgia Clerks Association. And congratulated the Fire Department on their upcoming recognition. He noted that Parks and Recreation Director was recently promoted to actress during her recent tv debut, in an interview regarding the New Multi-Use Facility. He concluded encouraging the community to participate in the Trail Building Workday on February 28<sup>th</sup>.

**EXECUTIVE SESSION:**

Two items involving threatened litigation, one item involving real estate acquisition, January 11, 2026 Executive Session Minutes revision, and the review of the January 26, 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 5:45 p.m. and returned to Official Session at 6:23 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. Vice Chairman Gibbons seconded. The motion passed 5-0.

**Approval of the revised January 8, 2026 Executive Session Minutes:** Commissioner Oddo moved to approve the revised January 8, 2026 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

**Approval of January 22, 2026 Executive Session Minutes:** Commissioner Oddo moved to approve January 22, 2026 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

**ADJOURNMENT:**

Commissioner Oddo moved to adjourn the February 12, 2026, Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 5-0.

The February 12, 2026 Board of Commissioners meeting adjourned at 6:23 p.m.

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Marlena Edwards, Chief Deputy County Clerk

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Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 26<sup>th</sup> day of February 2026. Attachments are available upon request at the County Clerk's Office.