

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

September 10, 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 September 10, 2026, Board of Commissioners meeting to order at 5:01 p.m. A quorum of the Board was present.

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

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

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

PUBLIC COMMENT:

Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.

CONSENT AGENDA:

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

1. **Approval of an Intergovernmental Agreement with the City of Fayetteville allowing the Fayette County Board of Elections to host the City's homestead election in conjunction with the county election to be held on November 3, 2026.**
2. **Approval of the updated lease term acceptance information/exhibit for a tower site at Porter Rd for Public Safety Radio System (#1428-P), as outlined in the terms and conditions.**

3. **Approval of the updated lease term acceptance information/exhibit for a tower site at Swanson Rd for Public Safety Radio System (#1428-P), as outlined in the terms and conditions.**
4. **Approval of the updated lease term acceptance to change the monthly fees for a tower site at Downtown Tyrone for Public Safety Radio System (#1428-P), as outlined in the terms and conditions.**
5. **Approval for Fire & Emergency Services to adjust EMS Billing rates to align with the amended Georgia House Bill 506: Surprise Billing Consumer Protection Act, by amending minimum reimbursement rates to auto adjust to 325% of Medicare (rates adjust annually) from 150% of Medicare and cancel the reimbursement contract with Blue Cross/Blue Shield.**
6. **Approval to accept a grant award from The Georgia Bar Foundation for live streaming People's Law School in the amount of \$20,000; no matching funds required.**
7. **Approval of the August 27, 2026, Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

8. **Request to submit a Georgia Outdoor Stewardship Program (GOSP) grant application for up to \$4,000,000 to the Georgia Department of Natural Resources for the construction of the Starr's Mill Nature Trail with 75% grant funding (up to \$3,000,000) and a 25% local match (up to \$1,000,000).**

Transportation Engineer Paola Kimball stated that this item was requesting authorization to submit an application to the Georgia Department of Natural Resources for a Georgia Outdoor Stewardship Program grant of up to \$4,000,000 for construction of the Starr's Mill Nature Trail. The proposed trail would connect the Starr's Mill Educational Facility with the Starr's Mill school complex. She explained that the grant would provide 75 percent of the project funding, up to \$3 million, and that the County would provide a local match of up to \$1 million. The local matching funds would be transferred from the 2017 SPLOST.

Commissioner Maxwell acknowledged concerns raised in emails and media coverage suggesting that Fayette County's path projects were intended to connect with the Atlanta BeltLine.

County Administrator Steve Rapson explained that the County's Comprehensive Transportation Plan focused on connecting communities and municipalities within Fayette County. He stated that broader Atlanta Regional Commission (ARC) goals involving regional connectivity may have contributed to the misunderstanding but confirmed that the County was not pursuing a path connection to the Atlanta BeltLine.

Chairman Hearn stated that the trail would expand upon previously completed path connections in the area and provide a useful route for students and other residents.

Mr. Rapson explained that much of the proposed trail would cross land already owned by the Fayette County Water System near the reservoir. County ownership of the property would simplify land acquisition and help move the project forward. He also stated that the Starr's Mill Educational Facility would support school science activities and would benefit from the trail connection.

Commissioner Rousseau asked whether the proposed \$1 million local match would be sufficient to complete construction.

Public Works director Phil Mallon stated that the current estimate was expected to be sufficient but acknowledged that the County would return to the Board if additional funding became necessary.

Commissioner Rousseau stated that he supported the project and again encouraged the County to pursue greater path connectivity within unincorporated Fayette County. He also encouraged County participation in the Fayette Forward planning process to help shape future connectivity efforts.

Vice Chairman Gibbons moved to approve to submit a Georgia Outdoor Stewardship Program (GOSP) grant application for up to \$4,000,000 to the Georgia Department of Natural Resources for the construction of the Starr's Mill Nature Trail with 75% grant funding (up to \$3,000,000) and a 25% local match (up to \$1,000,000). Commissioner Oddo seconded. The motion passed 5-0.

9. Request to award Bid #27020-B Micro Surfacing to Asphalt Paving Systems, Inc. in the amount of \$956,024.25.

Road Director Steve Hoffman stated that this item requested approval to award Bid #27020-B, Micro Surfacing, to Asphalt Paving Systems, Inc., in the amount of \$956,042.50.

Mr. Hoffman confirmed that the County received one bid. Although the procurement was not designated as a sole-source purchase, no other companies submitted proposals. He stated that the proposed price was slightly higher than the previous year because of increased material and fuel costs. The price likely would have been higher if the project had been bid later due to continuing fuel-cost increases.

Commissioner Rousseau asked why the County had repeatedly received only one bid for micro surfacing work.

Mr. Rapson advised that the solicitation had been emailed to 85 companies registered with the County and distributed to an additional 284 companies through the State registry. He also noted that micro surfacing was a specialized process and that the limited number of contractors performing that type of work likely restricted competition.

Vice Chairman Gibbons moved to approve to award Bid #27020-B Micro Surfacing to Asphalt Paving Systems, Inc. in the amount of \$956,024.25. Commissioner Oddo seconded. The motion passed 5-0.

10. Request to award Bid #27017-B Hot-In-Place Asphalt Recycling to Gallagher Asphalt Co., Inc. in the amount of \$527,212.80.

Mr. Hoffman requested approval to award Bid #27017-B, Hot-in-Place Asphalt Recycling to Gallagher Asphalt Co., Inc. in the amount of \$527,212.80. He noted a correction to the background information accompanying the agenda item. The project location was changed to Huntington South because the location originally identified in the documentation had been completed during the previous fiscal year.

Vice Chairman Gibbons moved to approve to award Bid #27017-B Hot-In-Place Asphalt Recycling to Gallagher Asphalt Co., Inc. in the amount of \$527,212.80. Commissioner Oddo seconded.

Chairman Hearn asked about single bid as well as questioned the unit price, in comparison to last year's pricing.

Mr. Hoffman stated that the unit price was approximately \$0.25 per square yard higher than the previous year, which was considered relatively close to the previous pricing given increased fuel and mobilization expenses. He noted that the solicitation had been distributed to approximately 385 potential vendors that had indicated an interest in that type of work, but hot-in-place recycling remained a specialized service with limited competition.

Vice Chairman Gibbons moved to approve to award Bid #27017-B Hot-In-Place Asphalt Recycling to Gallagher Asphalt Co., Inc. in the amount of \$527,212.80. Commissioner Oddo seconded. The motion passed 5-0.

11. Request to approve delegation of authority to the County Administrator to amend the Fayette County Policy and Procedure Manual of Fayette County.

Mr. Rapson presented a request for the Board to formally delegate authority to the County Administrator to amend existing administrative policies and procedures. He noted that the request did not involve creating entirely new policies. Instead, modifications to existing policies and standard operating procedures would be made as needed, distributed to the Board by

email, and subsequently placed on the Board agenda under Administrators' Reports so the changes would be reflected in the official meeting record.

Commissioner Rousseau stated that the matter had initially been understood as a request for the County Administrator to investigate issues regarding County policies and procedures and expressed concern that the proposal had progressed without sufficient opportunity for discussion. He emphasized the importance of maintaining appropriate checks and balances and ensuring that responsibilities entrusted to the Board by citizens were not unintentionally transferred to the County Administrator.

Mr. Rapson clarified that the action before the Board only delegated administrative authority and that individual policy revisions would subsequently be presented to the Board and entered into the meeting record. The Commissioner asked that the Administrator continue the practice of keeping the Board informed and bringing applicable matters forward for ratification.

Vice Chairman Gibbons moved to approve delegation of authority to the County Administrator to amend the Fayette County Policy and Procedure Manual of Fayette County. Commissioner Oddo seconded. The motion passed 5-0.

ADMINISTRATOR'S REPORTS:

- A. Contract 27001-B: Kenwood Park Erosion Stabilization**
- B. Contract 27008-S: Body Cameras – Marshal & Animal Control**
- C. Contract 27013-A: Asphalt Milling**

Starr's Mill Ribbon Cutting

Mr. Rapson reported that a Starr's Mill Ribbon Cutting event had been held earlier in the day at Starr's Mill and had gone well. He announced that Starr's Mill had been recognized by citizens as the most photographed location in Fayette County and that a representative would attend the award presentation on the County's behalf.

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics updates for the Parks and Recreation Multi-Purpose Facility, Darren Drive culvert replacement, Cross Creek culvert replacement, Justice Center buildout, the Crosstown Generator Project, Animal Shelter Phase II – Livestock Building project, and the Senior Center Project.

Braveheart Award

Mr. Rapson recognized the Fayette County Clerk, Tameca Smith, for receiving the **Braveheart Award for Public Service**, noting that the recognition was related in part to the County's citizen workshops. The first session of the citizen workshop was conducted earlier that week and discussed Administration and the Board of Commissioners, with **approximately** 35 residents participating.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were two items for Executive Session: One item involving real estate acquisition and the review of the August 27, 2026 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Maxwell

Commissioner Maxwell discussed the new bridge on Highway 85 South near Starr's Mill, which had been formally recognized earlier that afternoon. The previous bridge had reportedly been constructed in approximately 1950 and had served the area for roughly 76 years. The Commissioner complimented the appearance of the new bridge and thanked the Georgia Department of Transportation (GDOT) for its work and cooperation with Fayette County.

Commissioner Maxwell referenced several other significant GDOT projects affecting the County, including work at the Highway 54/74 intersection and the Interstate 85/Highway 74 interchange. He stated that the Starr's Mill/Highway 85 bridge represented

approximately a \$4 million project with no County financial contribution and expressed appreciation for GDOT's investment in Fayette County transportation infrastructure.

Commissioner Rousseau

Commissioner Rousseau congratulated the County Clerk Tameca Smith on the public service recognition and stated that the award also reflected the efforts of department heads and staff participating in the County's citizen academy. He reported attending the first citizen academy meeting and complimented the program. He also recognized the Whitewater community for honoring public safety personnel earlier that day and thanked public safety employees for their daily service to County residents.

Commissioner Oddo

Commissioner Oddo recognized the upcoming September 11th anniversary, remembering the American and international victims of the attacks and encouraging residents to keep those individuals and their families in their thoughts and prayers.

Chairman Hearn

Chairman Hearn reported attending an Atlanta Regional Commission meeting with Assistant County Administrator Jason Tinsley the previous day. He encouraged Mr. Tinsley to continue periodically attending regional transportation meetings to better understand the programs and emphasized the importance of Fayette County maintaining relationships with regional partners because those relationships could benefit the County in future projects.

EXECUTIVE SESSION:

One item involving real estate acquisition and the review of the August 27, 2026 Executive Session Minutes.

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

The Board recessed into Executive Session at 5:28 p.m. and returned to Official Session at 6:09 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 August 27, 2026 Executive Session Minutes: Commissioner Oddo moved to approve the August 27, 2026 Executive Session Minutes. Vice Chairman Gibbons seconded. The motion passed 5-0.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the September 10, 2026, Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 5-0.

The September 10, 2026 Board of Commissioners meeting adjourned at 6:10 p.m.

Marlena Edwards, Chief Deputy County Clerk

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 24th day of September 2026. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk