

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 11, 2025
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 11, 2025 Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present.

Invocation and Pledge of Allegiance by Vice Chairman Edward Gibbons

Vice Chairman Edward Gibbons gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Charles Oddo moved to approve the agenda as written. Vice Chairman Gibbons 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:

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

1. Approval to add Arbroyale Phase II Subdivision to Fayette County's Street Light Program.
2. Approval of the proposed 2026 Local Maintenance & Improvement Grant (LMIG) project list for unincorporated Fayette County and authorization for the Chairman to sign the LMIG Application and related documents.
3. Approval of August 28, 2025 Board of Commissioners Meeting Minutes.

OLD BUSINESS:

- 4. Request to award Contract No. 2535-P; Emergency Generators for Crosstown Water Treatment Plant to Georgia Power for purchase and installation of two fixed generators and transfer switch for a not-to-exceed amount of \$4,228,090.00. This item was tabled at the August 28, 2025 Board of Commissioners meeting.**

Water Systems Director, Vanessa Tigert, stated that this request was seeking approval for the purchase and installation of emergency generators for Crosstown Water Treatment. This project would include two natural gas generators and transfer switch for a not-to-exceed amount of \$4,228,090.00. She noted that majority of this project would be paid via a FEMA/GEMA grant.

Vice Chairman Gibbons moved to approve to award Contract No. 2535-P; Emergency Generators for Crosstown Water Treatment Plant to Georgia Power for purchase and installation of two fixed generators and transfer switch for a not-to-exceed amount of \$4,228,090.00. This item was tabled at the August 28, 2025 Board of Commissioners meeting. Commissioner Oddo seconded.

Commissioner Oddo asked what the purpose was for having the generators.

Ms. Tigert stated that new generators would replace the older model generator at the Crosstown Water Treatment Plant. She stated that the plant had grown and the current generator, installed in the late 80's, could not keep up and needed to be updated to power the plant in the event of a significant electrical outage.

Vice Chairman Gibbons moved to approve to award Contract No. 2535-P; Emergency Generators for Crosstown Water Treatment Plant to Georgia Power for purchase and installation of two fixed generators and transfer switch for a not-to-exceed amount of \$4,228,090.00. This item was tabled at the August 28, 2025 Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 5-0.

NEW BUSINESS:

- 5. Consideration of an Annexation Notification from the Town of Brooks regarding a request to annex Parcel No. 0407 013 and Parcel No. 0407 013B, for a total of 46.064 acres, located in Land Lot 39 of the 4th District and fronting on Hardy Road.**

Planning and Zoning Director Deborah Bell stated that this request was seeking Board approval of an annexation request from the Town of Brooks, regarding Parcel No. 0407 013 and Parcel No. 0407 013B, for a total of 46.064 acres, located in Land Lot 39 of the 4th District and fronting on Hardy Road. Ms. Bell stated that staff had no specific objection to the request. She noted that although there were no specific points of objection from County staff, the Engineering Department did have some items outlined in their assessments of the request related to site access.

Vice Chairman Gibbons moved to approve Annexation Notification from the Town of Brooks regarding a request to annex Parcel No. 0407 013 and Parcel No. 0407 013B, for a total of 46.064 acres, located in Land Lot 39 of the 4th District and fronting on Hardy Road. Commissioner Oddo seconded. The motion passed 5-0.

- 6. Request to award Contract #2532-P: Security Camera System Maintenance and Support, to A3 Communications, Inc., in the not to exceed amount of \$125,894.00, to provide maintenance to the County's existing network of security cameras and a transfer of \$100,894 from General Fund Project Contingency to Capital Improvement Project (CIP) 37270483-541210-257AC.**

Chief Marshall Lem Miller stated that this request was to award Contract #2532-P: Security Camera System Maintenance and Support, to A3 Communications, Inc., in the not-to-exceed amount of \$125,894.00, to provide maintenance to the County's existing network of security cameras. This contract included \$68,544 for the annual maintenance contract, an estimated support

cost of \$7,350, and an estimated \$50,000 for camera replacement. He continued that Fayette County expanded the surveillance camera system in the parks and buildings beginning in 2015. During that time the system has grown to include 255 cameras in 15 locations across the county. He noted that due to age and technological advances, the system needed to be updated, acknowledging that the average life span of an external camera was about six to eight years.

Vice Chairman Gibbons moved to approve to award Contract #2532-P: Security Camera System Maintenance and Support, to A3 Communications, Inc., in the not to exceed amount of \$125,894.00, to provide maintenance to the County's existing network of security cameras and a transfer of \$100,894 from General Fund Project Contingency to Capital Improvement Project (CIP) 37270483-541210-257AC. Commissioner Oddo seconded

Commissioner Maxwell stated that in his review of this item he noticed that the purchasing bid evaluation score sheet was missing. He asked if it had been completed and if it should have been included in the backup.

County Administrator Steve Rapson stated that the bid evaluation score sheet was completed but was mistakenly not included in the backup but would be provided to the Board. He noted that A3 Communications, Inc. was the lowest responsive bidder.

Commissioner Rousseau asked if a service agreement was included in this contract.

Chief Miller stated that the contract included a maintenance agreement where the vendor would come out and assess the equipment and provide an analysis of what was needed. Materials/parts costs were not included in the contract. He noted that if the camera could not be fixed it could be replaced.

Mr. Rapson stated that this was a one-year \$75,894 contract. The contract would renew annually with a 90-day option like other county contracts.

Commissioner Rousseau asked if this camera update had been included in the budget.

Mr. Rapson stated that only about \$15K was requested in the budget, which was why the additional \$100,894 transfer was included in the request to update the entire camera system at one time.

Vice Chairman Gibbons moved to approve to award Contract #2532-P: Security Camera System Maintenance and Support, to A3 Communications, Inc., in the not to exceed amount of \$125,894.00, to provide maintenance to the County's existing network of security cameras and a transfer of \$100,894 from General Fund Project Contingency to Capital Improvement Project (CIP) 37270483-541210-257AC. Commissioner Oddo seconded. The motion passed 5-0.

7. Request to authorize the delegation of settlement authority to the County Manager for individual claims not exceeding \$5,000.

Mr. Rapson stated that the County periodically received claims from residents and business owners for property damage allegedly caused by County operations. These claims commonly involve damage to mailboxes or signage, vehicle damage often resulting from debris projected by mowing equipment, water leaks or cleanup costs associated with meter installations. To ensure timely and efficient resolution of such matters, staff recommends that the Board of Commissioners formally authorize the delegation of settlement authority to the County Manager for individual claims not exceeding \$5,000. Mr. Rapson stated that this would allow him, in consultation with appropriate staff and legal counsel as needed, to review, evaluate, and approve settlements for minor property damage claims without requiring separate Board action for each case.

Commissioner Rousseau asked if a report would be provided of settlements approved by the County Administrator.

Mr. Rapson stated he would notify the Board via email of settlement approvals.

Vice Chairman Gibbons moved to approve to authorize the delegation of settlement authority to the County Manager for individual claims not exceeding \$5,000. Commissioner Oddo seconded. The motion passed 5-0.

ADMINISTRATOR'S REPORTS:

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics with updates to the Starrs Mill Tunnel, Parks and Recreation Multi-Use Facility, Coastline Bridge Improvements, North Bend Ct. Culvert Replacement, and the QTS Traffic Signal and guardrail project. He also advised that an email regarding the Brooks/school system adjacent road project was sent discussing the project status.

ATTORNEY'S REPORTS:

Notice of Executive Session: Assistant County Attorney Patrick Stough stated that there were six items for Executive Session. One item involving threatened litigation, two items involving pending litigation, and the review of the July 24, August 14, and August 28, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Vice Chairman Gibbons

Vice Chairman Gibbons in memory of the tragedy of 9/11 stated he would never forget the events of that day. He also expressed his disgust regarding horrific events in recent news related to the death of a public figure.

Commissioner Rousseau

Commissioner Rousseau extended kudos to staff that participated in the first session of the Citizens Academy. He received good feedback from those in attendance.

Commissioner Oddo

Commissioner Oddo echoing Vice Chairman Gibbons comments stated that the events of 9/11 were devastating and was felt globally and something no one should ever forget.

Chairman Hearn

Chairman Hearn also expressed his appreciation to County Clerk Tameca P. Smith, CFO Sheryl Wienmann, and Chief Assessor Lee Ann Bartlett for a job well done with the Citizens Academy training. He also noted that the Brooks/Liberty Tech access road was nearly complete and hoped it would be opened soon. He extended a job well done to Public Works for that project. He concluded acknowledging 9/11 stating that he'd never forget the events of that day and was truly indebted to the brave individuals (public safety and first responders) who stepped up on that day during that tragedy.

EXECUTIVE SESSION:

One item involving threatened litigation, two items involving pending litigation, and the review of the July 24, August 14, and August 28, 2025 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 5:20 p.m. and returned to Official Session at 5:47 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 July 24, 2025 Executive Session Minutes Commissioner Oddo moved to approve July 24, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

Approval of August 14, 2025 Executive Session Minutes: Commissioner Oddo moved to approve August 14, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

Approval of August 28, 2025 Executive Session Minutes: Commissioner Oddo moved to approve August 28, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the September 11, 2025 Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 5-0.

The September 11, 2025 Board of Commissioners meeting adjourned at 5:48 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 25th day of September 2025. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk