

## **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**

October 23, 2025  
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 October 23, 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 Chairman Lee Hearn**

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

#### **Acceptance of Agenda**

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

### **PROCLAMATION/RECOGNITION:**

#### **1. Recognition of the graduates of the inaugural Fayette County Citizen Workshop Series.**

Fayette County Clerk, Tameca P. Smith, stated that starting on September 9, citizens of unincorporated Fayette County attended the first Fayette County Citizen Workshop Series. She noted that this was a six-week workshop where citizens got an inside look at how county government worked, from finance and community planning to recreation, public safety, public works, elections, and more. A total of 65 people showed interest, and 35 were accepted into the program. The classes averaged about 25 participants each night. Ms. Smith stated that each session was designed to be interactive, informative, and engaging, giving citizens the chance to hear directly from County staff, ask questions, and discover the many services that shape our community. The six-week course had a mandatory four-week attendance requirement, during the workshop, citizens were able to tour the County jail, water system plant, and public safety vehicles. Each night, citizens were greeted with dinner, ready to take in information on who we are, what we do, and who we do it for the Citizens of Fayette County. Ms. Smith recognized Fayette County Citizen Workshop graduates.

County Administrator Steve Rapson expressed his appreciation to staff who participated in the Citizens Workshop and gave a special shoutout to Ms. Smith the "taskmaster" who spearheaded and facilitated the workshop. He noted that the workshop was a success and looked forward to the next session in 2026.

## **PUBLIC HEARING:**

### **2. Final Public Hearing for consideration of Resolution 2025-08 adopting the 2025 Property Tax Millage Rate.**

Chief Finance Officer Sheryl Weinmann stated that this was the third and final millage rate public hearing and proposed adoption of the 2025 Property Tax Millage Rate. She noted that the first two Property Tax Millage Rate public hearings were held on October 16, at 10:00 a.m. and at 6:00 p.m. She stated that the hearings had been advertised, per state requirement. She continued with an overview presentation to the Board.

Ms. Weinmann stated that the 2024 Digest was \$10.2 billion, the Growth in the Digest real property increased by 0.63% or \$62.4 million, personal property had an increase of 11.23% for \$82,983,266, motor vehicles decreased by 8.37%, which was standard considering when TAVT went into effect in 2013. The total Growth increase was \$144,422,349 or 1.41%.

Exemptions also increased and are reflected as negative because they reduced the Digest by \$73.8M. Resulting in the total growth change of \$70.6M or 0.69% of the Digest. Ms. Weinmann stated that Reassessments of real property because of House Bill 581. Real property growth was \$674.8M, which was a decrease of 6.59% from last year. The increase in exemption reassessments was \$482.6M which was a 100% increase because there were not reassessments exemptions before, this came about with the approval of HB 581. The total reassessment change was \$192.2M or an 1.88% increase.

As a result, the positive change in the Digest was \$262,865,457. The 2025 Digest totaled \$10,508,349,912. She continued the presentation showing the change in taxable Digest. She stated that the change in taxable Digest continued increasing since 2016, although the 2025 increase was less substantial.

The proposed 2025 millage rate was 3.763 for the General Fund Maintenance & Operations, Fire Services (2.82), which was a decrease, Emergency Medical Services (1.000), which was an increase, and 911 Services (0.210).

Ms. Weinmann stated as an example using a home valued at \$500k with a taxable value was \$200,000 and the standard homestead exemption of \$5000 if rolled back and using the millage rate of 3.694 the annual increase would be \$13.45 for the General Fund M & O. She noted that this would be the most the increase would be considering most household would have some sort of floating homestead exemption. EMS would increase of \$97.50, and fire would decrease by \$48.75. This resulted in a total change to the tax bill of \$62.20. She also outlined an example of a tax bill using the same a home valued at \$500k with a taxable value was \$200,000 and a floating homestead exemption of \$13,084, adding it to the standard homestead exemption equaling \$18,084. She noted that this would decrease the taxable value of the home in this example the annual increase would be \$12.55 for the General Fund M & O, EMS would increase of \$90.96, and fire would decrease by \$45.48. This resulted in a total change to the tax bill of \$58.03.

Ms. Weinmann stated that Fayette County remained one of the lowest counties for millage rates. Ms. Weinmann offered examples of a residential tax bill for a \$500,000 home value for unincorporated Fayette County, Town of Brooks, Peachtree City, City of Fayetteville and Town of Tyrone showing the distribution of each to Board of Education, County M&O, Fire District, EMS District and 911 District appropriately.

Since 2014 if the millage rate had remained the same, the County would have collected another \$121.9 million at this point. Ms. Weinmann stated that this could be looked at as \$121.9 million that would have been used on projects or \$121.9 million savings for the citizens.

Ms. Weinmann requested that the Board approve the adoption of Resolution 2025-08 to levy the County property tax.

No one spoke in favor in opposition.

Vice Chairman Gibbons moved to approve Resolution 2025-08 adopting the 2025 Property Tax Millage Rate. Commissioner Oddo seconded.

Commissioner Rousseau asked for a brief explanation of the notice of an increase although the Tax Millage Rate remained the same, to ensure the public understood.

Ms. Weinmann stated that if an entity does not roll back the Tax Millage Rate had to be advertised as a tax increase because if we rolled back, we would only be taking advantage of growth dollars. But by not rolling back we are taking advantage of both growth and reassessment dollars. She added that when advertised in the paper a 5-year history was displayed, and the notice of tax increase was reflected at 1.87% because that was the difference between what the current mileage rate was and what it would have rolled back to.

Commissioner Rousseau asked if notices had gone out to residents yet.

Ms. Weinmann stated no they had not, because they needed approval of the 2025 Property Tax Millage Rate first. She stated it was her understanding they would be going out by November 15<sup>th</sup>.

Commissioner Rousseau asked what the due date would be.

Ms. Weinmann stated that they would be due 60 days upon receipt of the notice, tentatively January 15<sup>th</sup>.

Vice Chairman Gibbons moved to approve Resolution 2025-08 adopting the 2025 Property Tax Millage Rate. Commissioner Oddo seconded. The motion passed 5-0.

Planning and Zoning Director Debbie Bell read the Public Hearing process and procedures.

**3. Consideration of Petition No. 1367-25, Rekha Mehta and Madhu Patel, owners, & Scott Bodkin, agent, request to rezone 4.19 acres from A-R (Agricultural-Residential) to O-I (Office-Institutional); property located in Land Lot 58 of the 7th District and fronts on Highway 54 West.**

Ms. Bell stated that this item was seeking approval for Petition No. 1367-25, Rekha Mehta and Madhu Patel, owners, & Scott Bodkin, agent, request to rezone 4.19 acres from A-R (Agricultural-Residential) to O-I (Office-Institutional); property located in Land Lot 58 of the 7th District and fronts on Highway 54 West. She stated that the applicant proposes to rezone 4.19 acres from A-R (Agricultural-Residential) to O-I (Office-Institutional) for the purposes of future office development. As defined in the Fayette County Comprehensive Plan, O-I (Office-Institutional) was designated for this area, so the request for O-I zoning was appropriate. She noted that both staff and the Planning Commission recommended approval of the request. Ms. Bell briefly reviewed arial, environmental, topographical and zoning maps of the parcel associated with the request.

Alison Tringale and Brian Kagan, petitioners, stated that the purpose of the request for O-I was to develop a 24,000sq. ft. wellness center.

No one spoke in favor or in opposition.

Vice Chairman Gibbons moved to approve Petition No. 1367-25, Rekha Mehta and Madhu Patel, owners, & Scott Bodkin, agent, request to rezone 4.19 acres from A-R (Agricultural-Residential) to O-I (Office-Institutional); property located in Land Lot 58 of the 7th District and fronts on Highway 54 West. Commissioner Maxwell seconded.

Commissioner Maxwell asked when they felt they would begin construction.

Mr. Kagan stated ideally, they would begin clearing the property in January/February 2026 with the building erected by 4<sup>th</sup> quarter 2026.

Commissioner Oddo asked who the individuals were noted as owners on the agenda request form. Ms. Bell stated that those were the current owners of the property. They were under contract set to close pending approval of the rezoning.

Vice Chairman Gibbons moved to approve Petition No. 1367-25, Rekha Mehta and Madhu Patel, owners, & Scott Bodkin, agent, request to rezone 4.19 acres from A-R (Agricultural-Residential) to O-I (Office-Institutional); property located in Land Lot 58 of the 7th District and fronts on Highway 54 West. Commissioner Maxwell seconded. The motion passed 5-0.

**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.

4. **Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Heather Stewart, in the amount of \$2,882.62 for tax years 2022, 2023, and 2024.**
5. **Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Subharaj Nath, agent for De Lage Laden, in the amount of \$895.48 for tax year 2024.**
6. **Approval to award Contract #26046-S, Animal Shelter Phase II - Project Manager, to Morgan Mill Consulting LLC, in the not-to-exceed amount of \$80,000.00.**
7. **Acceptance of Sheriff Barry H. Babb's decision to accept two (2) vehicles from the City of Fayetteville Police Department.**
8. **Approval of a grant award for the DUI Accountability Court from Governor's Office of Highway Safety in the amount of \$35,000.**
9. **Approval of the amendment and renewal of a contract between Fayette County and the Judicial Correction Services (JCS), LLC for probation supervision and rehabilitation services for Magistrate Court beginning January 1, 2026 and terminating December 31, 2026.**
10. **Approval of staff to acquire all fee simple right-of-way, easements, and appraisals for the proposed 2017 SPLOST; Stormwater Category II, Tier II Project 250 Greenfield Circle Culvert Replacement (24SAD).**
11. **Approval a Deed of Easement Agreement between Peachtree City, Georgia (1501 Georgian Park), LLC and Fayette County, Georgia for the purpose of acquiring easement area with an existing water line crossing the southeast corner of said property.**
12. **Approval to accept a Water Line Easement Agreement between QTS Fayetteville I, LLC and Fayette County, Georgia for the purpose of granting non-exclusive easement to Fayette County, Georgia.**
13. **Approval to award RFQ #26028-A to Signature Tennis Courts, Inc. in the amount of \$65,360.00 for Kenwood Park Court Resurfacing and to transfer \$29,227.00 from Parks Contingency to Tennis and Basketball Court Resurfacing budget 37260110 541210 256AH to fully fund the Court Resurfacing Project.**
14. **Approval of September 25, 2025 Board of Commissioners Meeting Minutes.**

**OLD BUSINESS:**

**NEW BUSINESS:**

**15. Consideration of a request from Jeff Lammes, developer of Eva Gardens, seeking authorization for the use of motorized cart travel on Matteo Way within the subdivision in accordance with Article III Motorized Carts of the Fayette County Code.**

Ms. Bell stated that this was a request from Jeff Lammes, developer of Eva Gardens, seeking authorization for the use of motorized cart travel on Matteo Way within the subdivision in accordance with Article III Motorized Carts of the Fayette County Code. She noted that the Board of Commissioners approval was required to designate streets for motorized cart travel. These were internal subdivision streets that were not subject to the same evaluation as external streets that exist outside subdivisions. Between 1995 and 2024, twenty-five (25) subdivisions have been approved for motorized cart use on internal streets. The street in Eva Gardens was Matteo Way. Ms. Bell added that approval was significant for this subdivision because they had a multi-use path connection to Kawanis Park, this approval would be especially helpful.

Vice Chairman Gibbons moved to approve request from Jeff Lammes, developer of Eva Gardens, seeking authorization for the use of motorized cart travel on Matteo Way within the subdivision in accordance with Article III Motorized Carts of the Fayette County Code. Commissioner Oddo seconded. The motion passed 5-0.

**16. Consideration of an appeal, from the property owner, of the Environmental Management Department's denial of a watershed buffer/setback variance for 170 Laydon Avenue.**

Mr. Rapson stated that before the Board was an appeal request to uphold or override Environmental Management Department's denial of a watershed buffer/setback variance for 170 Laydon Avenue.

Rick Lindsey, appeal applicant representative, reiterated that the purpose of this request was seeking an appeal of the denial of a watershed buffer/setback variance for 170 Laydon Avenue from the Fayette County Environmental Management Department. Mr. Lindsey noted that the encroachment that existed covered almost the entire footprint of the house. Mr. Lindsey stated that that encroachment was not the fault of Mr. Beadle. Mr. Lindsey provided a brief history of Mr. Beadle as a previous Fayette County resident, his desire to return to the area, the purchase of the property, and his health challenges. Mr. Lindsey stated that the property was a part of North Haven subdivision originally developed in the late 1990's. Mr. Beadle hired Mr. Lewis White as his builder who built his previous home, in Fayette County. Mr. Lindsey stated that in 2022 a request was sent to Fayette County to determine if the lot was buildable. They received a response that noted there was a stream present on the property and State Waters determination was needed to determine if it was a perineal stream, which would dictate the setback. He noted that the County's response also stated that the lot was eligible to receive a land disturbance permit prior to the building permit. Based on that information, surveyors were hired to determine the exact location of the stream and to determine where on the property a house could be located. Mr. Lindsey stated that the survey showed the stream and the state water buffers of 25 feet on both sides of the stream and did not show any other setbacks [including County buffers and setbacks]. Using the survey, Mr. White and Mr. Beadle met at the property and determined where to situate the house. He noted that this was the only involvement Mr. Beadle had in determining the location of the house. Mr. Lindsey stated that Mr. Beadle moved forward and got a construction loan for the property and construction commenced shortly thereafter. From there in late July of 2024 a stop work order was issued by the County. Thereafter Mr. Beadle was advised of the problem and in September 2024 both Mr. Beadle and Mr. White, the contractor, were issued citations. He noted that Mr. White had appeared in court and handled all citations and fines. Mr. Beadles' case in court had received continuances pending the determination of the variance request. Mr. Lindsey stated that he started working with Mr. Beadle in March 2025 after working with a previous attorney handling the criminal matters in State Court. Mr. Lindsey stated that once abreast of the situation he met with Mr. Keller, Mr. Stanley, and Ms. Nieber to discuss the situation from the County's perspective. He added that he also contacted both Mr. Rapson as well as the County Attorney Dennis Davenport due to the serious nature of this issue. He continued noting that a civil engineer was retained to comprise a mitigation

plan to address the environmental issues caused by the encroachment. He also reached out to the bank to stop collection efforts [which have since started back] on the construction loan. The mitigation plan was completed and an application for the variance was drafted. He noted there was a delay in submitting the variance application due to Mr. Beadle health challenges. Mr. Lindsey noted that Mr. Beadle was an army veteran and over the years had suffered health concerns, specifically heart issues which were recently exasperated resulting in him being hospitalized and placed on the heart transplant list. These factors understandably hindered Mr. Lindsey being able to review the mitigation plan and variance application with Mr. Beadle. Mr. Lindsey expressed his appreciation to Mr. Keller for his professionalism, patience, and understanding during this time. The variance application was finally filed in July 2025 and in August 2025 it was denied. Mr. Lindsey stated the denial was expected and noted that this was probably too big of an "ask" on a staff level, but a more appropriate request for the elected body of the County. Mr. Lindsey stated that the variance ordinance requires one of two criteria: 1. that there are unusual circumstances [which was the case in this instance- Mr. Beadle was unaware of the encroachment and the house was now almost complete, his funds were depleted, he did not cause the problem and there was really no other alternative to the location of the house]. Mr. Lindsey stated that they had submitted a mitigation plan that would address the water quality and water flow issues. Noting that even with the encroachment the quality and flow of the water would be the same as though the encroachment had not happened. Mr. Lindsey stated that on behalf of his client he comes to the Board "hat in hand" with a request to correct a problem he did not create. This variance would allow Mr. Beadle to resolve a bad situation. Approval would allow Mr. Beadle to complete construction and giving him permanent housing. If denied the situation would only get worse. Mr. Beadle did not have the funds to tear down the current dwelling and start over. Mr. Beadle addressed the Board, thanking them for their time and consideration. He stated that he had his heart transplant surgery in July and agreed with the points made by Mr. Lindsey. He desired to move back to Fayette County because he respected the community. Mr. Beadle stated that he understood the position of County and noted that it was not his intent to deceive the County in any way. He concluded by stating that he was currently living in an Airbnb and it was no longer feasible to pay both rent there and the interest on his construction loan. He humbly asked for forgiveness and Board consideration of his request.

Environmental Management Director, Bryan Keller, stated that on August 1<sup>st</sup> 2025 he denied the watershed buffer/setback variance for 170 Laydon Avenue based on the following causes, as noted in the County Ordinance a buffer variance was allowed only when 1. strict adherence to the 100 ft. natural buffer and 50 ft. of pervious setback creates an extreme hardship; and 2. intrusion is necessary for the functionality dependent use, and no reasonable alternative exists. Mr. Keller continued stating that his denial provided two supporting reasons 1. The application included an incorrect buffer claim; and 2. The footprint size and various required minimums. Mr. Keller reviewed a map that outlined the property and the watershed Protection ordinance buffer and setback impacts. He stated that based on the variance application 33% of the structure would be in the watershed protected buffer, 59% would be in the setback totaling 92% of the structure in either the buffer or setback. The footprint of the building was 3,800 sq. ft. which was 90% larger than minimum zoning requirement. Mr. Keller noted that there was 9,900 sq. ft of buildable area behind the home within the buffer/setback line, based on these reasons the application was denied. Mr. Keller provided a brief history of the property. He noted that Mr. Beadle did come to the office and spoke with Ms. Sims who subsequently emailed him the property evaluation form that clearly stated that there was a stream on site that needed determination so the buffers could be determined. Mr. Keller stated that there was no additional contact from Mr. Beadle or his surveyor. That information was provided again in January 2023 and again there was no contact from the property owner, surveyor, or design professional. He stated that there were no requests nor requests for information so staff could not get onto the property to determine the stream or ask what the buffer would be on the property by a surveyor or engineer. Mr. Keller stated that in 2023 multiple building permits was submitted to the Building Safety Department via SAGES none of which were received by the Environmental Management Department because they did not meet the minimum requirements at intake and were rejected. Once the Building Safety issues were resolved on July 23, 2024 there was a submitted application that was accepted. He noted that this was about 1.5 years after the initial inquiry about the property. At this point during an evaluation by his staff on new arial maps it was noticed a house had been constructed without a building permit or land disturbance permit. Mr. Keller stated upon this discovery his team as well as Build Safety staff went out to investigate upon arrival, they found an almost complete house. A stop work order was immediately issued. Shortly thereafter seven citations were issued. Once the stop work order was issued because for the land disturbance without a permit, staff asked for permission to get on site and by August site access was granted to make a determination of the stream. It was confirmed to be a perennial stream by both County staff and an independent environmental firm. Based on this determination the buffer/setback requirement was clear, the buffer was set at 100 ft. and a 50 ft. setback. Buffer/setback citations were issued. Mr. Keller stated that there had been several court continuances that occurred, the applicant hired his current

counsel, and the variance application was submitted and subsequently denied August 2025 and now the issue was before the Board for consideration.

Commissioner Rousseau asked as a point of clarification based on Mr. Lindsey's presentation if the setbacks were not included.

Mr. Lindsey clarified, stating that the original survey did not include the additional setback requirements and only noted 25 sq. ft. on either side

Mr. Keller stated that staff did receive that survey from the applicant and that was what was shown on the survey.

Vice Chairman Gibbons moved to approve the appeal overruling the denial.

Commissioner Rousseau called for point of order noting that he was still engaged in discussion.

Vice Chairman Gibbons extended his apologies assuming the dialogue had ended.

Commissioner Rousseau asked if there were any repercussions for violating our standards, if approved.

Mr. Keller stated that this was one of the most difficult decisions he had to make as Environmental Management Director, and he took this very seriously. Some of the repercussions of a vote allowing the structure to stay was the ability for someone to build a structure inside the watershed buffer/setback any time and request a variance be denied and be subsequently approved by the Board for said variance. He noted that structures have been removed in the past that were only marginally in the watershed buffer/setback.

Commissioner Rousseau asked if there were any state or oversight authority that could issue any type of repercussions, if approved.

Mr. Keller stated no, not that he was aware of.

Commissioner Rousseau asked the Assistant County Attorney Ali Cox if this could create a precedent, if approved.

Ms. Cox stated that in terms of precedent this would be a bad look for future homeowners and developers to be able to build in the buffer/setback and come after the fact and request a variance. She noted that these were state guidelines, "but us [the County] not following them would just be us not following them". She noted that she did not believe there would be any fines.

Commissioner Rousseau asked if they anticipated any negative environmental impacts.

Mr. Keller stated that the buffer/setback was put in place for a reason. The buffer was there to help downstream water quality, erosion, sediment, etc. He noted that this was only one house there was no concrete answer. He acknowledged that they did provide a mitigation plan to address these issues.

Commissioner Rousseau asked if he had an opportunity to review the mitigation plan.

Mr. Keller stated yes, he had. It was a part of the variance application which he denied.

Vice Chairman Gibbons stood by his previous motion to approve the appeal overruling the denial. Commissioner Maxwell seconded.

Commissioner Maxwell asked Mr. Lindsey for a brief overview of the mitigation plan.

Mr. Lindsey stated that the mitigation plan included a significant amount of planting/vegetation including tress, bushes, wetland plants which would in turn slow down the downstream water velocity as previously discussed. He noted that his client was open to additional measures, if requested by the Board.

Commissioner Maxwell stated that in his opinion he could not imagine a property owner risking this amount of money trying to get away or intentionally disregarding County ordinances and proper processes. He also acknowledged that he felt Mr. Keller made the right decision based on the information provided. Commissioner Maxwell stated that he didn't see any other option but to grant the approval of the variance application.

Vice Chairman Gibbons stated that from his perspective the appeals process was in place for a reason. He stated that he would continue to review each request according to the facts presented and based on its own merits, which was exactly what he was doing tonight. Reviewing this case, it posed an extreme hardship with no alternative way to fix the issues, the obvious option would be to overrule the denial and approve the variance request.

Commissioner Oddo stated that this was one of the most difficult application requests he's had to consider. He noted that as he reviewed the information, he was baffled on how the construction has gotten so close to being completed. In looking over photos of the site he noted wiring/electrical and questioned why inspections had not been done throughout.

Mr. Lindsey stated that they had been inspected by independent professional engineers and not County staff.

Building Safety Director Leslie Nieber stated that there was no inspection done by the County at the property, because there was no valid issued permit. Any inspections performed were done by an individual hired via the builder.

Mr. Rapson stated that this did happen from time to time. A property owner would have work done and then come to the County acknowledging said work. The owner would then be advised that they had two options 1. provide the construction professional (i.e. electrical, framing, etc.) information to stamp certification of the work and the County could accept those; or 2. pull back the sheetrock opening the walls for the County to conduct inspections. This was a completely different situation. 92% of this structure was in the watershed buffer/setback. Additionally, the nearly completed structure had not been inspected at any point by any County staff. Mr. Rapson reiterated the fact that other property owners have had to be removed structures for being marginally in the watershed buffer/setback this structure was almost entirely, 92% in the watershed buffer/setback. While he was sympathetic to the property owner based on the ordinance the denial was warranted and appropriate.

Commissioner Oddo asked if this had been going on for about 3 years.

Mr. Lindsey stated no construction took about 6 months, he reiterated that inspections were performed independently and not by County staff. He noted that he understood if approved, this would not end the issue and would only get them to the next stage. He noted that he was told professional engineers had inspected the structure as they went through the construction process. Mr. Lindsey stated that he was aware that documentation along with certification would be required, if approved, as well as possible additional inspections.

Chairman Hearn stated that he had a few questions from an engineering perspective. He asked if a pool was going to be built behind the house.

Ms. Nieber stated that the pool was not a part of the building permit and a part of citation issued highlighted the pool excavation. The applicant would be required to apply for a building permit and would go through the Environmental Management Department for swimming pool requirements and approval.

Chairman Hearn stated that he preferred County staff reviewing the construction work and performing the inspections reviewing the framing, electrical, plumbing, HVAC, etc. He noted that if the property owner/contractor had gotten a permit we would not be having this discussion tonight. Builders are required to pull permits for construction in Fayette County. Chairman Hearn acknowledged that he was also torn on this decision a difficult one.



Commissioner Oddo asked Ms. Cox if the County could be held liable for anything or sued in the future as a result of issues potentially caused by the approval of this variance of a structure built in the watershed buffer/setback.

Ms. Cox acknowledged that the impervious surface could cause downstream neighbors some issues caused by the water, which was why the buffer protection was in place. She noted that it was only one a single residence, so she was not sure how significant an impact it would cause but it was a liability. And then there was the implication of setting a precedent, what happens next time, how would the Board argue the difference between this case and the next and in turn creating potential for liability.

Mr. Rapson stated that the biggest liability he was concerned about was the fact that there were no mechanical, framing, foundation, or electrical inspections. We would be relying on third-party certification and albeit if something happened to the property the County would be included in the lawsuit, because we would be indirectly validating the inspections by accepting them.

Commissioner Rousseau stated to the applicant that while he was sympathetic to his health challenges and the potential loss of his home and the amount of money on the line, he could not ignore the facts of the case. The fact that 92% of structure was built within the watershed buffer/setback made it difficult for him to approve. Especially noting the potential for liability falling on the County in the future. Commissioner Rousseau acknowledged that this was a tough decision.

Mr. Lewis White, applicant builder, stated that he had known Mr. Beadle for almost 20 years and was the builder of his previous home in Fayette County. He stated that there was no malice intent to deceive the County in any way. He relayed to the Board that there was pressure from his bank to move forward due to on-going delays meeting Fayette County's environmental percolation requirements. He noted that the positioning of the structure was based on information provided via the survey as well as the required placement of septic system fields. He continued noting that construction was only 75% complete and open if additional inspections were needed. He acknowledged that as a result of pressure from the bank he moved forward with construction without the permits knowing that the third-party inspections had been performed and could be provided to the County to ensure the house was built correctly. Mr. White stated that this was a bad judgement call on his part.

Mr. Rapson reiterated that there was never a building permit issue nor discussions with County staff regarding using third-party inspections. It was not until they needed to hookup to electricity that the County was aware that the structure was built. This was not the process in Fayette County, nor had it ever been.

Commissioner Oddo that this was an unusual case. He noted that Fayette County had wonderful professional staff that worked with property owners, helping them work through processes and procedures in places to protect all involved. He stated that it was the Board's goal to support their team. Commissioner Oddo stated that the best he could do was vote not based on emotions but based on what would minimize this happening in the future and could not vote to approve this.

Commissioner Maxwell stated that in reviewing site photos he noticed that the property had no closed walls and inspections could easily be performed. He stated that he felt they moved too quickly and got ahead of themselves but that this could be handled and rectified. He stated that he understood that permits had not been pulled but did feel it was done deceptively. He asked what the next step was, if denied.

Mr. Lindsey stated that Mr. Beadle would appeal the denial in Superior Court.

Commissioner Maxwell stated that as it related to setting a precedent, he did not have to justify his vote next time in considering the next request. He would consider the facts presented and make a decision based on the facts of the case.

Commissioner Oddo stated that based on this case in reviewing the facts presented this was a situation where everything was wrong and was irritated that the County was not involved more in this process. As much as he would like too, he could not support this approval.

Commissioner Rousseau stated that the applicant has another avenue that could use to gain resolution via going through the court appeal process, which he should utilize it. He stated that he felt it was important for the Board to show the citizens that our policies, procedures, and ordinances mean something and that we will protect them.

Vice Chairman moved to approve the appeal overruling the denial. Commissioner Maxwell seconded. The motion failed 2-3, with Chairman Hearn, Commissioner Oddo, and Commissioner Rousseau voting in opposition.

Commissioner Rousseau moved to uphold Environmental Management Department's denial of a watershed buffer/setback variance for 170 Laydon Avenue. Commissioner Oddo seconded. The motion passed 3-2, with Vice Chairman Gibbons and Commissioner Maxwell voting in opposition.

**17. Request to have Fayette County Public Works perform paving and stormwater maintenance repair at Lake Kedron Park area in Peachtree City in the amount of \$187,096.70.**

Water Systems Director, Vanessa Tigert, stated that this request was seeking approval for Fayette County Public Works to perform paving and stormwater maintenance repair at Lake Kedron Water Reservoir in Peachtree City in the amount of \$187,096.70.

Chairman Hearn asked when the work was expected to be done.

Roads Director, Steve Hoffman, stated that they would start on the erosion control component of this project first and then as the weather allowed, they would resurface the parking lot.

Chairman asked how long they anticipated the project taking to complete.

Mr. Hoffman stated that the paving portion would only take a few days once started, however the erosion control would involve installing curb and gutter, changing the routing of water flow, constructing some fumes, and mulching some areas for stabilization. In total he stated it should not take longer than a month to complete.

Vice Chairman Gibbons moved to approve Fayette County Public Works perform paving and stormwater maintenance repair at Lake Kedron Reservoir area in Peachtree City in the amount of \$187,096.70. Commissioner Oddo seconded. The motion passed 5-0.

**18. Request to award RFP #2605-P, Public Works Engineer of Record to LJA Engineering, Inc. for a contract beginning with issuance of the Notice to Proceed (NTP) and continuing through June 30, 2026, with provisions for two additional one-year renewal terms.**

Mr. Keller stated that this item was seeking approval to award RFP #2605-P, Public Works Engineer of Record to LJA Engineering, Inc. for a contract beginning with issuance of the Notice to Proceed (NTP) and continuing through June 30, 2026, with provisions for two additional one-year renewal terms. He continued stating that every couple of years the County went through the RFP process to select a Public Works Engineer of Record for SPLOST projects and stormwater-related engineering needs. This would serve as a blanket contract for engineering services, on an as-needed basis. Through the RFP process LJA Engineering, Inc was selected to serve as the Public Works Engineer of Record.

Vice Chairman Gibbons moved to approve to award RFP #2605-P, Public Works Engineer of Record to LJA Engineering, Inc. for a contract beginning with issuance of the Notice to Proceed (NTP) and continuing through June 30, 2026, with provisions for two additional one-year renewal terms. Commissioner Oddo seconded. The motion passed 5-0.

**19. Request to approve Contract #1981-Q, Task Order #7 for a Not to Exceed (NTE) amount of \$460,201.65 to Practical Design Partners (PDP) for development of "Final Design Plans" and related deliverables for the SR 279 Realignment Project - GDOT PI 0017813 (17TAD).**

Public Works Director, Phil Mallon stated that this item involved the federal aid project on Highway 279 Realignment Project. He stated that while the project had been going on for a while it was on schedule and on budget, noting that it was a slow deliberate process. Mr. Mallon stated that staff very intentionally broke up the design phase into several discreet tasks. This request was seeking approval of Contract #1981-Q, Task Order #7 for a Not to Exceed (NTE) amount of \$460,201.65 to Practical Design Partners (PDP) for development of "Final Design Plans" and related deliverables for the SR 279 Realignment Project. Mr. Mallon noted that there would be one additional task order brought before the Board for consideration prior to the construction stage of the project.

Chairman Hearn moved to approve Contract #1981-Q, Task Order #7 for a Not to Exceed (NTE) amount of \$460,201.65 to Practical Design Partners (PDP) for development of "Final Design Plans" and related deliverables for the SR 279 Realignment Project - GDOT PI 0017813 (17TAD). Commissioner Oddo seconded.

Commissioner Oddo asked if construction of the road had to be completed before federal funding could be received.

Mr. Mallon stated no, reimbursement updates were submitted quarterly. The County was being reimbursed as the project went along.

Commissioner Oddo asked if this project would begin once Georgia Department of Transportation (GDOT) complete the current project being done further north on Highway 85.

Mr. Mallon stated that he was not privy to that project schedule. However, if the SR 279 Realignment Project remained on schedule construction would begin in winter 2028.

Commissioner Rousseau asked if path systems had been included in the design of the SR 279 Realignment Project.

Mr. Mallon stated yes, the design included paths and sidewalks.

Chairman Hearn moved to approve Contract #1981-Q, Task Order #7 for a Not to Exceed (NTE) amount of \$460,201.65 to Practical Design Partners (PDP) for development of "Final Design Plans" and related deliverables for the SR 279 Realignment Project - GDOT PI 0017813 (17TAD). Commissioner Oddo seconded. The motion passed 5-0.

**20. Request for staff to submit a Competitive Funding Proposal of up to \$16,000,000 to Georgia Department of Transportation (GDOT) for the design, right-of-way, and construction of two intersection improvements on McDonough Road, with a proposal request of 80% funding (up to \$12,800,000 grant) and a 20% local match (up to \$3,200,000).**

Mr. Mallon stated that this item was slightly more complicated. He explained that another funding opportunity presented itself with very little notice, noting that traditionally competitive funding was facilitated through the Atlanta Regional Commission (ARC) with adequate lead time. However, with this funding Georgia Department of Transportation (GDOT) decided to award the money directly to cities and counties instead of going through the ARC. So, notice was received via email that the grant window was open with a deadline of October 31<sup>st</sup>. Mr. Mallon stated that he would provide an overview of the project but wanted to highlight that this was a significant project on a corridor that had long range plans for capacity improvements. Mr. Mallon stated that as a point of clarification this item was seeking approval to submit a grant of up to \$16,000,000, which might mean a local match for Preliminary Engineer (PE) of up to \$757,565. He wanted to ensure the Board was clear on the potential match requirement if awarded. If approved money for the local match was available from the 2004 SPLOSTs. Mr. Mallon stated that if approved for the full \$16,000,000 local match for right-of-way (ROW) and construction (CST) phases may total up to \$2,800,000 which the County did not have set aside to provide this match, additional sources beyond existing SPLOST funds would have to be authorized by the Board of Commissioners

Mr. Mallon stated that the proposed project was for construction of two roundabouts. The first was at the existing signalized intersection of McDonough Road, McElroy Road, and County Line Road. The second was located near the Building & Grounds driveway on McDonough Road. The second roundabout would become the primary ingress/egress for all County facilities on the north and south side of McDonough Road. Both projects would include pedestrian crosswalks and would be designed to accommodate future road widening. If awarded, the federal aid is authorized by phases (PE, ROW, and CST).

Commissioner Rousseau asked for clarification regarding funding currently available for the local match.

Mr. Mallon stated that typically grants were awarded in phases. In this case the assumption was that they would award the PE or design phase of the project which local match funding was available to cover. However, if approved for the full \$16,000,000 local match for right-of-way (ROW) and construction (CST) phases may total up to \$2,800,000 which the Digest did not have set aside.

Commissioner Rousseau stated that in reviewing this project the County already owned majority of the right-of-way which was a cost and time savings.

Mr. Mallon stated that was spot on analysis and one of the factors that made this project so attractive to pursue. He added that this was a hot spot in the County and improvements were needed. If not accepted via the GDOT or not approved by the Board to pursue these projects would be coming before the Board in the future for consideration.

Vice Chairman Gibbons asked if he was expecting a quick turnaround for the approval of the grant.

Mr. Mallon stated that he was advised that it would be a quick turnaround for approvals.

Vice Chairman Gibbons ask if approved regardless of the construction timetable did the funding have an expiration.

Mr. Mallon stated, no.

Vice Chairman Gibbons moved to approved staff to submit a Competitive Funding Proposal of up to \$16,000,000 to Georgia Department of Transportation (GDOT) for the design, right-of-way, and construction of two intersection improvements on McDonough Road, with a proposal request of 80% funding (up to \$12,800,000 grant) and a 20% local match (up to \$3,200,000). Commissioner Oddo seconded.

Mr. Rapson provided a funding breakdown at 20% for the project. He stated that the match would be \$3.2M, \$750K would come from the 2017 (17TAG) SPLOST. The residual \$2.3M would come from the I2 Easton project to fund the difference. He stated that they would go ahead and make those budget transfers to have the funding set aside, if awarded.

Vice Chairman Gibbons moved to approved staff to submit a Competitive Funding Proposal of up to \$16,000,000 to Georgia Department of Transportation (GDOT) for the design, right-of-way, and construction of two intersection improvements on McDonough Road, with a proposal request of 80% funding (up to \$12,800,000 grant) and a 20% local match (up to \$3,200,000). Commissioner Oddo seconded. The motion passed 5-0.

**21. Request to award Bid #26045-B Hot-In-Place Asphalt Recycling to Gallagher Asphalt Co, Inc. in the amount of \$328,405.00.**

Mr. Hoffman stated that this item was requesting approval to award Bid #26045-B Hot-In-Place Asphalt Recycling to Gallagher Asphalt Co, Inc. in the amount of \$328,405.00. Mr. Hoffman stated that this would cover about 4.02 miles in Chanticleer Subdivision, including 13 roads.

Vice Chairman Gibbons moved to approve to award Bid #26045-B Hot-In-Place Asphalt Recycling to Gallagher Asphalt Co, Inc. in the amount of \$328,405.00. Commissioner Oddo seconded.

Commissioner Maxwell asked why there was only one responsive bidder.

Mr. Hoffman stated that this was asphalt recycling process and only a few companies could perform the work. This was the only company willing to come to Georgia to do the work. All the companies were solicited, and this was the only one that responded.

Commissioner Oddo asked what determined when Hot-In-Place Asphalt Recycling is done as opposed to Micro Surfacing.

Mr. Hoffman stated that Hot-In-Place Asphalt Recycling was becoming the industry standard for recycling asphalt. With this method the current asphalt was reheated and both a rejuvenator and an emulsion were added to the surface. The top was scarified then laid under a screen and topped with the reheated asphalt. Micro Surfacing was another method of resurfacing a road without using hot asphalt from a plant.

Chairman Hearn asked if we were limited weatherwise getting the work completed because it had to be done in warmer weather.

Mr. Hoffman stated yes, performing the work was dependent on the weather.

Vice Chairman Gibbons moved to approve to award Bid #26045-B Hot-In-Place Asphalt Recycling to Gallagher Asphalt Co, Inc. in the amount of \$328,405.00. Commissioner Oddo seconded. The motion passed 5-0.

**22. Request to award Bid #26042-B Micro Surfacing to Asphalt Paving Systems, Inc. in the amount of \$899,475.00.**

Mr. Hoffman stated that this item was seeking approval to award Bid #26042-B Micro Surfacing to Asphalt Paving Systems, Inc. in the amount of \$899,475.00.

Vice Chairman Gibbons moved to approve to award Bid #26042-B Micro Surfacing to Asphalt Paving Systems, Inc. in the amount of \$899,475.00. Commissioner Oddo seconded. The motion passed 5-0.

**23. Consideration to accept Georgia Power's offer to purchase six permanent easements from Fayette County for construction of GA Power's Ashley Park - Creola 230 kV Transmission Line.**

Mr. Mallon state that this request was seeking Board approval to accept Georgia Power's offer to purchase six permanent easements from Fayette County for construction of GA Power's Ashley Park- Creola 230 kV Transmission Line. Mr. Mallon noted that there were six parcels total and provided an overview of the parcel locations. Staff worked with GA Power over the past year to eliminate transmission line conflicts with existing transportation projects and reduce/minimize the risk of conflict with future transportation projects.

Mr. Rapson stated that as a point of clarification that the GA Power's Ashley Park – project had two routes associated with it and the six permanent easements as outlined in this request were not a part of the special master right to condemn route.

Vice Chairman Gibbons asked if this was a fair offer.

Mr. Mallon stated that the offers were based on an independent appraisal and the value seemed very reasonable.

Vice Chairman Gibbons moved to approve to accept Georgia Power's offer to purchase six permanent easements from Fayette County for construction of GA Power's Ashley Park - Creola 230 kV Transmission Line. Chairman Hearn seconded.

Commissioner Oddo asked if this had been reviewed and vetted via legal.

Mr. Mallon stated yes, everything had been checked by staff and vetted with the County Attorney's Office.

Commissioner Oddo stated that this would be serving QTS but was this a different route.

Mr. Mallon stated that there were two independent routes the serviced QTS.

Commissioner Oddo asked if the other route issues had been resolved.

Mr. Mallon stated no, however, it was separate from this route associated with these six permanent easements.

Mr. Rapson stated that to help differentiate the two routes the GA Power's Ashley Park – Creola route was associated with the six permanent easements discussed in this item. The GA Power's Ashley Park – Charles route was the other that route including the three easements going through the superior court process.

Commissioner Rousseau asked if this request was appropriately before the Board for consideration. He continued asking if this was considered real estate in the counties inventory.

Ms. Cox stated yes, it was real estate. It involved County property and discussed the sale of said property.

Commissioner Rousseau stated that the Board was deemed trustees of that real estate on behalf of the citizens of the County.

Ms. Cox stated that was correct.

Commissioner Rousseau stated that from his recollection County policy outlined a process for the Board to handle and discuss real estate items.

Ms. Cox stated that this was presented to the Board under threat of condemnation and as a result handled differently.

Commissioner Rousseau asked about the property valuations being done by Georgia Power.

Mr. Rapson stated that the values and subsequent offers were based on an independently conducted appraisal, hired by Georgia Power. He noted that staff also reviewed the valuation and conducted analysis to ensure the determinations were appropriate.

Commissioner Rousseau asked if Georgia Power was a political body.

Ms. Cox stated that they were a utility and under the constitution had condemnation powers.

Commissioner Rousseau stated that this item caused him concern and was seriously affecting the community.

Commissioner Maxwell stated that from his perspective this item was trying to prevent a lawsuit between Fayette County and Georgia Power. In reviewing the valuation and analysis of the property it was a seemingly straightforward formula. Commissioner Maxwell stated that he had no desire to get into a fight with Georgia Power for a relatively small amount of property. He concluded by stating that the request looked reasonable to him and he felt the Board should move forward.

Commissioner Rousseau stated that while he largely agreed with Commissioner Maxwell comments, his issue was not focused on the sale of the property but on the process the Board was using to facilitate it. As a body we should be following the processes put in place.

Commissioner Oddo stated that he would like to see the issues resolved completely before moving forward with the sale of the property. He stated he was not comfortable voting until everything involved in this project was settled.

Vice Chairman Gibbons moved to approve to accept Georgia Power's offer to purchase six permanent easements from Fayette County for construction of GA Power's Ashley Park - Creola 230 kV Transmission Line. Chairman Hearn seconded. The motion passed 3-2, with Commissioner Oddo and Commissioner Rousseau voting in opposition.

**24. Consideration of Resolution 2025-09 to request that the Georgia General Assembly pass local legislation creating a new Board of Elections and Registration for Fayette County.**

Ms. Cox stated that this item was seeking Board approval of Resolution 2025-09 to request that the Georgia General Assembly pass local legislation creating a new Board of Elections and Registration for Fayette County. She stated that legislation would dismantle the Board of Elections reforming it by removing appointment powers from the private entities and shifting that responsibly to the Board.

Chairman Hearn stated that he met with the County Attorney and both chairmen from the Democratic and Republican parties. He noted that Mr. Davenport explained why this was being done in effort to protect the County from challenges in future elections. Chairman Hearn stated that they also promised to listen to recommendation they may offer the Board.

Vice Chairman Gibbon stated as a point of order there were no promises made. What was discussed was that anyone would be allowed to submit an application to be a member of the Board of Elections.

Chairman Hearn stated that was correct.

Chairman Hearn moved to approve Resolution 2025-09 to request that the Georgia General Assembly pass local legislation creating a new Board of Elections and Registration for Fayette County. Commissioner Oddo seconded.

Vice Chairman Gibbons noted as a point of clarification that the current Elections Board based on recent case law was potentially unconstitutional and that was the primary driver of seeking this solution.

Ms. Cox stated yes, because of the involvement of private parties.

Chairman Hearn moved to approve Resolution 2025-09 to request that the Georgia General Assembly pass local legislation creating a new Board of Elections and Registration for Fayette County. Commissioner Oddo seconded.  
The motion passed 5-0.

**25. Consideration of Resolution 2025-10 to request that the Georgia General Assembly pass local legislation amending the compensation for the State Court Judge and Solicitor of Fayette County.**

Ms. Cox stated that this stemmed from legislation that passed last year, essentially untethering the tie back to Superior Court Judges salaries to several positions. She noted that this was for compensation for both the State Court Judge and Solicitor of Fayette County, this would establish not just base pay but also an escalator clause.

Vice Chairman Gibbons moved to approve Resolution 2025-10 to request that the Georgia General Assembly pass local legislation amending the compensation for the State Court Judge and Solicitor of Fayette County. Commissioner Oddo seconded.  
The motion passed 5-0.

**26. Consideration of the approval to present the following Resolution in a Legislative Package to the Georgia General Assembly for consideration at its upcoming session: (A) Resolution 2025-09; New Board of Elections and (B) Resolution 2025-10; State Court Judge and Solicitor Compensation.**

Ms. Cox stated that this request was seeking approval to present the following Resolution in a Legislative Package to the Georgia General Assembly for consideration at its upcoming session: (A) Resolution 2025-09; New Board of Elections and (B) Resolution 2025-10; State Court Judge and Solicitor Compensation.

Vice Chairman Gibbons moved to approve to present the following Resolution in a Legislative Package to the Georgia General Assembly for consideration at its upcoming session: (A) Resolution 2025-09; New Board of Elections and (B) Resolution 2025-10; State Court Judge and Solicitor Compensation. Commissioner Oddo seconded. The motion passed 5-0.

**ADMINISTRATOR'S REPORTS:**

**A: Contract #2018-P: Public Works Engineer of Record; Task Order #64: Sandy Creek Rd at Ellison Rd – Concept Design**

**B: Contract #2018-P: Public Works Engineer of Record; Task Order #65: 328 1<sup>st</sup> Manassas Mile Stockpile**

**C: Contract #2378-S: Water System Engineer of Record; Task Order #26-02: Ground and Surface Water Landfill Monitoring**

**D: Contract #2533-S: Motorola (Spillman) Annual Maintenance**

**E: Contract #2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure; Task Order #2: 10" Main –  
Kenwood Rd at Morning Creek Bridge**

**F: Contract #26007-S: Stryker Maintenance Agreement**

**G: Contract #26037-S Radio Transcription and Coaching Software**

**H: Contact #26037-S Radio Transcription and Coaching Software Notice to Proceed**

**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, Starrs Mill Tunnel, North Bend Ct. Culvert Replacement, and the QTS Traffic Signal and guardrail project.

**Halloween**

Mr. Rapson advised that Halloween was on Friday October 31.

**Georgia Power Open House**

Mr. Rapson advise that Geogia Power was hosting an open house regarding transmission lines on November 10<sup>th</sup> held at the Fayette County Library at 3 p.m. and 6 p.m.

**Veterans Day**

Mr. Rapson advised that November 11<sup>th</sup> was Veterans Day and County offices would be closed.

**BOC Meeting Schedule**

As a reminder, he advised that there was only one Board of Commissioners Meeting for the last two months of the year on November 13<sup>th</sup> and December 11<sup>th</sup> and they would be held at 2 p.m., which was previously approved on the BOC Meeting schedule at the end of last year.

**Consumer Confidence Report "as the best in the State"**

He concluded giving a shoutout to water System Director Vanessa Tigert and her team for receiving a state award for our Consumer Confidence Report "as the best in the State".

**ATTORNEY'S REPORTS:**

**Notice of Executive Session:** Assistant County Attorney Ali Cox stated that there were two items for Executive Session. One item involving real estate acquisition and the review of the September 25, 2025 Executive Session Minutes.

**COMMISSIONERS' REPORTS:**



**Commissioner Maxwell** extended a job well done to Fayette County Clerk, Tameca Smith, acknowledging her recent article in the Georgia Trend magazine. He noted that she does not like being in the spotlight but wanted to highlight all her hard work and dedication.

**Commissioner Rousseau** extended his kudos to Ms. Smith for her hard work and congratulations on the article. He also encouraged all to go out and vote. He thanked the entire staff for their efforts in making the Citizen Workshop a success and he received great feedback. Commissioner Rousseau asked who was responsible for the electrical poles on Veterans Parkway because they were destroying the recently paved road.

**Commissioner Oddo** extended his appreciation to Ms. Smith for her continued hard work for the County. He stated that tonight was a difficult meeting, but the Board did their best to conduct the business of County for its citizens.

**Vice Chairman Gibbons** reminded all to remember the veterans who served because they deserve our recognition as we celebrate on November 11<sup>th</sup>. He also acknowledged November 10<sup>th</sup> as the 250<sup>th</sup> anniversary of the United States Marine Corp.

**Chairman Hearn** expressed his appreciation to County staff and thanked them for all they did for the citizens of the County. He added that last year the Board approved giving County staff the week Christmas off and wanted to do it again this year.

Chairman Hearn moved to giving County staff the week Christmas off, closing County offices December 22-26. Vice Chairman Gibbons seconded. The motion passed 4-1, with Commissioner Rousseau voting in opposition.

#### **EXECUTIVE SESSION:**

One item involving real estate acquisition and the review of the September 25, 2025 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 7:36 p.m. and returned to Official Session at 7:42 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 September 25, 2025 Executive Session Minutes:** Commissioner Oddo moved to approve September 25, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

#### **ADJOURNMENT:**

Commissioner Oddo moved to adjourn the October 23, 2025 Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 5-0.

The October 23, 2025 Board of Commissioners meeting adjourned at 7:43 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 13<sup>th</sup> day of November 2025. Attachments are available upon request at the County Clerk's Office.

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Marlena Edwards, Chief Deputy County Clerk