

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

August 28, 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 August 28, 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 Commissioner Charles Rousseau

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

Acceptance of Agenda

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

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

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

1. Consideration of a Petition 1364-25-A, 1246 Hwy. 314, Fayette Co, LLC, Owner, and Xavier Hill, Agent, request to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential). On August 12, 2025, the applicant submitted a request to withdraw this rezoning petition.

Ms. Bell stated that the applicant requested the petition be withdrawn.

Vice Chairman Gibbons moved to allow withdrawal. Commissioner Oddo seconded. Motion passed 5-0.

2. Consideration of a Petition 1364-25-B, 1246 Hwy. 314 Fayette Co, LLC, Owner, and Xavier Hill, Agent, request to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential). On August 12, 2025, the applicant submitted a request to withdraw this rezoning petition.

Ms. Bell advised that the applicant requested the petition be withdrawn.

Vice Chairman Gibbons moved to allow withdrawal. Commissioner Oddo seconded. Motion passed 5-0.

3. Consideration of Petition 1365-25, Parcel 0724 002, fronting on Coastline Road; Piper Nichole Victoria Hill and Edward Gene Gibbons, Jr., Owners, request to rezone 53.81 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential).

Mrs. Bell stated that this item was a request to rezone 53.81 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential).

Vice Chairman Gibbons recused himself from discussion because he is part owner of the property and left the Commission Chambers.

Mrs. Bell stated that this item was a request to rezone 53.81 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential). She stated that the lot was a legal lot and would meet or exceed the requirements of the A-R zoning district. The Future Land Use Map designated the area as Rural Residential-2, which allowed a maximum density of 1 unit per 2 acres. Since A-R was a less intense use, allowing a maximum density of 1 unit per 5 acres, the request to rezone to A-R was appropriate and consistent with the Future Land Use Map and Comprehensive Plan. Both staff and the Planning Commission recommended approval of the request to rezone to A-R. Mrs. Bell briefly reviewed arial, environmental, topographical and zoning maps of the parcel associated with the request.

Mrs. Hill (Gibbons) provided some background for what prompted the purchase of this property for this project. She stated that she was the first female wounded warrior injured in both wars. She stated that during recovery from her injuries she determined that there were no programs available to her. Not only that, but she was typically alone, aside from the assistance from her husband and loyal K-9 companion which went on for five years. She stated that she suffered a traumatic brain injury which caused her to lose memory of 4-5 years of her life. She continued that from this experience she birthed "Healing for Heroes". Mrs. Hill stated that her program trains dogs for veterans but more than that, it's a mind, body, and soul program and included much more than dog training. She stated that "Healing for Heroes" was a national non-profit organization dedicated to improving the lives of those in need, serving active-duty military personnel, first responders, veterans, and their families as well as local animal shelters by rescuing suitable dogs for training. The request before the Board aimed at providing a safe and tranquil environment for 1-week training classes to be held approximately once a month. She stated that currently the organization did not have a permanent facility to conduct training and relied on outside venues limiting their outreach and availability. Currently there was a lodging expense absorbed by the program during the training, she noted that in the future she would like to provide temporary housing on-site to accommodate those needs. She concluded asking for the Board favorable approval of this request.

The following citizens made comments in favor of the rezoning request: Athena Feliciano, Susan Hall, Brandy Spore.

Comments reiterated the fact that the "Healing for Heroes" program saved their lives. Commenters stated that not only does this organization care about their clients, but they provide a service that helped them operate day-to-day life. These service dogs once trained retrieve medication, provide crisis alerts, companionship, emotional support and so much more at no cost to the families.

The following citizens made comments in opposition: Tammy Williams, Sterling Patterson, Melissa McCloud, Audrey Wilson, Garrett Deets, James Johnson, Charles Willerson, Ebonie Hirst, George Fields, Leonard Cason, John Culbreath, and Erin McClendon-Madena.

Commenters acknowledged that the program and organization was amazing and the work with the veterans and rescue dogs was admirable. However, their main concern was that this was a potential business in a residential area. Residents stated that they worried about potential noise, concerns regarding clients who may suffering from anxiety, anger, memory loss, and PTSD (post-traumatic stress disorder), roaming the area, dogs roaming lost in the neighborhood, and the potential for decreased property value because of the facility in their backyards. Also, concerns about other potential uses of the property once rezoned if the property was sold in the future. Commenters reiterated that while this was a wonderful organization with amazing services, they felt this facility would be better established somewhere else.

Mrs. Hill, in response to the comments, stated that she loved the natural feel of the property and was not planning on cutting down many trees aside from 1-acre of land. She also noted that in her opinion the nearby trailer park community was diminishing the property value more than her planned training facility would. She added that her intent was to build a house which would serve as the training facility. Mrs. Hill stated that she had policemen/security at every class who would handle any on-site disturbances or issues. Mrs. Hill stated that there was a protocol for those allowed in the program. She stated that her clients were vetted via the Veterans Administration (VA) as viable clients. Mrs. Hill noted that her most at-risk clients were middle-aged African American women and those with aging disease i.e. diabetes, heart disease, and POTTS. She stated her goal was to service those in need specifically veterans, first responders, civilians, the disable and their families. She stated that the training facility would be double insulated to mitigate noise, noting that dogs do not remain on-site outside of training weeks, with kennels inside the facility.

Commissioner Oddo stated that he appreciated the interest from the citizens in the community but was having difficulty understanding the negative aspect to this rezoning. Similar to a rezoning request from a few years ago for a drug treatment facility near a residential area which has not had any issues since being established. He stated that as a Board they always tried to reduce density which this rezoning would accomplish.

Commissioner Rousseau stated that he also appreciated residence showing up and expressing their concerns regarding this request. He stated that approving this request would create more intense use that was not consistent with a residential community. Commissioner Rousseau stated that when there were these types of requests, his suggestion was for the applicant to meet with the community ahead of the Planning and Zoning meeting to garner community feedback which could help in developing a partnership establishing potential agreements and calm concerns. Noting that with this rezoning this property would be open to a wide range of uses and while not the intent could affect the neighboring residents for years to come if the owner decided to sell in the future. Commissioner Rousseau stated, in agreement to comments, while he was not against the program, he had concerns about if it was an appropriate fit for the area. He stated that he wanted consideration to be given to protecting the interest of the community as opposed to one singular project.

Commissioner Maxwell asked Mrs. Hill where on the property the training facility would be constructed.

Mrs. Hill, using the maps provided in the agenda package, outline where she planned on building the training facility.

Commissioner Maxwell asked if the facility would be gated to ensure the dogs would be maintained on-site.

Mrs. Hill stated yes, the property would be double gated.

Commissioner Maxwell asked if the fencing would be visible from the back of the neighborhood.

Mrs. Hill stated no.

Commissioner Maxwell asked how high the fencing would be.

Mrs. Hill stated 6-ft.

Commissioner Maxwell stated that during his review of this request he visited the area and neighboring subdivision which was beautiful. He asked Mrs. Hill if her intent was to [negatively] impact on the neighborhood.

Mrs. Hill stated not at all.

Commissioner Maxwell stated that the Board approved a drug treatment facility a few years ago that also garnered some controversy being so close to a residential community. As part of the approval, a condition was added that a fence be added on the property. He asked Mrs. Hill if she would be willing to construct a fence around the training facility.

Mrs. Hill stated yes, she would be willing to construct a fence around the training facility, adding that this was part of the plan to ensure she would never lose a dog.

Commissioner Maxwell asked if she rescued dogs from the Fayette County Animal Shelter.

Mrs. Hill stated yes, now she did.

Commissioner Maxwell asked how the dogs were evaluated as suitable for the training program.

Mrs. Hill stated that she relied heavily on the recommendation of staff and volunteers of the shelter who engaged with the dogs regularly and knew the personality of the animals. She also stated that there was temperament testing available as well as in person screening testing specifically to determine the dog's disposition with children.

Commissioner Maxwell stated that he received emails expressing concern regarding the disposition of the veterans participating in the program, specifically those that may suffer from PTSD. He asked if her clients were a risk to the community.

Mrs. Hill stated, No. She continued that these individuals were vetted via the Veterans Administration (VA). She noted that she was provided with their medical history, medication list, and diagnostic information where she can gain a better understanding of their character. She added that they would also fill out detailed intake paperwork so she could determine their service needs. A lot of her clients suffered from Parkinsons, diabetes, seizures, and/or are physically disable.

Commissioner Maxwell stated that this request was for a "down zoning" to a less dense zoning, which was more desirable. These types of requests were typically approved.

Chairman Hearn thanked those present for their participation, their guidance and input was appreciated. He stated that if this was a small parcel he would be more reluctant to support it but because of the size of the property there were a lot of built-in buffers, noting the topography. As a result, there were limits of what could be built on the property. He stated that while he heard and understood both sides of the discussion, his heart moved him to support the program. Not only did it adhere to County requirement, but it was a program supporting a notable cause. The property had plenty of space to house the training facility without impacting the neighboring community.

Commissioner Maxwell moved to approve Petition 1365-25, Parcel 0724 002, fronting on Coastline Road; Piper Nichole Victoria Hill and Edward Gene Gibbons, Jr., Owners, request to rezone 53.81 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential), with the condition that a fence be placed once the facility was constructed. Oddo seconded.

Mrs. Hill agreed to the condition.

Commissioner Maxwell moved to approve Petition 1365-25, Parcel 0724 002, fronting on Coastline Road; Piper Nichole Victoria Hill and Edward Gene Gibbons, Jr., Owners, request to rezone 53.81 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential), with the condition that a fence be placed once the facility was constructed. Oddo seconded. The motion passed 3-1, with Commissioner Rousseau voting in opposition.

Vice Chairman Gibbons returned to the Board Meeting. Chairman Hearn motioned for a 5-minute recess. Commissioner Rousseau left the Board meeting.

4. **Consideration of Petition No. 1366-25, Jerry M. Gable, Owner, & Christine Flanigan, Agent, request to rezone 31.144 acres from R-45 Conditional (Single-Family Residential) to A-R (Agricultural-Residential).; property located in Land Lots 73 & 88 of the 5th District and fronts on S. Jeff Davis Drive and Dixon Circle.**

Mrs. Bell stated that this request was to rezone 31.144 acres from R-45 Conditional (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lots 73 & 88 of the 5th District and fronts on S. Jeff Davis Drive and Dixon Circle. As defined in the Fayette County Comprehensive Plan, Low Density Residential (1 unit/1 acre) was designated for this area, so the request for A-R zoning was appropriate, as it required a much lower density, with a 5-acre minimum lot size. She stated that the Planning Commission recommended conditional approval with conditions as outlined:

1. The existing house on the parcel does not meet the building setback requirements for A-R and shall be demolished within 180 days of approval of the rezoning or prior to application for any future rezonings or minor final plats, whichever comes first.
2. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 50-ft of right of way as measured from the existing centerline of South Jeff Davis Road for the full width of the parcel. This dedication shall be completed within 180 days of approval, or prior to the submittal of a final plat, whichever comes first.
3. No new parcels may be created unless and until a paved road, constructed to County Standards and with a 60' dedicated right-of-way, is constructed at the present end of Dixon Circle as shown on the survey provided with the application.

Mrs. Bell noted that that staff discussed these conditions with the applicant's agent, and they accepted the conditions. Staff also recommended conditional approval. Mrs. Bell briefly reviewed the arial, topographical and zoning maps and survey of the property associated with the request. She noted that the reason for the last condition stemmed from the fact that the end of Dixon Circle did not contain enough right-of-way to subdivide the property.

Ms. Christine Flanigan stated that the rezoning request would benefit the community, creating a less dense zoning which would help restrict the number of homes that could be built. She stated that the owner wanted to sell the property and there were two prospective buyers. Once rezoned they would work with Mr. McCue to comprise a land swap plan so that there was an enough acreage on the Dixon Road side of the property. She concluded asking for the Board's approval.

James McCue stated that he was neutral about the rezoning but appreciated the fact that it would help limit the number of homes allowed to be built on the property. He noted that there were discussions about possible land swap but did have concerns about the cul-de-sac developing into a road in the future and having the property rezoned back to R-45 and building more houses.

Michael Jorgensen stated that he was a Woodlands resident and was on the fence regarding approving this rezoning he stated that his primary concern was how the lake would be maintained. He suggested adding a fourth condition requiring either developer or future property owners to contribute to the management and maintenance of the lake or deny the request.

Charles Bennett expressed his opposition to the rezoning request outlining concerns related to the property topography and the need to properly assess the land.

Mrs. Bennett echoed her husband's concerns stating that the topography of the property needed to be evaluated.

Commissioner Oddo asked about maintenance of Emerald Lake noting that a County Dam was also located in that area.

County Attorney Dennis Davenport stated that the County had done a Dam upgrade project in the late 90's, it was located under Emerald Lake Drive as part of the right-of-way. He noted that Emerald Lake was a private lake owned by the property owners in the Woodlands and the property being discussed as part of this rezoning request.

Commissioner Oddo asked if the Board could place a condition on private property.

Mr. Davenport stated that it was difficult to place a condition when only one side of the agreement was present.

Commissioner Oddo moved to approve Petition No. 1366-25, Jerry M. Gable, Owner, & Christine Flanigan, Agent, request to rezone 31.144 acres from R-45 Conditional (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lots 73 & 88 of the 5th District and fronts on S. Jeff Davis Drive and Dixon Circle, including three outlined conditions. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Rousseau was absent.

PUBLIC COMMENT:

Charles Bennett of Fayetteville expressed his appreciation for the vision for Fayette County as it related to zoning and encouraged the Board to keep maintaining it the way they were.

Larry Younginer of Fayetteville expressed his concerns regarding State Route 279 and the need for road improvements regarding speed and potential widening. He also expressed his interest in unincorporated Fayette County developing a sewer system.

CONSENT AGENDA:

Vice Chairman Gibbons moved to approve the Consent Agenda. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

5. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Mary Burns, in the amount of \$291.11 for tax year 2023.
6. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Matt Geipel, in the amount of \$1,086.74 for tax year 2024.
7. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Tracy Henders, in the amount of \$4,319.67 for tax years 2022, 2023, and 2024.
8. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Board of Assessors for Christina Munro, in the amount of \$401.28 for tax year 2024.
9. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Ann Railsback, in the amount of \$634.00 for tax year 2024.
10. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Angela Salemi, in the amount of \$1,682.89 for tax year 2024.
11. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Carrie Sanders, in the amount of \$310.95 for tax year 2023.
12. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Board of Assessors for Mary Sargent, in the amount of \$1,015.79 for tax years 2023 and 2024.
13. Approval to accept the right-of-way dedication known as "10' R/W Dedication," and the newly constructed internal local road known as "Dansby Way", for a total of 1.81 acres, as shown on the Bernhard Farms Final Plat, recorded July 21, 2025, in Plat Book 102, Pages 172-174 and the Deed of Right of Way, dated January 7, 2025, per Fayette County Code requirements.
14. Approval to accept the right-of-way dedication known as "Right-of-Way Dedication, 0.12 Acres," as shown on the Plat prepared for Rabai Investments, LLC, dated February 21, 2025, and the Warranty Deed dated March 31, 2025, per Fayette County Code requirements.

15. Approval to accept the newly constructed internal local roads known as Huntcliff Drive, Bent Willow Lane, Laurel Crest Drive, and Longwood Drive, as shown on the Final Plat of Huntcliff Manor - Phase I, recorded June 11, 2024 in Plat Book 101, Pages 650-655 and the Right of Way Deed, dated June 27, 2024, per Fayette County Code requirements.
16. Approval to accept the right-of-way dedication known as "10' Right-of-Way Dedication Strip 0.9653 AC," as per the Minor Final Plat for QTS Fayetteville I, LLC recorded in Plat Book 101, Page 656 and the Quitclaim Deed dated February 20, 2025, recorded in Deed Book 5814, Pages 250-254.
17. Approval to accept the right-of-way dedication known as "Right-of-Way Dedication to Fayette County .07808 AC," as per the Right-of-Way Dedication Plat for QTS Fayetteville I, LLC recorded in Plat Book 101, Page 553 and the Quitclaim Deed dated March 13, 2025, recorded in Deed Book 5814, Pages 247-249.
18. Approval to accept the right-of-way dedication known as "Right of Way Dedication Tract 4,533 SQFT," shown on the Plat for Iris Williams, recorded in Plat Book 52, Page 117, and the Warranty Deed dated February 13, 2025, per Fayette County Code requirements.
19. Approval to add Bernhard Farms subdivision to Fayette County's Street Light Program.
20. Approval of the Water Committee's recommendation to close Lake McIntosh Park on October 9 - 12, 2025, for the Greater Atlanta Air Show.
21. Approval of August 14, 2025 Board of Commissioners Meeting Minutes.

OLD BUSINESS

NEW BUSINESS:

22. Consideration of a request from Jeff Lindsey Communities, developer of Bernhard Farms, seeking authorization for the use of motorized cart travel on Dansby Way within the subdivision, in accordance with Article III Motorized Carts of the Fayette County Code.

Mrs. Bell stated that this request was seeking Board approval to authorize use of motorized cart travel on Dansby Way within Bernhard Farms. Once the streets have been approved, staff would update the list of streets authorized for motorized cart use and forward a copy to the Sheriff's Department for enforcement and to Public Works Department for the posting of proper signage.

Vice Chairman Gibbons moved to approve request from Jeff Lindsey Communities, developer of Bernhard Farms, seeking authorization for the use of motorized cart travel on Dansby Way within the subdivision, in accordance with Article III Motorized Carts of the Fayette County Code. Commissioner Oddo seconded. The motion 4-0. Commissioner Rousseau was absent.

23. Request to award Contract #2584-B; Justice Center Buildout-Construction to Eastern Builders Inc., in the amount of \$12,380,341.40.

Project Manager David Jaeger stated that bids have been received in response to the Purchasing Department's Invitation to Bid #2584-B for Construction Services related to the Justice Center Renovation Project. Construction would include building the vacant 3rd floor, renovation of selected spaces to be repurposed on the 1st and 2nd floors and site work related to the expansion of the Judge's Parking Lot. All bids and low-bidder references have been reviewed by the Project Manager and Architect of Record, resulting in staff recommendation to award a contract for construction services to the low bidder, Eastern Builders. The recommendation included all work within the Base Bid, plus items in alternate bid items #1 and #2 for a total awarded contract amount of \$12,380,341.40.

Vice Chairman moved to approve to award Contract #2584-B; Justice Center Buildout-Construction to Eastern Builders Inc., in the amount of \$12,380,341.40. Commissioner Oddo seconded.

Commissioner Oddo asked if the approximate \$12M would complete the entire project.

As a point of clarification, Mr. Jeager asked if he meant other items of work outside of the building.

Commissioner Oddo clarified and asked if once the project was completed, and these funds were expended, would the building be functional.

Mr. Jeager stated, yes. He noted that the overall project budget was about \$14.5M with furniture, design fees, the construction phase, etc., so there was still funding available for all those features of the project.

Vice Chairman moved to approve to award Contract #2584-B; Justice Center Buildout-Construction to Eastern Builders Inc., in the amount of \$12,380,341.40. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

Commissioner Maxwell left the Board meeting.

- 24. Request to approve a twenty (20) year lease term acceptance with the option of three (3) additional five (5) year terms, for a tower site at Huddleston Road for Public Safety Radio System (1428-P), as outlined in the terms and conditions.**

911 Director Kayte Vogt stated that this item was seeking approval of a twenty (20) year lease term acceptance with the option of three (3) additional five (5) year terms, for a tower site at Huddleston Road for Public Safety Radio System for the upgrade of the Public Safety Radio System. This location would be the first of two sites updating the system design to allow for better overall coverage. Relocating equipment from Willowbend to the subject tower would improve radio coverage in the western sector of the county. Staff worked diligently to provide the best lease rates available to Fayette County. The equipment upgrade on the additional site would bolster the capability of Fayette County's P25 radio system.

Vice Chairman Gibbons moved to approve a twenty (20) year lease term acceptance with the option of three (3) additional five (5) year terms, for a tower site at Huddleston Road for Public Safety Radio System (1428-P), as outlined in the terms and conditions. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

- 25. Request to approve a twenty (20) year lease term acceptance with the option of four (4) additional five (5) year terms, for a tower site at Commerce Street/Highway 138 for Public Safety Radio System (1428-P), as outlined in the terms and conditions.**

Ms. Vogt continued stating this item was to upgrade the Public Safety Radio System seeking approval of a twenty (20) year lease term acceptance with the option of four (4) additional five (5) year terms, for a tower site at Commerce Street/Highway 138 for Public Safety Radio System. This location would be the second of two sites updating the system design to allow for better overall coverage. Adding the subject tower to the current configuration would improve radio coverage in the northeast sector of the county.

Vice Chairman Gibbons moved to approve a twenty (20) year lease term acceptance with the option of four (4) additional five (5) year terms, for a tower site at Commerce Street/Highway 138 for Public Safety Radio System (1428-P), as outlined in the terms and conditions. Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

- 26. Request to submit a Rural and Tribal Assistance Pilot Program (RTA) grant application to the U.S. Department of Transportation's Build America Bureau for engineering and design services up to \$2,500,000.**

County Administrator Steve Rapson stated that this item was seeking approval to submit a Rural and Tribal Assistance Pilot Program (RTA) grant application to the U.S. Department of Transportation's Build America Bureau for engineering and design services up to \$2,500,000.

Vice Chairman Gibbons moved to approve to submit a Rural and Tribal Assistance Pilot Program (RTA) grant application to the U.S. Department of Transportation's Build America Bureau for engineering and design services up to \$2,500,000. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

- 27. Request to approve Change Order No.1 to ARCADIS Contract #2378-S; Task Order 25-04, in the amount of \$114,058.00, to provide additional detailed design services to finalize the Chlorine Disinfection and Chemical Upgrades Projects for both Crosstown and South Fayette Water Treatment Plants for a total not-to-exceed amount of \$313,985.00.**

Water System Director Vanessa Tigert stated that this item was requesting approval of Change Order No.1 to ARCADIS Contract #2378-S; Task Order 25-04, in the amount of \$114,058.00, to provide additional detailed design services to finalize the Chlorine Disinfection and Chemical Upgrades Projects for both Crosstown and South Fayette Water Treatment Plants for a total not-to-exceed amount of \$313,985.00.

Vice Chairman Gibbons moved to approve Change Order No.1 to ARCADIS Contract #2378-S; Task Order 25-04, in the amount of \$114,058.00, to provide additional detailed design services to finalize the Chlorine Disinfection and Chemical Upgrades Projects for both Crosstown and South Fayette Water Treatment Plants for a total not-to-exceed amount of \$313,985.00. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

- 28. 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.**

Vice Chairman Gibbon moved to table discussion of this item until the September 11th BOC meeting. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

- 29. Request to enter into a revised agreement with Georgia Department of Transportation (GDOT) PI 0013726 in the amount of \$2,041,498.22 to supply all construction engineering and contract supervision for water distribution line relocations, adjustments and improvements on State Routes 74 and 54 in Peachtree City.**

Ms. Tigert stated that this item was seeking Board approval to enter into a revised agreement with Georgia Department of Transportation (GDOT) PI 0013726 in the amount of \$2,041,498.22 to supply all construction engineering and contract supervision for water distribution line relocations, adjustments and improvements on State Routes 74 and 54 in Peachtree City.

Commissioner Oddo moved to approve revised agreement with Georgia Department of Transportation (GDOT) PI 0013726 in the amount of \$2,041,498.22 to supply all construction engineering and contract supervision for water distribution line relocations, adjustments and improvements on State Routes 74 and 54 in Peachtree City. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

- 30. Request to award Contract No. 2571-B; Trilith Tank Booster Pump Station to Sol Construction, LLC in the amount of \$1,620,000.00 for construction of the booster pump station for newly constructed metal elevated water storage tank at the Trilith Studios property.**

Ms. Tigert stated that this item was seeking Board approval to award Contract No. 2571-B; Trilith Tank Booster Pump Station to Sol Construction, LLC in the amount of \$1,620,000.00 for construction of the booster pump station for newly constructed metal elevated water storage tank at the Trilith Studios property.

Vice Chairman Gibbons moved to approve to award Contract No. 2571-B; Trilith Tank Booster Pump Station to Sol Construction, LLC in the amount of \$1,620,000.00 for construction of the booster pump station for newly constructed metal elevated water storage tank at the Trilith Studios property. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

31. Request to approve the Access Road Agreement with the Town of Brooks, the Fayette County Board of Education, and Liberty Tech Charter School, Inc.

Mr. Rapson stated that this request seeking approval for the Access Road Agreement with the Town of Brooks, the Fayette County Board of Education, and Liberty Tech Charter School, Inc. in regard to developing a road behind the Town of Brooks through to the school system. He noted that there had been a modification to the agreement from the Fayette County Board of Education. Once signed a notice to proceed would be sent out to staff to begin construction.

Commissioner Oddo moved to approve the Access Road Agreement with the Town of Brooks, the Fayette County Board of Education, and Liberty Tech Charter School, Inc. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

ADMINISTRATOR'S REPORTS:

A: Contract 2552-B; Utility Locating

B: Contract 2561-A; Dried Residuals Removal

C: Contract 2573-S; SeaQuest

D: Contract 2589-A; Vegetation Grinding Services

E: Contract 2594-A; Dust Control Services

F: Contract 2603-A; Starrs Mill Renovation

ACCG Voting Delegate

Mr. Rapson advised that they needed a voting delegate for the 2025 ACCG Legislative Conference in October.

Vice Chairman Gibbons moved to appoint Commissioner Oddo as the 2025 ACCG Legislative Conference voting delegate. Chairman Hearn seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

Board of Health

Mr. Rapson advised that they needed a selection committee to fill a newly vacant position of the Board of Health.

Chairman Hearn motioned to appoint Vice Chairman Gibbons and Commissioner Oddo to the Board of Health selection committee. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Dennis Davenport stated that there were six items for Executive Session. Three items involving threatened litigation, two items involving pending litigation, and the review of the July 24, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Oddo

Commissioner Oddo stated that tonight was a great example of the rezoning process. He noted that there was no right or wrong in situations like this and the Board worked diligently to consider all aspects of the request and make their best judgement in accordance with the County requirements and code. He stated he knew they could not make everyone happy.

Vice Chairman Gibbons

Vice Chairman Gibbons stated that although he was not present for the discussion he was amazed that it took that long to decide on a program designed to help active-duty military personnel, first responders, veterans, and their families live a better life.

EXECUTIVE SESSION:

Three items involving threatened litigation, two items involving pending litigation, and the review of the August 14, 2025 Executive Session Minutes. Vice Chairman Gibbons moved to go into Executive Session. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

The Board recessed into Executive Session at 7:28 p.m. and returned to Official Session at 7:36 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 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

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 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the August 28, 2025, Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

The August 28, 2025, Board of Commissioners meeting adjourned at 7:37 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 11th day of September 2025. Attachments are available upon request at the County Clerk's Office.


Marlena Edwards, Chief Deputy County Clerk

