

## 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



## AGENDA

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.**

### PUBLIC HEARING:

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

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

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.**

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:**

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired. The Board of Commissioners Agenda and supporting material for each item is available on-line through the County's website at [www.fayettecountyga.gov](http://www.fayettecountyga.gov). This meeting will be telecast on Comcast Cable Channel 23 and on the internet at <https://vimeo.com/user133262656>.

**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.**

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.**

Vice Chairman Gibbons moved to overrule Environmental Management Department's denial of a watershed buffer/setback variance for 170 Laydon Avenue. 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.**

Vice Chairman Gibbons moved to approve 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. 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.**

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).**

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).**

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.**

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.**

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.**

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.**

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.**

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.**

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:**

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**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**

**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 Rousseau, Commissioner Maxwell, Commissioner Oddo, Vice Chairman Gibbons and Chairman Hearn made comments.

**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