

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

June 11, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Invocation and Pledge of Allegiance by Vice Chairman Commissioner Edward Gibbons

Acceptance of Agenda

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

1. First of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2027 which begins on July 1, 2026, and ends June 30, 2027. (pages 3-94)

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:

2. Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category II, Tier II Project 391 Grant Road (25SAC) Culvert Replacement. (pages 95-97)
3. Approval to acquire all fee simple right-of-way and easements for the proposed 2023 SPLOST; Stormwater Category II, Tier I Project 503 Westbridge Drive (S25AA) Culvert Replacement. (pages 98-100)
4. Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category II, Tier I Project 517 Westbridge Drive (17SAP) Culvert Replacement. (pages 101-103)
5. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Dan Fields, Agent for Canoe Club Community Association in the amount of \$6,832.10 for tax year 2025. (pages 104-105)

6. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Andrew Mansen, in the amount of \$447.08 for tax years 2023 and 2024. (pages 106-107)
7. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Board of Assessors on behalf of Farrell L. Pitts Estate, in the amount of \$3,682.57 for tax year 2025. (pages 108-109)
8. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Brittney Turner, in the amount of \$389.12 for tax year 2025. (pages 110-111)
9. Approval of the May 21, 2026, Special Called Meeting Minutes. (pages 112-123)
10. Approval of the May 28, 2026, Board of Commissioners Meeting Minutes. (pages 124-133)

OLD BUSINESS:

NEW BUSINESS:

11. Request to approve the Intergovernmental Agreement for Funding for the Griffin Judicial Circuit Between Fayette County, Georgia, Pike County, Georgia, Spalding County, Georgia, Upson County, Georgia, and the Griffin Judicial Circuit. (pages 134-147)
12. Request to award FY 2027 Property & Casualty Insurance coverage, in the amount of \$924,008 to the Association of County Commissioners of Georgia (ACCG). (pages 148-168)
13. Request to approve the Board of Assessors' recommendation to deny a disposition of tax refund, as requested by United Spirit of America Inc. dba Warrior Win Your Battles for tax year 2025. (pages 169-170)
14. Consideration of an agreement with Neal W. McEwen and Patricia H. McEwen regarding the status of permitted structures on their property located at 413 Morgan Mill Road. (pages 171-176)
15. Consideration of Resolution 2026-12 to provide a homestead exemption from Fayette County ad valorem taxes. (page 177)

ADMINISTRATOR'S REPORTS:

ATTORNEY'S REPORTS:

COMMISSIONERS' REPORTS:

EXECUTIVE SESSION:

ADJOURNMENT:

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

First of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2027 which begins on July 1, 2026 and ends June 30, 2027.

Background/History/Details:

On May 21, 2026, the Board of Commissioners held a Special Called meeting to present the proposed Fiscal Year (FY) 2027 Budget. A copy of the presentation is provided as backup.

This will be the first of two public hearings on the proposed budget for FY2027, as presented. Details of the budget are available for public review in the Board of Commissioners' Office, the Fayette County Public Library, and Fayette County's website. Input from the public is welcome.

The second public hearing is scheduled for June 25, 2026. At the conclusion of the June 25 public hearing, staff will request the Board to vote on the adoption of the proposed Fiscal Year 2027 Budget.

What action are you seeking from the Board of Commissioners?

No action is required. At the end of the second public hearing on June 25, 2026, staff will request the Board to vote on the adoption of the proposed Fiscal Year 2027 Annual Budget.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

FAYETTE COUNTY, GEORGIA

FY2027 Budget Highlights

BOARD OF COMMISSIONERS
BUDGET PRESENTATION

MAY 21, 2026

Economic Outlook

- Building vacancy rates are in the double digits - Total Atlanta Metro Area 26.5%. Atlanta Sub-Markets: Northwest Atlanta 20.1%; Northeast Atlanta 21.8%; Downtown Atlanta 32.2%; Airport/South Atlanta, which includes Fayette County, is 18.4%. All of these are increases from last year.
- The annual inflation rate for the United States is currently 3.3% for the 12 months ending March 2026. This rate continues to fluctuate due to the geopolitical environment. Anticipating 3.0% by year-end.
- The combination of record-breaking healthcare employment and significant local manufacturing investments resulted in a decrease of the unemployment rate in Fayette County from 4.0% in August 2025 to 3.5% by February 2026.
- State-wide housing starts decreased by 5.2% compared to March 2025.
- Allowing remote work is one of the most common recommendations to curb employee retention challenges. According to recent 2026 workforce data, the ability to work remotely is considered important or desirable by a vast majority of workers, with 98% of professionals expressing a desire to work remotely at least part-time for the rest of their careers. Since the inception of Fayette County's Hybrid Teleworking Program, the results have been positive and employee morale has increased.

Budget Principles

- Revenues are conservatively projected based on an objective, analytical process of detailed trending.
- One-time revenues are not used to fund current expenditures; thus, avoiding pursuing short-term benefits at the risk of creating future funding issues.
- Only current revenues are used to pay current expenditures so there is not a “built-in increase” for ongoing expenditures.
- There is a budgetary link between capital and operating budgets to identify and determine if ongoing expenses can be funded through the operating budget before the project is placed into service.

Planning Guidelines

- No Deficit Budgeting (no use of unassigned fund balance)
- Continued Commitment of Delivering Outstanding Customer Service:
 - County M&O Millage Rate Remains the Same at 3.763
 - Cumulative Taxpayer Savings of over \$121.9M since 2013
- The Rolling 5 Year Capital Improvement Program totals \$3,931,434 and is allocated within the General Fund Balance.
- Maintain Employee Benefits strengthening Medical Reserves
- Medical/Dental/Vision Health Insurance; Funding Stop Loss, Large Claims

Benefit Highlights

- Continue to offer two (2) Choices for Medical Plan Coverage:
 - Traditional Open Access Point of Service Plan (POS) serviced by the CIGNA LocalPlus Network with Health Reimbursement Arrangement (HRA)
 - County funds: \$2,000 Employee Only; \$4,000 Employee/Spouse or Child(ren); and \$4,000 Family, after the employee has paid the first \$4,000 in-network deductible
 - High-Deductible Health Plan (HDHP) with Health Savings Account (HSA) serviced by the CIGNA OAP Network
 - County funds: \$1,500 Employee Only; \$1,750 Employee/Spouse or Child(ren); and \$2,000 Family

County funds Critical Illness and Accident claims coverage for HDHP (HSA)

Benefit Highlights

- Only one employee premium increase in past 12 years
 - FY2021 HSA Plan: Same plan design; employees were asked to pay per paycheck \$5 more for EE Only, \$10 more for the middle tiers, and \$15 more for Family tier
- POS and HDHP (HSA) plans' in-network individual & family calendar year deductibles:
 - POS (HRA):
 - Individual – Increased by \$1,000 to \$6,000
 - Family – Increased by \$2,000 to \$12,000
 - HDHP (HSA):
 - Individual – No change; remains at \$3,000;
 - Individual within a family – Increased to \$3,400, per IRS regs;
 - Family – No change; remains at \$5,000

Benefit Highlights

- **POS & HDHP (HSA) Out-of-Pocket Maximum:**
 - \$5,000 individual/\$10,000 family – HDHP (HSA)
 - \$6,000 individual/\$12,000 family – POS (HRA)
- **Wellness Initiatives \$75 ppp – Preventive (physical)**
- **Spousal Surcharge \$150 ppp – Spouse (existing ins.)**
- **Dental Insurance covers:**
 - Preventative 100% no deductible
 - Basic 80% after deductible
 - Major & Orthodontics 50% no deductible
- **Vision benefit – No change in benefit reimbursement is still \$500 per calendar year**

Benefit Highlights

- Partnership with Evernorth and Cigna to provide an on-site Health Coach for one-on-one and face-to-face coaching at designated Fayette County locations
- Continued Employee Wellness Program – CIGNA provides a \$75,000 Optional Services fund allocation for Human Resources funded Health Wellness Initiatives. County funding an additional \$80k to be used for Employee Appreciation, Health Mobile Screenings, and the Health Fair
- Utilization of a digital lifestyle app, Omada, that helps employees get healthier by losing weight and incorporating healthy lifestyle activities
- Pharmaceutical Cigna 90Now program requires maintenance medications to be filled with a 90-day supply for a greater cost savings for both the employee and employer
- County continues to offer EAP through One Source counseling free of charge to employees.

Benefit Highlights

- Pharmacy networks include CVS and Walgreens. Both have over 55,000 pharmacies to choose from. Employees new to the plan or have not filled an Rx will automatically be placed in the CVS network. Employees that currently use the plan will be placed in the network used the most (CVS or Walgreens)
- Continue to have CIGNA Well-Being Solutions (formerly Virgin Pulse) health engagement program for medical plan members
- Improved FSA contribution limit; increased by \$100 to \$3,400
- Improved Dependent Care FSA contribution limit from \$5,000 to \$7,500
- New program with Embla pairs personal coaching with responsible GLP-1 medication use to help employees lose weight and make lifestyle changes so the weight stays off long after the program ends

TextCare

Text-Based Healthcare App

- This benefit is available for all full-time employees enrolled in a County sponsored health plan. TextCare provides access to One-to-One Health, board-certified medical providers via text message or video chat.
- Services for primary care, pediatric care, urgent care, lab, x-rays, pharmacy and more
- A County dedicated care team will triage the employees and household members to the appropriate service
- \$0 cost per visit



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- Two versions
 - Omada for prevention
 - Offered by Cigna
 - Includes resources for lifestyle changes to reverse high blood pressure and pre-diabetes
 - Omada for chronic conditions
 - Offered by Fayette County
 - Includes resources for management of Hypertension and/or Diabetes Mellitus (Type 1, Type 2, and/or Gestational diabetes)
 - Both versions include weekly educational modules, dedicated lifestyle coach or diabetes educator, community connection with those with similar lifestyle goals, and necessary monitoring supplies such as Bluetooth-enabled scale, blood pressure cuff, and blood glucose monitor & supplies
 - Go to [Omadahealth.com/fayettecounty](https://omadahealth.com/fayettecounty) and take “Am I Covered” quiz
 - Available to all adults with Fayette County medical insurance

Alliant Medicare Solutions

Guide employees through the various parts of Medicare. This is available for you or your loved ones.

This free resource includes:

- Personal licensed agent guidance to help at every step
- Easy to understand videos and guides about Medicare
- A detailed overview of your coverage options
- Help reviewing your plans and selections

Alliant Individual Health Solutions

This free resource can help provide coverage for:

- Employees and dependents not eligible for County benefits
- Dependents of eligible employees where employer coverage is not available
- Dependents age 26 and up who need individual health insurance
- Spouses under age 65 (not Medicare eligible)
- Terminated employees

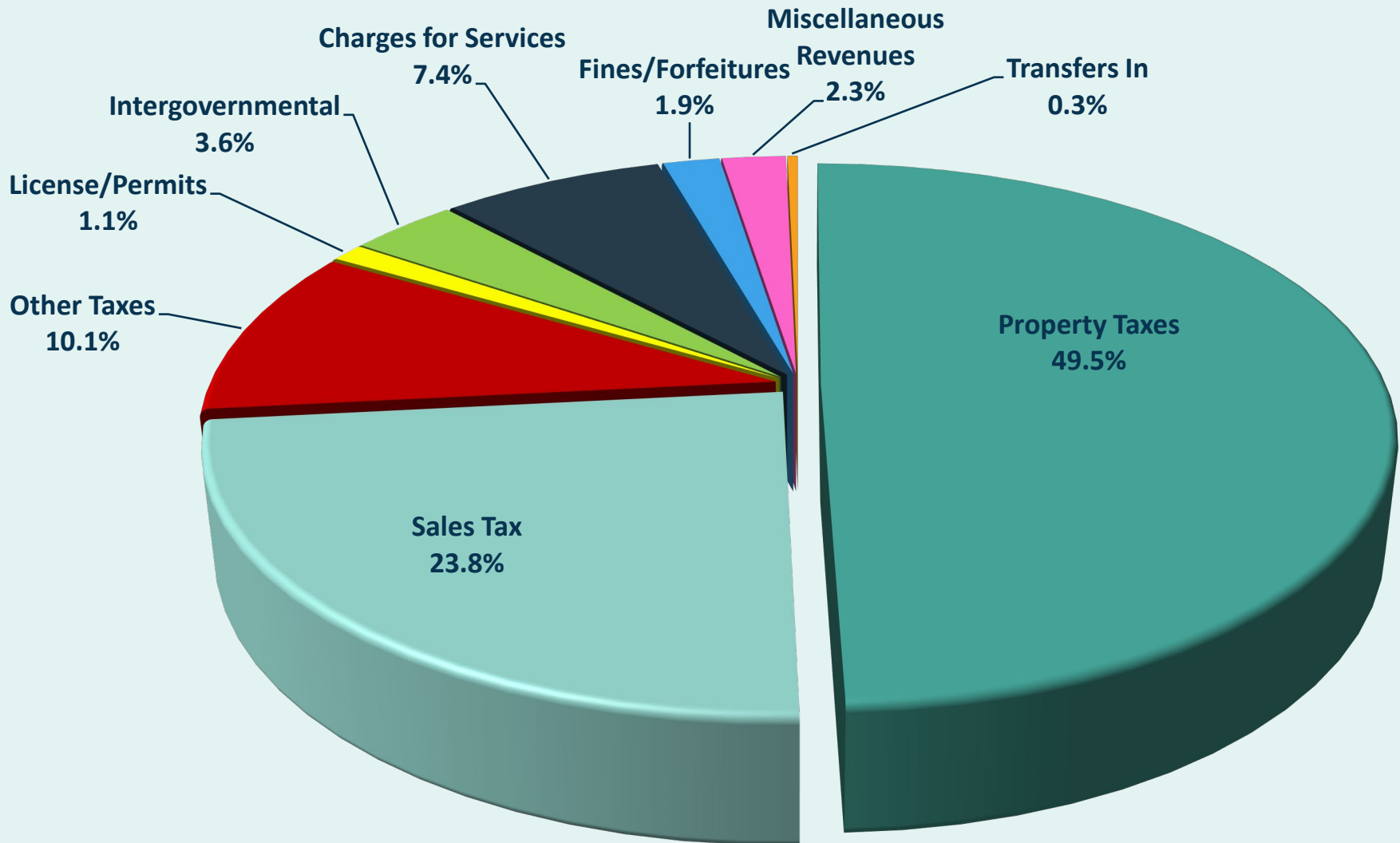
General Fund Balance Financial Projection – FY2027

Fund Balance	FY2025	EST FY2026
Non-Spendable:		
Inventories	\$271,127	\$271,127
Committed To:		
Stabilization Fund	\$20,185,914	\$20,228,053
Restricted:		
Assigned To:		
Emergencies	\$2,000,000	\$2,000,000
CIP	\$8,321,525	\$3,931,434
Unassigned:	\$602,660	\$4,460,279
Total Fund Balance:	\$31,381,226	\$30,890,893

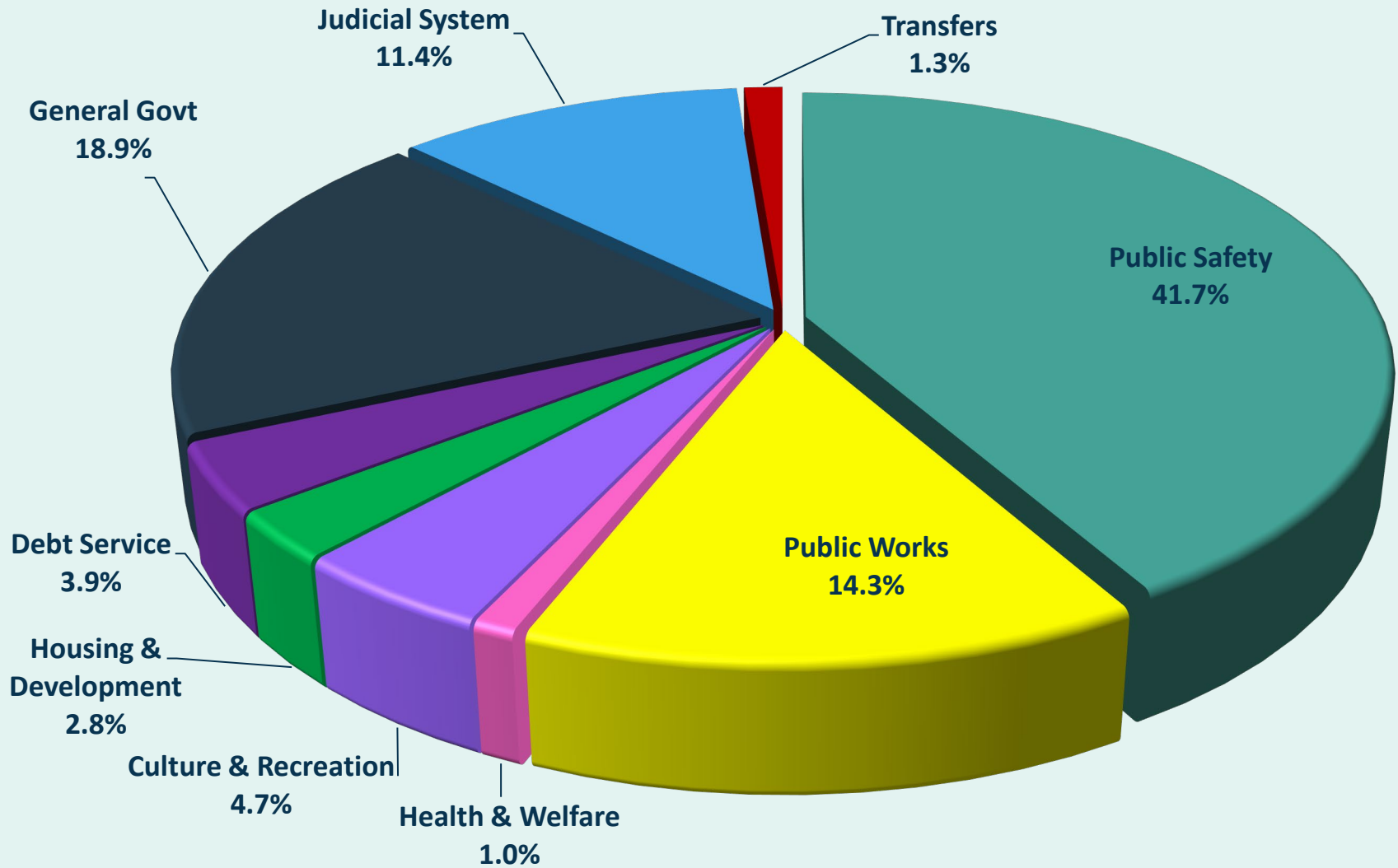
FY2027 Budget Summary

FY 2027 BUDGET		Revenue	Transfers In	Total Revenue	Expenditures	Transfers Out	Total Exp.	Impact to
				And Other Sources			And Other Uses	
OPERATING BUDGET								
100	General Fund	84,560,495	281,015	84,841,510	83,293,056	1,065,000	84,358,056	483,454
205	Law Library	65,000	-	65,000	38,120	-	38,120	26,880
213	Opioid Settlements	82,831	-	82,831	-	82,831	82,831	-
214	Accountability State Court	357,503	-	357,503	284,641	-	284,641	72,862
215	911 Communications	5,763,500	-	5,763,500	6,146,586	-	6,146,586	(383,086)
216	Jail Surcharge	409,250	315,000	724,250	798,217	-	798,217	(73,967)
217	Juvenile Supervision	4,000	-	4,000	15,000	-	15,000	(11,000)
218	Victims Assistance	123,000	-	123,000	123,000	35,398	158,398	(35,398)
219	Drug Abuse and Treatment	470,682	-	470,682	557,058	-	557,058	(86,376)
270	Fire Services	20,711,400	-	20,711,400	17,557,252	725,000	18,282,252	2,429,148
271	Street Lights	446,000	-	446,000	372,705	55,555	428,260	17,740
272	EMS	9,827,280	-	9,827,280	6,357,894	375,000	6,732,894	3,094,386
275	Hotel/Motel	70,000	-	70,000	-	70,000	70,000	-
291	Animal Control Spay Neuter	20,000	-	20,000	20,000	37,231	57,231	(37,231)
	Special Revenue Funds	38,350,446	315,000	38,665,446	32,270,473	1,381,015	33,651,488	5,013,958
	Governmental Funds	122,910,941	596,015	123,506,956	115,563,529	2,446,015	118,009,544	5,497,412
505	Water System	25,827,835	-	25,827,835	19,656,335	6,171,500	25,827,835	-
540	Solid Waste	345,000	-	345,000	322,404	-	322,404	22,596
	Enterprise Funds	26,172,835	-	26,172,835	19,978,739	6,171,500	26,150,239	22,596
TOTAL OPERATING BUDGET		149,083,776	596,015	149,679,791	135,542,268	8,617,515	144,159,783	5,520,008
CAPITAL/CIP BUDGET								
37_	Capital/CIP Funds (372/375)	-	1,733,934	1,733,934	1,733,934	-	1,733,934	-
	General Fund - fund balance	-	-	-	-	1,531,434	1,531,434	(1,531,434)
	Fire Services - fund balance	-	-	-	-	202,500	202,500	(202,500)
	Governmental	-	1,733,934	1,733,934	1,733,934	1,733,934	3,467,868	(1,733,934)
507	Water System CIP	-	6,171,500	6,171,500	6,171,500	-	6,171,500	-
545	Solid Waste CIP	-	-	-	-	-	-	-
	Enterprise	-	6,171,500	6,171,500	6,171,500	-	6,171,500	-
610	Vehicles/Equipment	-	1,850,000	1,850,000	974,505	-	974,505	875,495
TOTAL CAPITAL BUDGET		-	9,755,434	9,755,434	8,879,939	1,733,934	10,613,873	(858,439)
TOTAL BUDGET		149,083,776	10,351,449	159,435,225	144,422,207	10,351,449	154,773,656	4,661,569

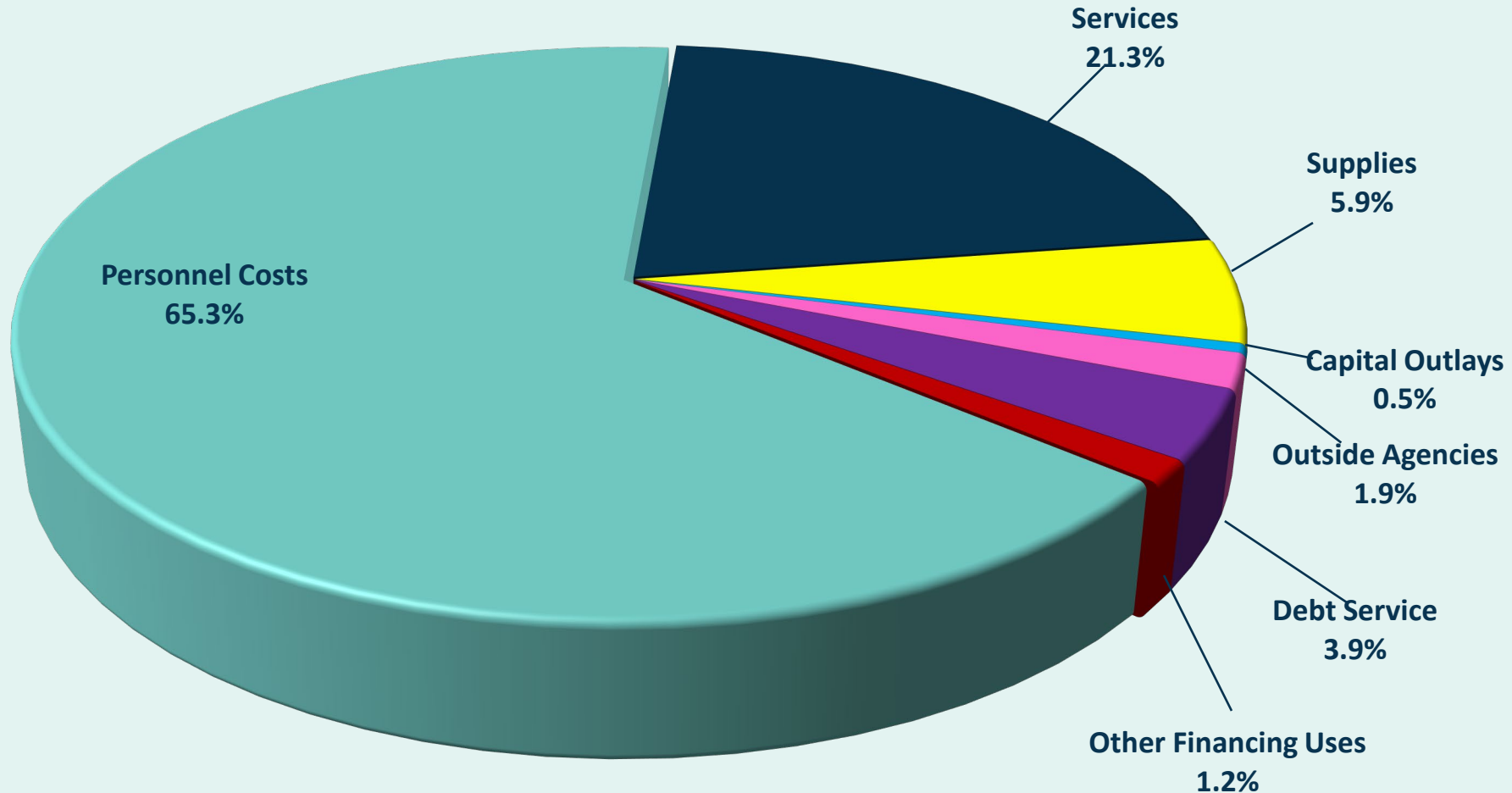
General Fund Revenues



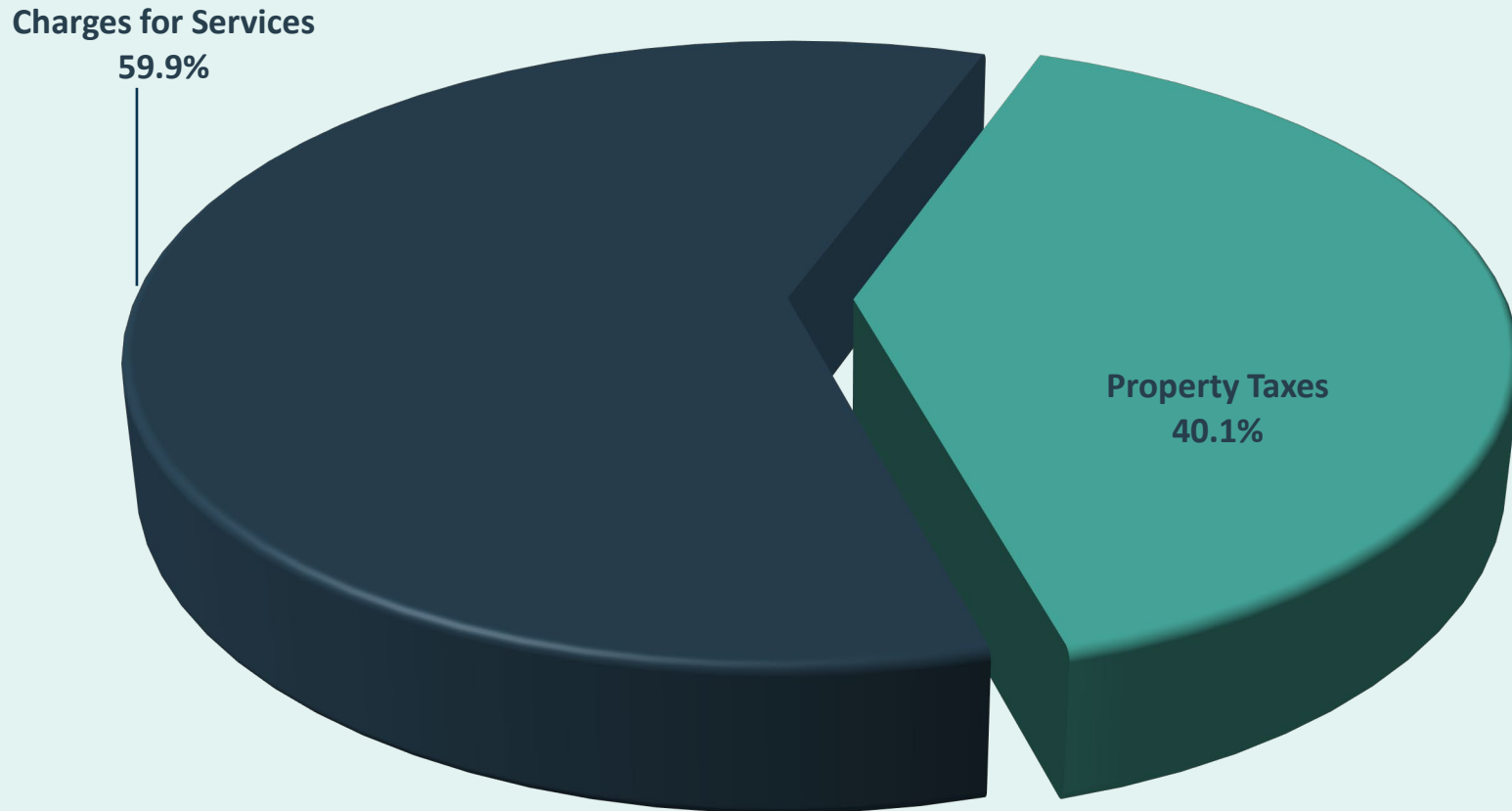
General Fund Expenditures By Function



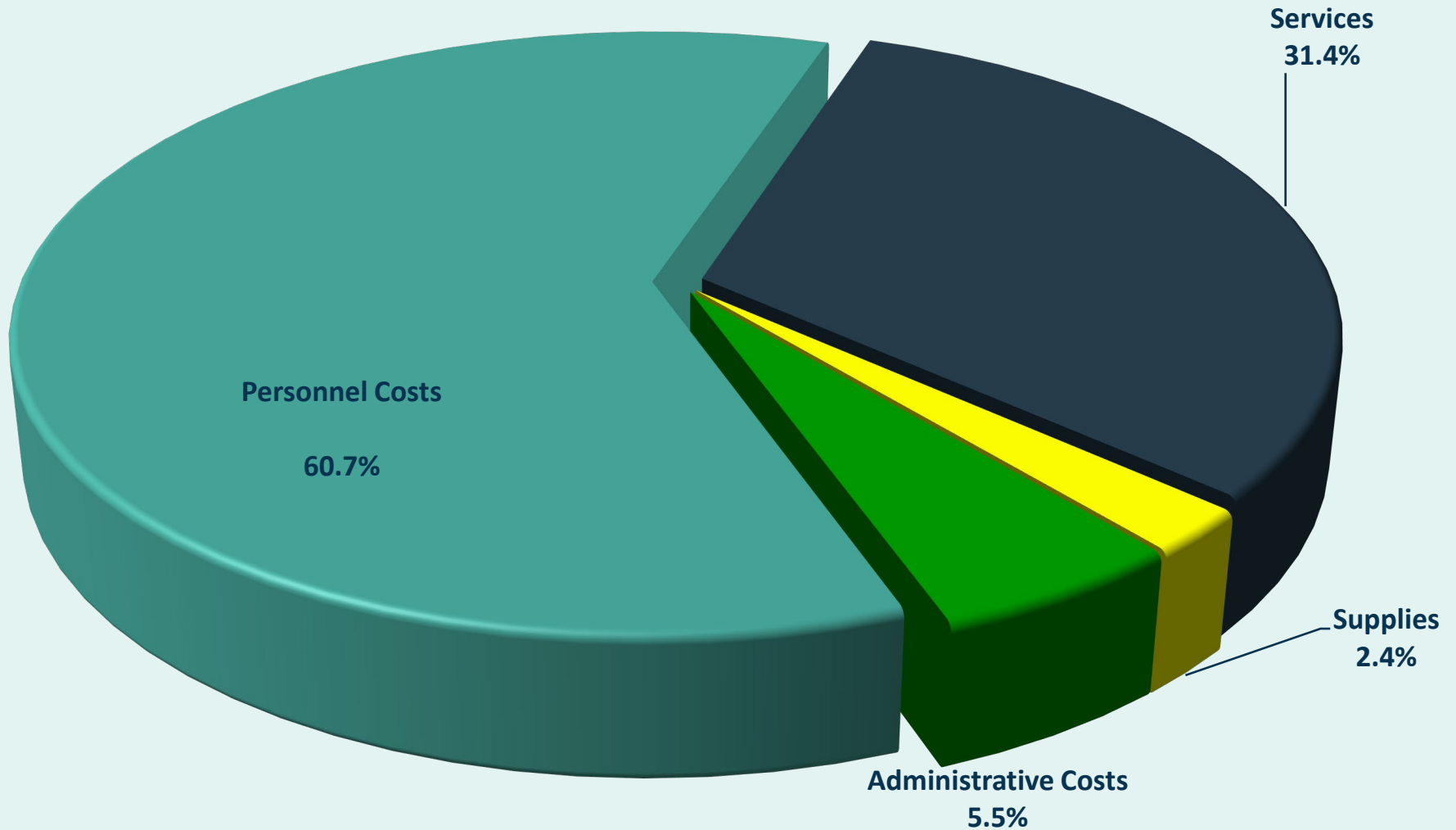
General Fund Expenditures By Type



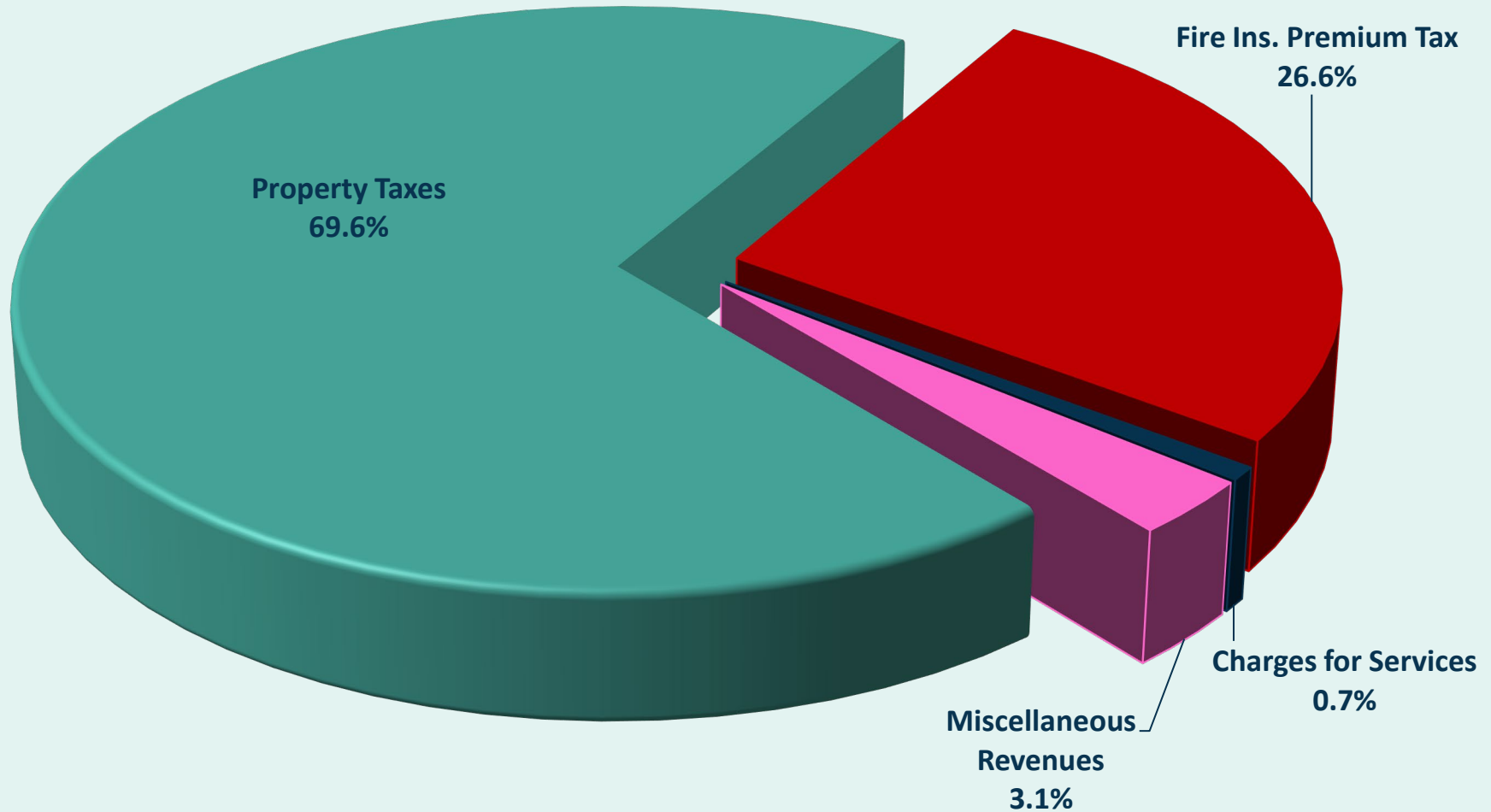
911 Fund Revenues



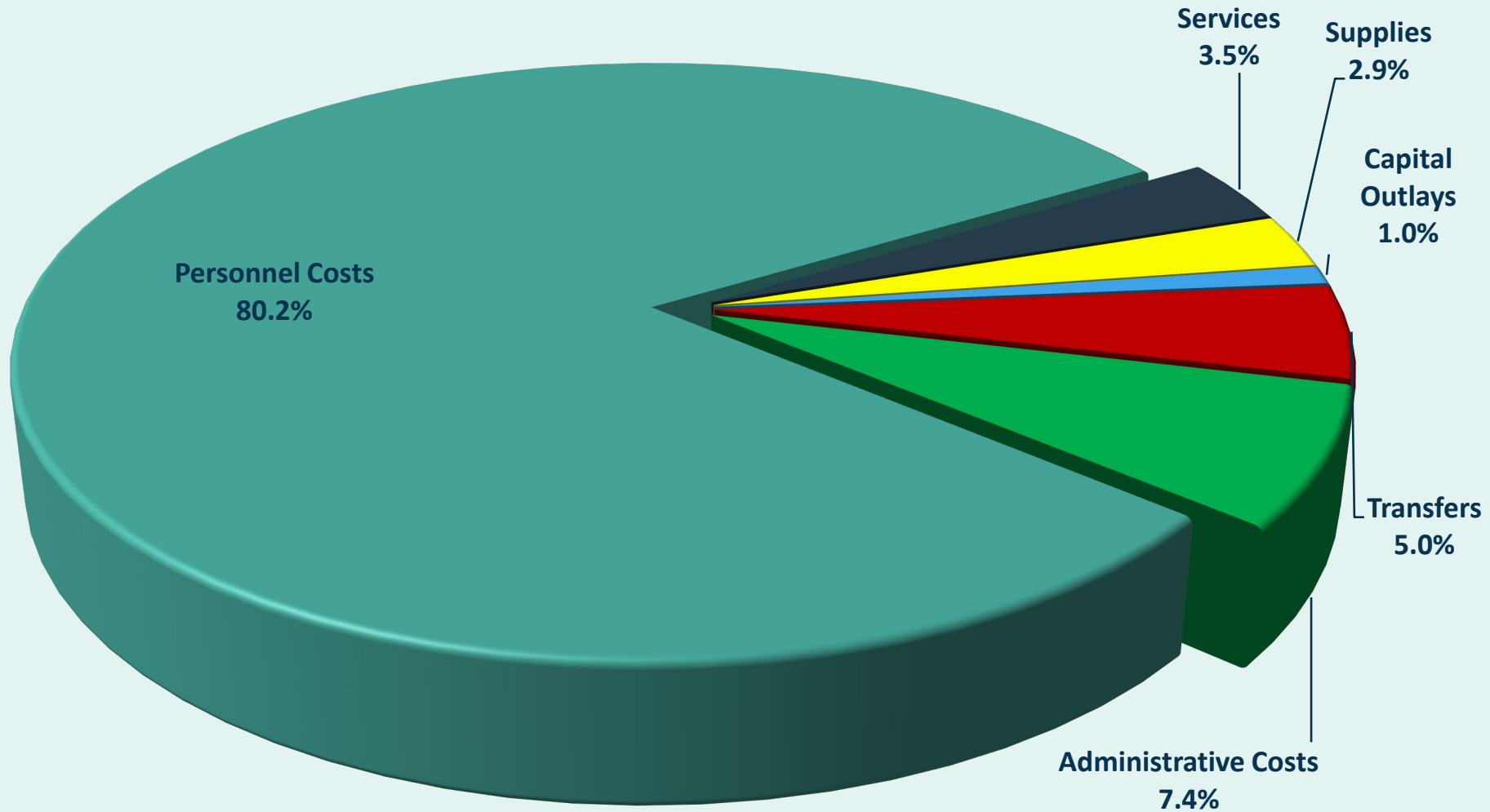
911 Fund Expenditures



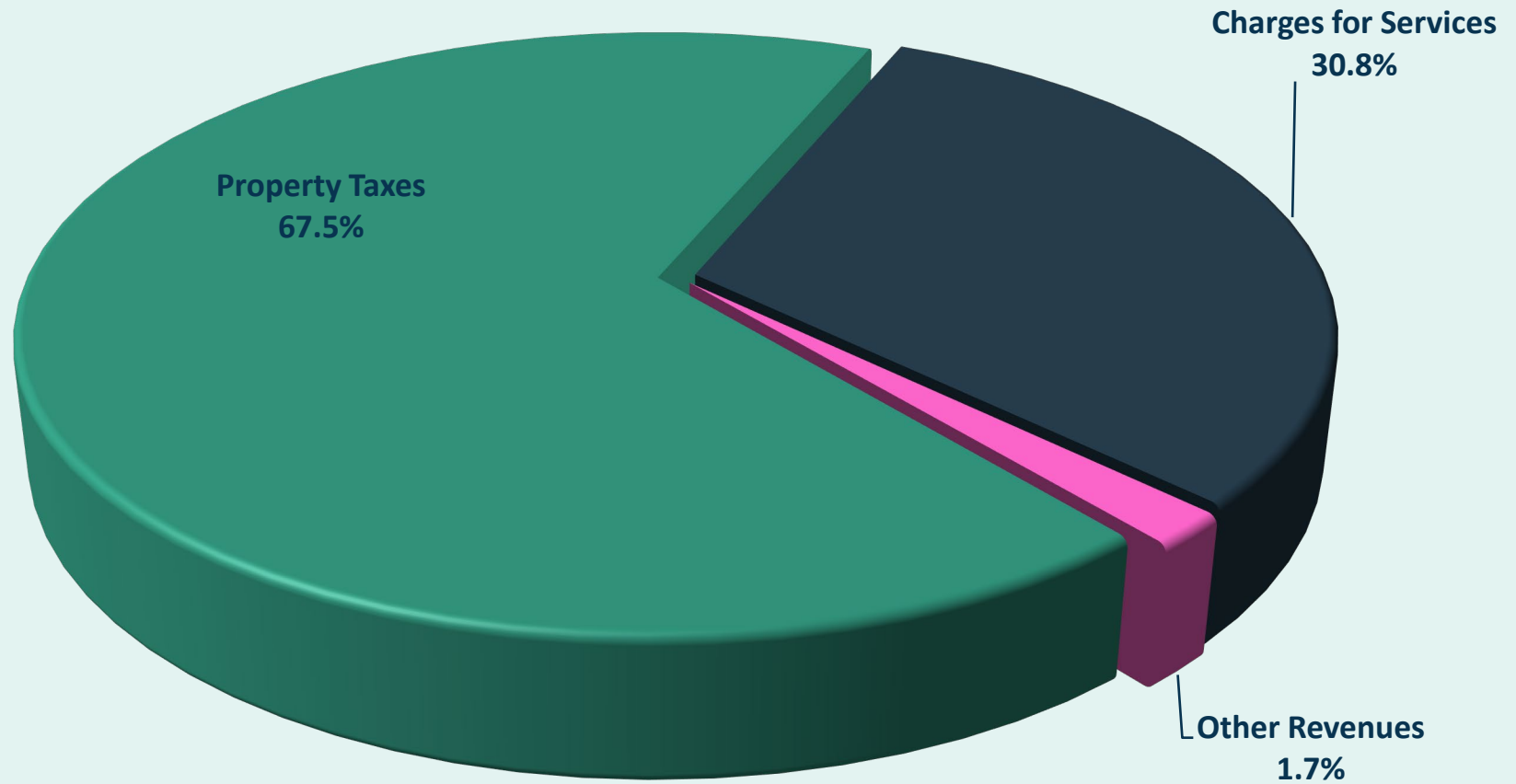
Fire Fund Revenues



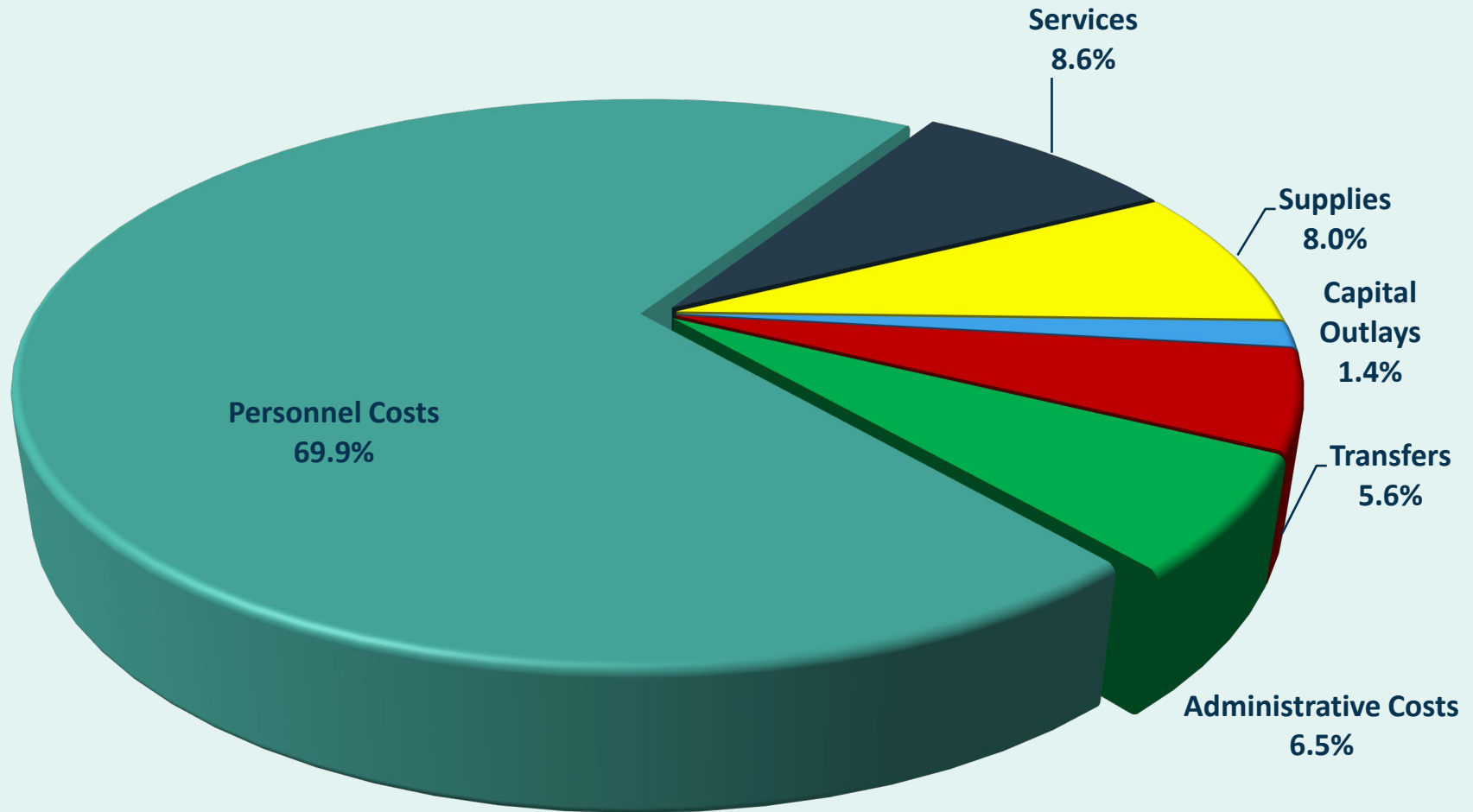
Fire Fund Expenditures



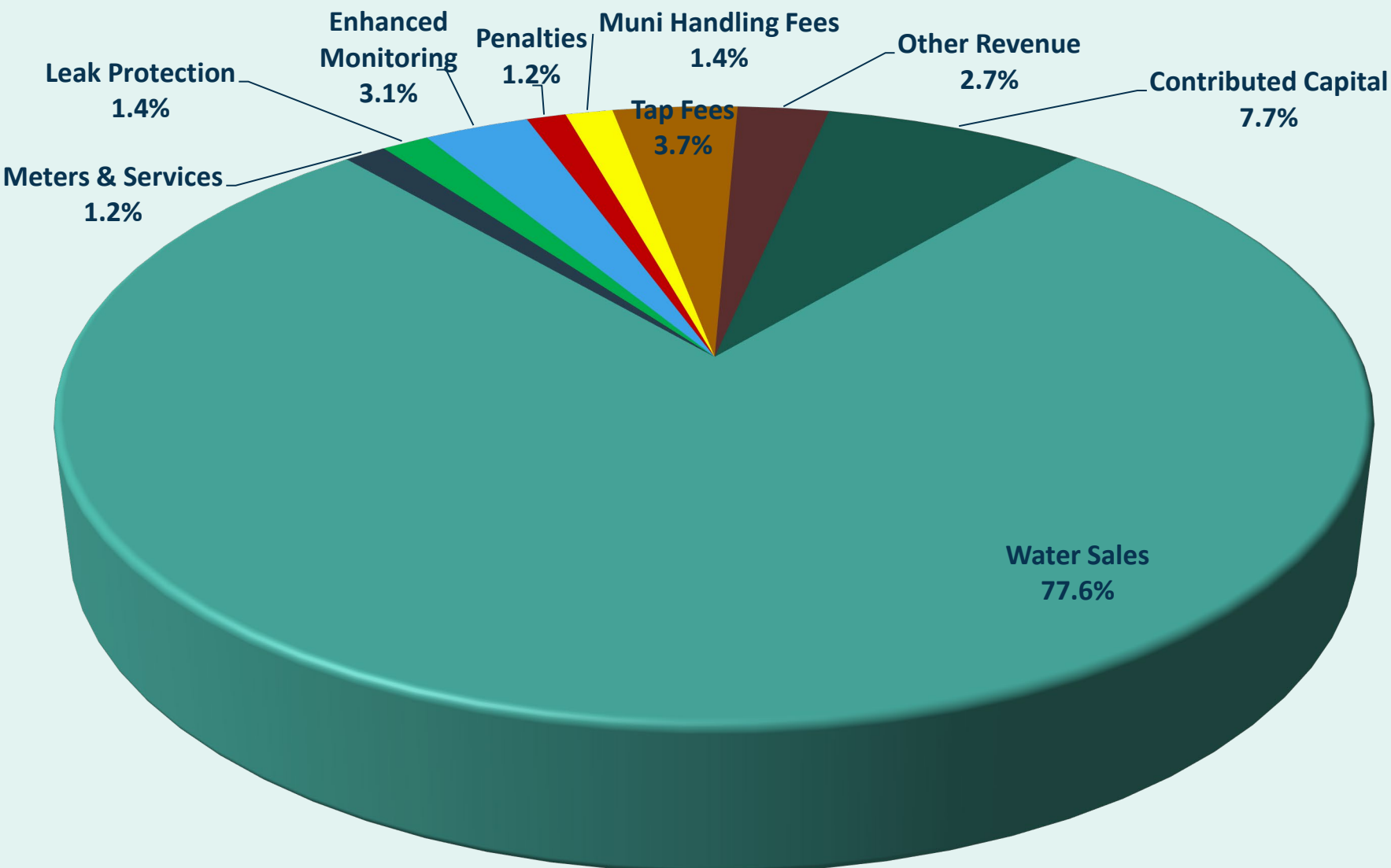
EMS Fund Revenues



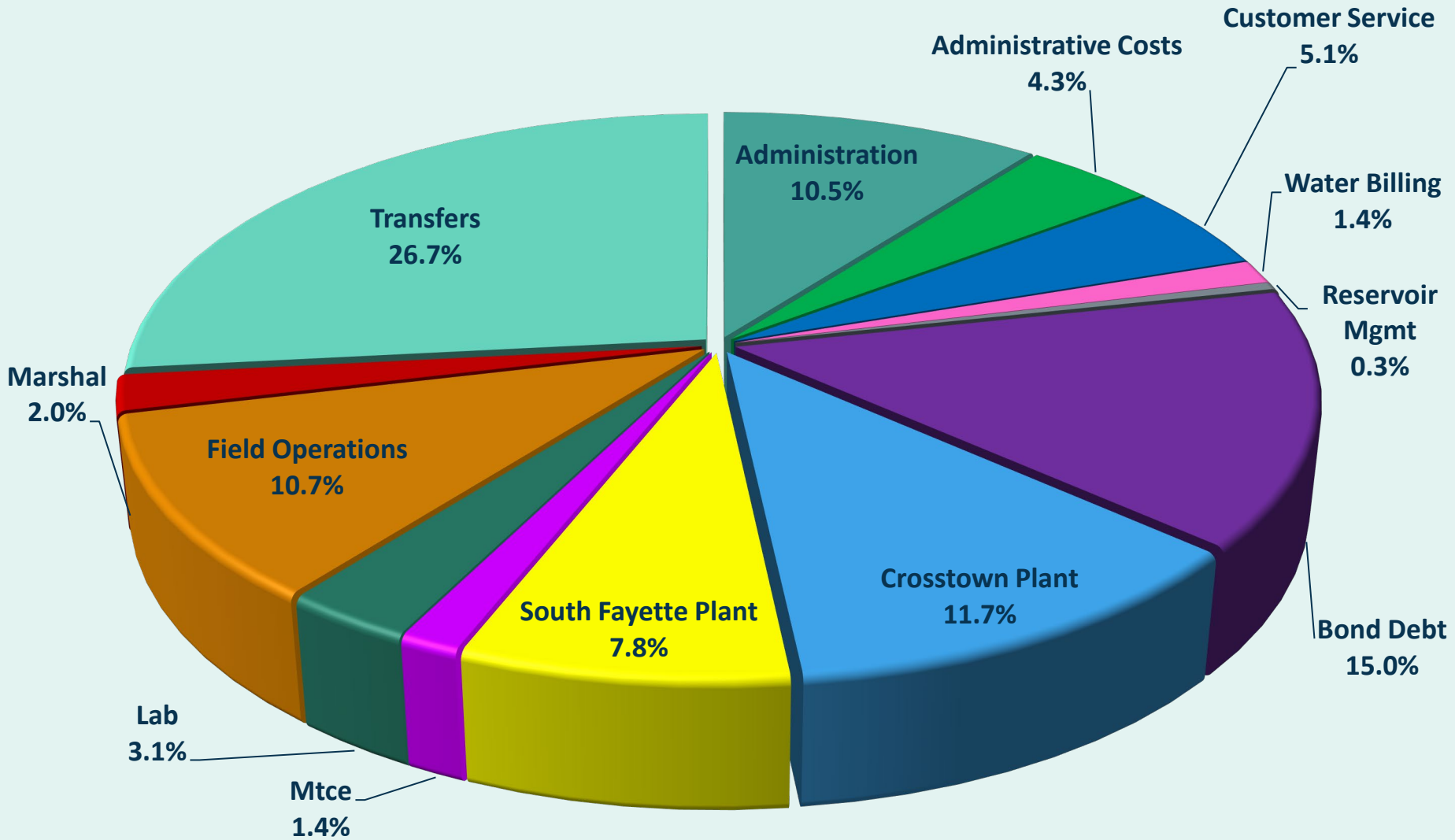
EMS Fund Expenditures



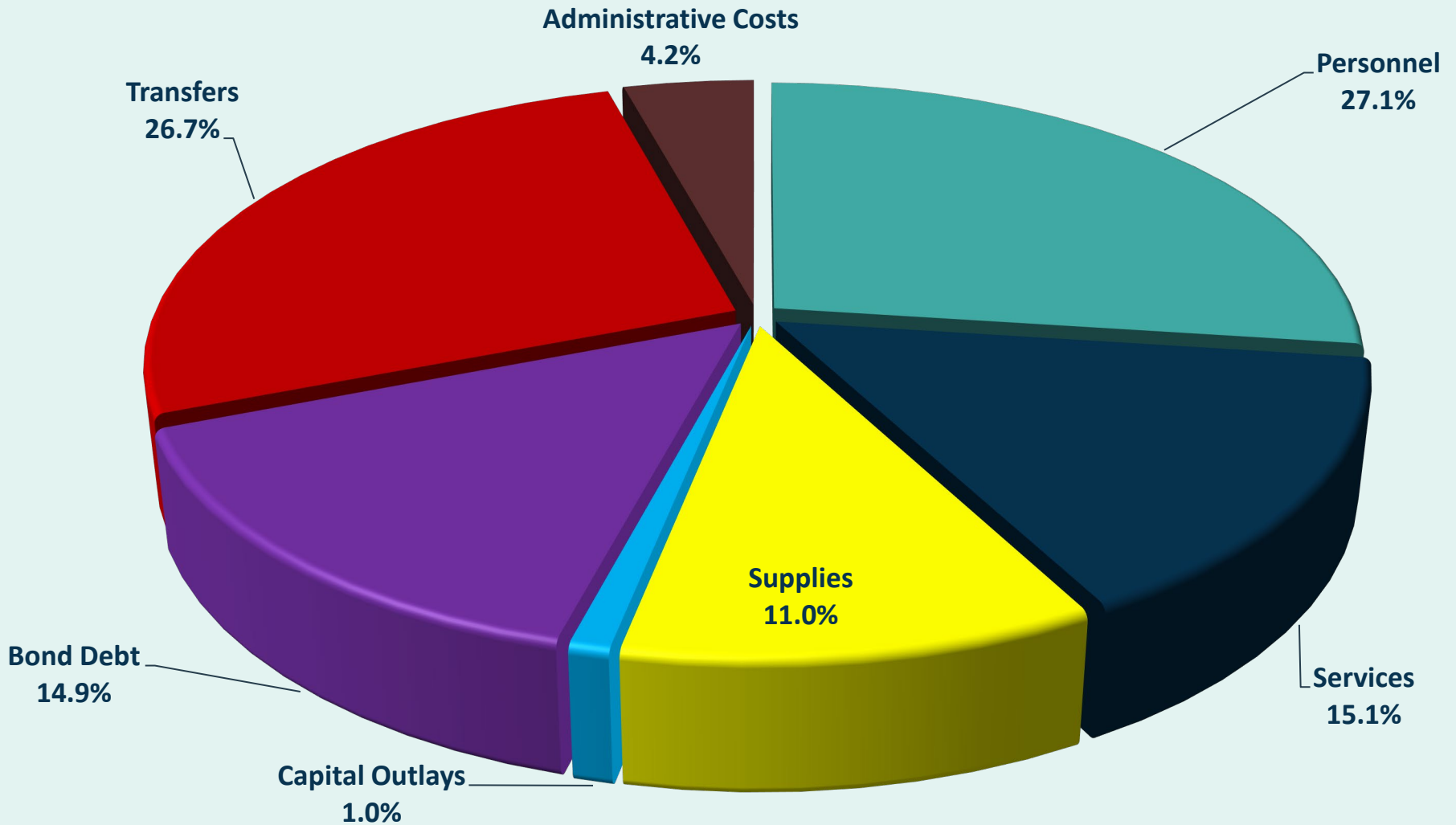
Water System Fund Revenues



Water System Expenses By Function



Water System Expenses By Type



Fayette County, Georgia

FY2027 Proposed Personnel Changes

Personnel Changes

- **Funding is included for 836.510 County Wide**
 - 819 full-time
 - 38 part-time positions equivalent to 17.510 FTEs

- **FTE count is up 1.6%, 13.375 net, from FY2026**
 - 9.0 FTE New FT positions

Personnel Changes

New FT Positions

- **Fire / EMS Services (1.0)**
 - 1.0 Quartermaster

- **Building & Grounds Maintenance (1.0)**
 - 1.0 Grounds Maintenance Supervisor

- **Information Systems (1.0)**
 - 1.0 Information Systems Technician

- **Library (1.0)**
 - 1.0 Library Assistant I

Personnel Changes New FT Positions

- **Parks & Recreation (4.0)**
 - 1.0 Program Coordinator
 - 1.0 Facilities Maintenance Technician
 - 2.0 Custodians

- **Road Department (1.0)**
 - 1.0 Lead R/W Trash Equipment Operator

Personnel Changes Part Time (Offsets)

- **Library (1.250)**
 - (0.625) PT Librarian (2)

- **Parks and Recreation (5.0)**
 - 5.0 PT Administrative Assistants (8)

- **Tax Assessor (0.625)**
 - 0.625 PT Internal Auditor (1)

Personnel Changes – No Impact to FTEs

- **Administration (10.0)**
 - 10.0 Seasonal HS Work Program Interns

Personnel Changes Promotions

- **Clerk of Superior Court (2.0)**
 - 1.0 Deputy Clerk III to Criminal Supervisor
 - 1.0 Deputy Clerk I to Deputy Clerk II

- **Elections (2.0)**
 - 1.0 Registrar to Chief Registrar
 - 1.0 Elections Supervisor to Elections Operations Manager

- **Finance (1.0)**
 - 1.0 Accounting Supervisor to Finance Operations Manager

Personnel Changes Promotions

- **Parks and Recreation (1.0)**
 - 1.0 Administrative Secretary to Administrative Assistant

- **Probate Court (1.0)**
 - 1.0 Deputy Clerk I to Deputy Clerk II

- **Road Department (1.0)**
 - 1.0 Road Maintenance Worker to Equipment Operator I

- **Sheriff Special Operations (1.0)**
 - 1.0 Lieutenant to Captain

Personnel Changes Promotions

- **Water System Customer Service (1.0)**
 - 1.0 Customer Service Specialist to Customer Support Supervisor

- **Water System Field Operations (1.0)**
 - 1.0 Warehouse Utility Manager to Utility Asset Manager

Personnel Changes Promotions – Grade Increase

- **Buildings & Grounds (3.0)**
 - 1.0 Building Maintenance Supervisor
 - 2.0 Sr. Building Maintenance Technician

- **Water System Customer Service (1.0)**
 - 1.0 Customer Support Manager

Personnel Changes Certification Reclassifications

- **Road Department (3.0)**
 - 1.0 Equipment Operator II to Equipment Operator III
 - 2.0 Equipment Operator I to Equipment Operator II

- **Tax Assessor (3.0)**
 - 1.0 Property Appraiser III to Property Appraiser IV
 - 2.0 Property Appraiser II to Property Appraiser III

Personnel Changes Certification Reclassifications

- **Water System Crosstown Plant (2.0)**
 - 1.0 Water Plant Operator III to Water Plant Operator II
 - 1.0 Water Plant Operator II to Water Plant Operator I

- **Water System Water Distribution (1.0)**
 - 1.0 Plant Maintenance Tech III to Plant Maintenance Tech II

Personnel Changes Certification Reclassifications

- **Water System South Fayette (3.0)**
 - 2.0 Water Plant Operator II to Water Plant Operator I
 - 1.0 Water Plant Operator III to Water Plant Operator II

- **Water System Field Operations (2.0)**
 - 1.0 Field Operations Tech II to Field Operations Tech I
 - 1.0 Field Operations Tech III to Field Operations Tech II

Personnel Changes

Miscellaneous

- **Buildings and Grounds**
 - Create a Building Maintenance Technician III classification for advancement opportunities (not a new position)

- **Elections (2.0)**
 - 2.0 PT Registrars (Board members 3 to 5)

- **Tax Assessor (1.0)**
 - 1.0 Sr. Administrative Assistant to Administrative Assistant (Downgrade)

- **Water System Admin (1.0)**
 - 1.0 Sr. Facilities Ops Specialist (Downgrade)

Personnel Changes Realignment – Water System

- **Water System (6.0) Moving from Field Operations to Customer Service**
 - 1.0 AMI Customer Response Manager
 - 1.0 Customer Response Supervisor
 - 2.0 Field Ops Technician III
 - 1.0 Account Services Analyst
 - 1.0 Field Ops Technician I

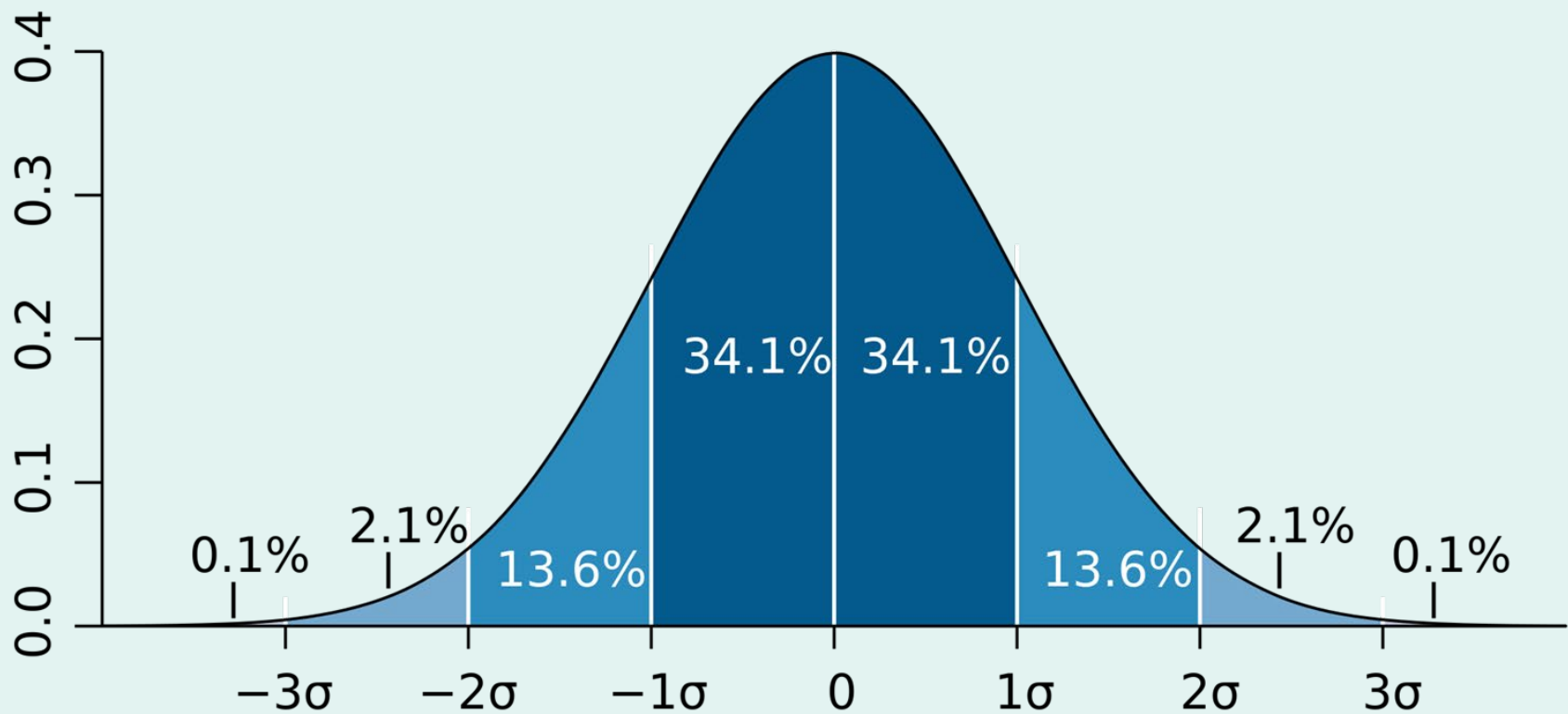
Fayette County, Georgia

Proposed Forced Merit

Proposed Forced Merit Performance Pay Distribution

- Merit distribution is allocated based upon performance and performance evaluations and uses the same approach for the merit adjustment as used in the past, following our Personnel Policies 408.13 (Performance Pay) and 412.01 (Performance Appraisal), for a distribution of funds for performance pay.
- Ideally, performance pay should be distributed using a normal distribution methodology that, when graphed, resembles a traditional Bell Curve. The Bell Curve methodology works best with large data sets; thus, for large county departments, this is a relatively straightforward process but is easier said than done for small departments.
- The alternative approach is to use a forced ranking system of a Bell Curve as a management tool to allocate merit pay.
- Based upon the department employee population, breakpoints within the curve are determined and applied to ascertain employee performance pay.
- Staff proposes utilizing a Forced Bell Curve 15-35-35-15

Forced Ranking System Bell Curve 15-35-35-15



Proposed Performance Pay Distribution

- Departments with more than 20 employees use the forced ranking system approach. Using this approach, a department with 20 employees would have 3 Top-Performers; 7 Above Average Performers; 7 Below Average Performers; 3 Non-Performers.
- Smaller departments use a combination of employee performance evaluations and the forced ranking system.
- The county has 40 Departments. Of these 40, 12 have more than 20 FTEs.
- Mathematically the weighted percentage required to implement a forced ranking merit-based system would be 2.06% of total county payroll of eligible employees. The majority of employees would fall into average performers of 0.00%, 1.25%, 2.50% with top performers receiving a 5.0% increase.

Proposed Performance Pay Distribution Guidelines and Process

- Who is eligible?
 - All regular full-time and part-time employees who are in good standing, not subject to a Performance Improvement Plan, and are employed as of 12/31/2025.
 - Full-time and part-time employees who are at the maximum step with their respective grade, are in good standing, not subject to a Performance Improvement Plan, and are employed as of 12/31/2025 will receive a one-time performance payment in lieu of merit.
- Ineligible Employees:
 - Employees who are currently subject to a Performance Improvement Plan; elected officials, board members, seasonal or temporary workers (including temporary election clerks and poll workers); Employees in grant funded positions; Employees in positions funded through the Griffin Judicial Circuit.
 - Employees who are no longer employed at time of distribution.

Proposed Performance Pay Distribution

5.0% forced bell curve – effective 2.06%

<i>Dollar Impact</i>	
Fund	Impact
General Fund	853,336
State Court DUI	1,062
Emergency 911	56,333
Drug Abuse & Treatment	4,290
Fire Services	228,709
EMS	70,939
Water System/Marshal	105,526
Solid Waste	2,104
<i>Total</i>	<i>1,322,299</i>

Fayette County, Georgia

FY2027 Maintenance & Operations

Maintenance & Operations

Significant Operational Budget Considerations

- **Defined Benefit Allocation** – \$3.63M Allocation (across funds)
- **Defined Contribution Allocation** – \$1.078M Employer Retirement Contribution
- **Deferred Compensation Allocation** – \$839k Employer 2.5% Match

Maintenance & Operations

Significant Operational Budget Considerations

- **Road Resurfacing** – \$2.3M Technical Services/Hauling/Asphalt - includes Road Resurfacing (Includes Micro, Hauling, Tack, HA5 etc.); 6 miles HIR; 7 miles; 7 miles Micro Surfacing; 12 miles Crack Sealing; 6 miles Rejuvenator
- **LRA27 Supplement** – \$1.18M; No Match; 3.5 Road Asphalt Resurfacing
- **LMIG27** – \$1.43M State Road Resurfacing Allocation; includes \$329k Match; Road Resurfacing 3.5 Miles
- **Inmate Medical** – \$1.89M Contract/Specialty Care

Maintenance & Operations

Significant Operational Budget Considerations

- **Property & Casualty Insurance** – \$1.03M (Across all Funds)
- **Grant Match Funding** (Admin) \$125k Future Required Grant Match
- **Tyler Software** - \$286k Non-Departmental
- **PIO Marketing Promotion** (Admin) \$112k Marketing and Promotion
- **Animal Control** – Increased funding in the General Fund; closing the Spay / Neuter fund

Maintenance & Operations

Significant Operational Budget Considerations

- **GIS Services** \$140k to augment GIS systems' analysis and architecture; decrease of \$10k
- **Legal Litigation** \$75k; decrease \$25k
- **ARC** – \$154k membership fees; ARC provides \$1.1M contribution towards senior services and operations
- **Wellness Program** (HR) \$80k Future Employee Initiatives
- **Recreation** – \$268k Recreation programs
 - \$165k Self-Sustaining, \$60k FCBOE, \$18k Tyrone, \$20k programming
- **Recreation** – \$285k Lawncare

Maintenance & Operations

Significant Operational Budget Considerations

- **General Fund Transfers**

- **Vehicle/Heavy Equipment Replacement** – \$1,850,000 into the VE (Vehicle Equipment) Fund to ensure adequate future funding is available to replace vehicle and equipment

- Existing VE Net Position \$12.2M

		FY2026	FY2027
General Fund		\$750,000	\$750,000
	<i>Vehicle</i>	\$550,000	\$550,000
	<i>Equipment</i>	\$200,000	\$200,000
Fire Fund		\$725,000	\$725,000
EMS Fund		\$375,000	\$375,000
Total Funding		<u>\$1,850,000</u>	<u>\$1,850,000</u>

- **Jail Surcharge** – \$315k transfer to Jail Surcharge for inmate meals
- **Post Landfill Closure Expenses** – No transfer to Solid Waste for FY2027

Maintenance & Operations

Significant Operational Budget Considerations

- **Fire Services / EMS**
 - \$725k Fire Vehicle allocation
 - \$500k Fire Overtime
 - \$375k EMS Vehicle allocation
 - \$200k Fire Workers' Compensation
 - \$185k EMS Overtime
 - \$181k EMS Medical Supplies
 - \$127k Bunker Gear Purchase
 - \$98k EMS Billing Services
 - \$93k Stryker Equipment Maintenance
 - \$90k Medical Services

Maintenance & Operations

Significant Operational Budget Considerations

- **Fire Services / EMS cont'd**
 - \$50k EMS Workers' Compensation
 - \$48k Pharmaceutical Supplies
 - \$31k Paramedic Training
 - \$30k Firefighter Cancer Insurance Premium
 - \$30k Medical Advisor & Chaplain Services
 - \$29k EMS Licensing/Professional Fees
 - \$25k PTSD Insurance Premium
 - \$25k AEDs
 - **\$25k Blood Products**
 - **Priceless Fire Chief Post Certified**

Maintenance & Operations

Significant Operational Budget Considerations

- **911**
 - \$786k Club Service Driver
 - \$290k Carbyne Project Operating License
 - \$273k Cell Tower Leases
 - \$175k Overtime

Maintenance & Operations

Significant Operational Budget Considerations

- **Water System**

- Chemicals - \$1.1M Crosstown and South Fayette contracts
- Electrical Services - \$1.3M Ga. Power & CowetaFayette EMC Utilities
- Engineering Services - \$300k EOR Consulting & Design Services
- Software Maintenance - \$483k including \$270k Beacon Software
- Technical Services - \$\$206k Georgia Power Interconnection CapEX; credit of \$30k / month
- Meters & Water Line - \$758k Maintenance & Repairs including infrared
- USGS - \$304k - Stream Monitoring for Permit Requirement
- Utility Locate Services - \$242k Large Project Locates
- Leak Protection - \$210k Reimbursement for repaired leaks

Maintenance & Operations

Significant Operational Budget Considerations

- **Outside Agency budgets**
 - **Public Defender** – \$1.22M; inc. \$146k to (\$756k Lower State Ct Contract; Upper Superior Court Contract \$449k)
 - **Senior Services** – \$508k; 9% increase
 - **Mental Health Services** – \$67k – Utilities at new building
 - **WIC** – \$8k – Utilities at new building
 - **Cooperative Extension** – \$189k; \$6k increase
 - **Department of Public Health** – \$18k for Base Fee & \$32k Utilities increases at new building; \$13k increase
 - **Dept. Family & Children Services** – \$39k; No change

Fayette County, Georgia

Capital Improvement Plan
Capital Expenditures
Vehicles / Equipment

CIP Completed & In Process

Department	Active/Completed	Project Name	Budget	Actual & Encumbrance	Dept Total	Fund Total
B&G	Completed	Bldg Automation System @ Justice Center	\$96,000	\$96,000		
B&G	Completed	HVAC Roof Top Unit Replacement-Justice Center	\$785,000	\$676,477		
B&G	Completed	Public Defender Flooring Project	\$25,000	\$24,972		
B&G	Active	Roof Replacement Justice Center	\$600,000	\$252,800		
B&G	Active	Stonewall Shuffle	\$89,012	\$71,064	\$1,121,313	
Code Enforcement	Completed	Marshal Renovation	\$54,000	\$68,765		
Code Enforcement	Active	Security Camera Revitalization	\$160,188	\$160,187	\$228,952	
Elections	Completed	Copier	\$10,000	\$8,555		
Elections	Active	Elections Storage Building	\$152,852	\$28,855	\$37,410	
EMD	Completed	Large Format Plotter/Scanner	\$13,195	\$12,039		
EMD	Active	County Wide Non 2017 SPLOST Pipe Replacements	\$1,827,032	\$1,349,910		
EMD	Active	Asset Management Software	\$60,430	\$60,430	\$1,422,379	
Health Dept	Completed	New Health Building	\$15,809,301	\$15,678,362		
Health Dept	Completed	Sidewalk for New Health Building	\$49,092	\$49,092	\$15,727,454	
Human Resources	Completed	Copier	\$8,555	\$8,555	\$8,555	
Info Systems	Completed	Yearly Consolidate/Redesign (FY25)	\$175,000	\$94,286		
Info Systems	Active	Flight over Fayette County	\$156,000	\$77,856	\$172,142	
Judicial Center	Completed	3rd Floor Justice Center Build Out (non SPLOST)	\$276,314	\$174,982	\$174,982	
Library	Completed	Library Large Meeting Room AV Upgrade	\$48,620	\$48,573	\$48,573	
Public Works	Completed	115 McDonough Road Entrance Gate	\$40,000	\$23,772	\$23,772	
Recreation	Completed	Brooks Park Pipe Replacement	\$31,000	\$30,854		
Recreation	Completed	Brooks Park Field Refurbishment	\$50,000	\$15,335		
Recreation	Completed	McCurry Park Soccer Trash Receptacle Replacement	\$49,000	\$30,233		

CIP Completed & In Process

Department	Active/Completed	Project Name	Budget	Actual & Encumbrance	Dept Total	Fund Total
Recreation	Completed	East Fayette Gym Tree Removal	\$12,000	\$9,950		
Recreation	Completed	McCurry Park Path Const Football	\$17,000	\$4,715		
Recreation	Completed	McCurry Park Path Realignment	\$7,000	\$6,380		
Recreation	Completed	Scoreboard Replacement -Brooks	\$22,000	\$19,530		
Recreation	Completed	Park Scoreboards-Kiwanis & McCurry	\$28,290	\$28,290		
Recreation	Completed	New Park Development Project	\$753,216	\$507,300		
Recreation	Active	Park Playground Updates	\$464,871	\$92,010		
Recreation	Active	Tennis & Basketball Court Resurfacing	\$129,227	\$129,227		
Recreation	Active	McCurry Park South Field Enhancement	\$467,000	\$367,000	\$1,240,823	
Roads	Active	Pubworks Software Replacement	\$50,000	\$50,000		
Roads	Active	Traffic Signal Back Up Power	\$18,000	\$17,995	\$67,995	
Sheriff	Completed	GBI Latent Workstation	\$44,600	\$44,600		
Sheriff	Completed	Replacement Body - Dash Camera System	\$636,858	\$583,358		
Sheriff	Completed	Taser Replacement Program-FY26	\$103,834	\$103,820		
Sheriff-Jail	Completed	Gate Controllers-Jail	\$179,613	\$240,585		
Sheriff-Jail	Completed	Guard 1 Supermax System -Jail	\$56,799	\$54,685		
Sheriff	Active	The Links Public Safety Training Center	\$3,396,091	\$3,240,010		
Sheriff	Active	Final Buildout Training Facility	\$1,623,003	\$1,618,053	\$5,885,112	
Tax Assessor	Active	WINGAP Conversion	\$61,100	\$38,406	\$38,406	\$26,197,867
EMA	Active	Warning Siren System Maintenance	\$50,000	\$31,580	\$31,580	\$31,580
EMS	Completed	Portable Ventilator	\$6,874	\$6,873	\$6,873	\$6,873
Fire	Completed	Trailer Storage Building	\$40,000	\$30,182		
Fire	In-Service / Active	Fire Training Building/Tower	\$1,650,000	\$1,650,000		
Fire	In-Service / Active	Fire Classrooms & Training Facility	\$1,500,131	\$1,500,131		
Fire	In-Service / Active	Pumper/Aerial Drive Training Course	\$665,000	\$665,000		
Fire	In-Service / Active	Links Training Facility Concept Design & Site Development	\$3,811,809	\$3,801,470	\$7,646,783	\$7,646,783
			\$36,359,907	\$33,883,104	\$33,883,104	\$33,883,104

2004 SPLOST Completed & In Process

SPLOST	Department	Active/Completed	Project Name	Budget	Actual & Encumbrances	Total by SPLOST
2004	Roads	Active	EFB-Corinth Road Curve Realignment	\$2,395,300	\$364,973	
2004	Roads	Active	EFB-Intersection of South Jeff Davis	\$1,907,488	\$234,330	
2004	Roads	Active	EFB-New Road Construction	\$3,536,411	\$2,404,399	
2004	Roads	Active	Kenwood Road	\$1,500,000	\$623,626	
2004	Roads	Active	Sandy Creek, Sams Drive & Eastin Rd	\$3,800,000	\$505,419	
2004	Roads	Active	SR 85 Widening (SR92 to Bernhard Road)	\$882,575	\$118,798	
2004	Roads	Active	SR South of McBride	\$3,714,485	\$380,658	
2004	Roads	Active	Veterans Parkway-Intersection of Veterans & Eastin Rd	\$2,120,855	\$278,076	\$4,910,278

2017 SPLOST Completed & In Process

SPLOST	Department	Active/Completed	Project Name	Budget	Actual & Encumbrances	Total by SPLOST
2017	EMD	Completed	165 North Bend Court	\$282,167	\$269,639	
2017	EMD	Completed	223 Cedar Trail	\$211,001	\$193,640	
2017	EMD	Active	100 Braswell Lane	\$13,692	\$13,962	
2017	EMD	Active	105 Cherokee Place	\$10,998	\$10,998	
2017	EMD	Active	109 Butler Road	\$10,998	\$10,998	
2017	EMD	Active	110 Mark Lane	\$536,044	\$536,074	
2017	EMD	Active	115 Brandon Mill Circle North	\$187,332	\$34,782	
2017	EMD	Active	115 Horseshoe Circle	\$9,059	\$3,086	
2017	EMD	Active	120 Heritage Way North	\$240,898	\$17,590	
2017	EMD	Active	130 Darren Drive	\$1,578,363	\$1,523,409	
2017	EMD	Active	130 Lady Helen Court	\$34,182	\$5,457	
2017	EMD	Active	140 Brandon Mill Circle East	\$269,895	\$270,195	
2017	EMD	Active	168 Cross Creek Trail	\$816,001	\$816,001	
2017	EMD	Active	170 Angela Drive	\$59,084	\$43,018	
2017	EMD	Active	185 Brookshire Drive	\$9,147	\$3,086	
2017	EMD	Active	220 Old Ivy	\$304,148	\$174,213	
2017	EMD	Active	225 Brandon Mill Circle SW	\$369,852	\$43,534	
2017	EMD	Active	250 Grant Road	\$76,779	\$38,233	
2017	EMD	Active	250 Greenfield Circle	\$100,073	\$24,650	
2017	EMD	Active	295 Brandon Mill Circle West	\$230,615	\$38,041	
2017	EMD	Active	310 Sherwood Road	\$7,908	\$1,229	
2017	EMD	Active	375 Benjamin Circle	\$18,906	\$4,441	
2017	EMD	Active	380 Sherwood Road	\$7,853	\$2,784	
2017	EMD	Active	391 Grant Road	\$76,779	\$41,425	
2017	EMD	Active	503 Westbridge Road (2017)	\$25,000	\$25,881	
2017	EMD	Active	584 Lees Mill Road	\$7,739	\$1,428	
2017	EMD	Active	671 Kenwood Road	\$96,178	\$34,886	

2017 SPLOST Completed & In Process

SPLOST	Department	Active/Completed	Project Name	Budget	Actual & Encumbrances	Total by SPLOST
2017	Roads	Completed	Ebenezer Church Road Bridge	\$726,399	\$726,399	
2017	Roads	Completed	Redwine Multi-Use Path	\$2,530,010	\$2,521,233	
2017	Roads	Active	CTP Transportation Study	\$264,226	\$264,225	
2017	Roads	Active	Ebenezer Church, Ebenezer & Spear	\$695,550	\$540,515	
2017	Roads	Active	Ebenezer Church Road Bridge Replacement	\$726,399	\$726,399	
2017	Roads	Active	Helmer Bridge over Camp Creek	\$77,000	\$75,059	
2017	Roads	Active	Realignment of SR 279 & Cornith Road	\$5,860,676	\$2,131,037	
2017	Roads	Active	Resurfacing Program FY 2022	\$4,050,737	\$4,101,333	
2017	Roads	Active	Sandy Creek & Ellison Road Intersection	\$84,391	\$79,732	
2017	Roads	Active	Starr's Mill School Tunnel	\$4,765,037	\$4,466,512	
2017	911	Active	Public Safety Radio System	\$19,711,536	\$9,494,771	\$29,309,894

2023 SPLOST Completed & In Process

SPLOST	Department	Active/Completed	Project Name	Budget	Actual & Encumbrances	Total by SPLOST
2023	EMD	Active	503 Westbridge Road (2023)	\$205,870	\$13,457	
2023	Judicial	Active	Justice Center Renovation	\$16,000,000	\$13,844,462	
2023	Sheriff	Completed	Watch Office Reconfiguration	\$1,380,270	\$1,386,741	
2023	Fire	In-Service / Active	Fire/EMS Training Center Phase II	\$2,392,171	\$2,251,280	
2023	Fire	Active	Fire Quint Replacements -2 units	\$2,908,372	\$2,720,669	
2023	Fire	Active	Fire/EMS Heavy Rescue Vehicle Replacement	\$1,900,000	\$1,177,500	
2023	Fire	Active	Fire/EMS Self-Contained Breathing Apparatus (SCBA) Replace	\$2,500,000	\$1,511,804	
2023	Sheriff	Active	Sheriff Tactical Driving Course & Mock Village	\$1,380,270	\$1,386,741	
2023	Recreation	Active	Recreation Multi-Purpose Building	\$24,053,000	\$21,361,921	
2023	Senior Services	Active	Senior Services Enhancements-Transport Vehicles	\$675,000	\$441,959	
2023	Senior Services	Active	Senior Services Enhancements-Café	\$825,000	\$111,549	
2023	Water	Active	Starr's Mill Education Facility	\$1,500,000	\$825,679	
2023	Animal Control	Active	Walking Trails and Livestock Building	\$2,200,000	\$542,860	
2023	Road	Active	Road Maintenance	\$7,900,000	\$1,977,197	\$49,553,821
				\$130,759,719	\$78,863,715	\$78,863,715

Water System Completed

Project Description	Cost
Private Water System Improvements	\$350,612
Water Plant Maintenance & Storage Building Improvements	\$147,209
Gearbox Rebuild at Crosstown	\$53,713
Crosstown WTP Painting	\$39,933
Lake Kedron Intake	\$191,494
Total Completed Water System Capital/CIP	\$782,961

Water System In Process

Project Description	Budget	Actual & Encumbrance
Advanced Metering Infrastructure (AMI)	\$13,866,884	\$13,676,625
Trilith Storage Tank and Pump	\$4,885,817	\$4,791,914
Health & Safety Generator	\$4,722,493	\$4,277,557
SR 74/54 Relocation GDOT PI 0013726	\$1,566,829	\$1,477,985
SCADA Upgrade	\$1,665,982	\$1,175,468
Waterline Extensions	\$1,407,827	\$1,211,054
GDOT 54 Widening	\$1,238,410	\$1,238,410
Drying Bed Replacement Crosstown	\$287,989	\$0
Dams Structural Rehabilitation	\$250,000	\$0
Lake Horton Trail Rebuild Contribution	\$100,000	\$0
Crosstown Lagoon Cleaning	\$125,000	\$125,000
Particle Counter Project	\$128,840	\$130,100
Coweta Connection	\$875,000	\$388,482

Water System In Process

Project Description	Budget	Actual & Encumbrance
WS Pump Refurbishment Program	\$944,311	\$939,128
SR 85 Relocation GDOT PI 721290	\$549,117	\$549,116
Fluoride Upgrade Crosstown	\$705,577	\$19,510
Water System Yard Piping Crosstown	\$304,018	\$111,794
Tank Maintenance & Repair	\$740,691	\$744,797
Fluoride & Na ₂ MnO ₄ Upgrade South Fayette	\$56,872	\$53,306
Lake Kedron Paving	\$289,635	\$125,079
Sodium Hypochlorite Crosstown	\$1,530,789	\$354,066
Carbon System Improvements	\$250,000	\$54,430
Water Administration Renovation	\$201,304	\$188,808
Distribution Water Quality & Redundancy Improvements	\$195,000	\$32,725
Asset Management Software & Implementation	\$150,000	\$150,000
Highway 74 Storage Tank	\$192,030	\$192,030
East Fayetteville Bypass	\$130,947	\$18,450
Total Water System Capital/CIP in Process	\$37,361,361	\$32,025,833

Vehicles & Equipment Completed & In Process

FY26 Vehicle & Equipment Status				
Fund	Department	Project Name	Budget	Acq. Cost
610	Animal Control	2025 Ford F-250 w/animal control box	\$77,605	\$0
610	Animal Control	2026 Delta 16' Stock Bumper Pull Trailer	\$11,795	\$7,999
610	Buildings & Grounds	2024 Ford F-250	\$58,534	\$54,819
610	Emergency Mgmt.	2026 Ford Explorer PIU	\$58,000	\$57,175
610	Fire	2026 Ford Explorer PIU	\$58,000	\$57,175
610	Fire	2026 Ford Explorer PIU	\$58,000	\$57,175
610	Fleet Maintenance	2025 F-550	\$178,000	\$183,383
610	Sheriff Field Ops	2025 Ford Explorer	\$85,850	\$78,610
610	Sheriff Field Ops	2025 Ford Explorer	\$85,850	\$78,610
610	Sheriff Field Ops	2025 Ford Explorer	\$85,850	\$78,610
610	Sheriff Field Ops	2025 Ford Explorer	\$85,850	\$78,610
610	Sheriff Special Ops	2025 Ford Explorer	\$85,850	\$79,209
610	Sheriff Special Ops	2023 Dodge Charger	\$85,850	\$83,599
610	Sheriff Special Ops	2025 Ford Explorer	\$85,850	\$78,825
610	Sheriff Special Ops	2023 Dodge Charger	\$85,850	\$84,319
610	Road Department	Salt Spreader	\$15,580	\$11,475
610	Road Department	Zero Turn Mower	\$13,829	\$14,159
327	EMS	2025 Ford F-450 Ambulance	\$1,174,729	\$1,163,461
327	EMS	2025 Ford F-450 Ambulance	\$1,174,729	\$1,163,461
505	Water System	2026 Ford F150	\$57,508	\$0
505	Water System	Hydra Tapping Machine	\$133,505	\$128,655
			\$3,756,609	\$3,539,328

FY2026 Project Sweep

Project #	Project Fund	Project Description	Project Transfers (to)/from Contingency
NEW 2026		Copier	\$8,555
<i>Total</i>	<i>Animal Control</i>		<i>\$8,555</i>
251AD	372	Justice Center Landscaping	\$20,780
NEW		Stonewall Wood Façade Replacement	\$12,000
261AB	372	Old Courthouse Sound Replacement	\$26,600
<i>Total</i>	<i>Building & Grounds</i>		<i>\$59,380</i>
NEW		Black and White Copier	\$7,355
<i>Total</i>	<i>Probate Court</i>		<i>\$7,355</i>
241AB	375	Elections Storage Building	\$1,445
251AM	372	Elections Copier Machine	(\$1,445)
<i>Total</i>	<i>Elections</i>		<i>\$0</i>
NEW		Color Copier	\$8,555
NEW		JAMEX Credit Card/Coin Op	\$5,487
256AO	372	Library Flooring - Carpeting Project	\$47
266AA	372	Library LG Meeting Room AV Upgrade	(\$47)
<i>Total</i>	<i>Library</i>		<i>\$14,042</i>

FY2026 Project Sweep

Project #	Project Fund	Project Description	Project Transfers (to)/from Contingency
NEW		Brooks Park Field House Drainage	\$25,000
NEW		East Fayette Gym Floor Refurbishment	\$25,000
256AL	375	Kenwood Park Retaining Wall - Erosion Stabilization	\$100,000
256AM	375	Brooks Park Field Fencing Replacements	\$204,924
246AE	375	East Fayette Gym Ceiling Tile Refurbishment	(\$13,005)
226AD	375	Brooks Park Field Refurbishment	(\$34,665)
236AD	375	McDonough Road Park Development Project	(\$245,916)
246AF	375	Kiwanis Replacement Center Ceiling Tile Refurbishment	(\$25,000)
256AE	372	McCurry Park Soccer Trash Receptacle Replacement	(\$18,767)
266AC	372	East Fayette Gym tree Removal	(\$2,050)
246AH	372	Brooks Park Pipe Replace	(\$146)
256AJ	372	McCurry Park Path Const Football Area	(\$12,285)
256AK	372	McCurry Park Path Realign	(\$620)
266AB	372	Scoreboard Replacement Brooks	(\$2,470)
<i>Total</i>	<i>Recreation</i>		<i>\$0</i>
NEW		Target System	\$53,500
253AQ	375	Replacement Body-Dash & Interview Camera Systems	(\$53,500)
<i>Total</i>	<i>Sheriff's Office</i>		<i>\$0</i>

FY2026 Project Sweep

Project #	Project Fund	Project Description	Project Transfers (to)/from Contingency
NEW		Customer Service Area Reconfiguration	\$12,000
<i>Total</i>	<i>Tax Assessor</i>		<i>\$12,000</i>
202AA	375	3rd Floor Justice Center Build Out	(\$101,332)
<i>Total</i>	<i>Judicial Center</i>		<i>(\$101,332)</i>
NEW	375	Computer Upgrades/Portable Radios/FFA	\$103,950
NEW	375	Bi-Directional Antenna-Animal Control Facility	\$39,972
NEW	375	911 Replace HVAC units at three (3) tower sites	\$100,000
243KU	375	Kitchen Upgrade	\$800
253SU	375	911 Center Security Upgrades (Spillman)	(\$244,722)
<i>Total</i>	<i>911</i>		<i>\$0</i>
NEW FY2028	507	Day Pond Aerators	\$112,000
NEW FY2030	507	Lake Horton Paths Paving	\$492,969
20WSF	507	Sodium Hypochlorite Crosstown	\$686,067
22WSI	507	SR 85 Relocation GDOT PI 721290	\$127,240
24WSE	507	Lake Kedron Intake	\$10,244
6SCAD	507	SCADA	(\$135,000)
214BA	507	Advanced Metering Infrastructure (AMI) - Badger	(\$127,240)
20WSA	507	Water System Yard Piping Crosstown	(\$192,224)
25WSC	507	Drying Bed Replacement - Crosstown	(\$287,989)
23WSA	507	Fluoride Upgrade Crosstown	(\$686,067)
<i>Total</i>	<i>Water System</i>		<i>\$0</i>

Capital Improvement Program As Proposed Targeted Revitalization & Infrastructure Program (TRIP)

Dept	Project Description	5-Year Project Allocation	FY2027
Animal Control	Animal Control Shelter	1,500,000	1,500,000
	Total - Animal Control	1,500,000	1,500,000
Code Enforce	Update Body Cameras-Marshal and Animal Control	204,715	204,715
	Total - Marshal (Code Enforcement)	204,715	204,715
Recreation	Multi-Purpose Building	750,000	750,000
Recreation	East Fayette Gym Ceiling Tile Refurbishment	500,000	500,000
	Total - Recreation	1,250,000	1,250,000
Sheriff-Patrol	Replacement Body and Dash Camera Systems	2,399,985	2,399,985
	Total - Sheriff's Office	2,399,985	2,399,985
EMS	Replacement Stryker LUCAS chest Compressor Units (2)	42,256	42,256
EMS	Replacement Stryker Power Stretchers (2)	77,300	77,300
EMS	Portable Ventilator (2)	13,747	13,747
	Total - EMS	133,303	133,303
911	911 Console Replacement	433,395	433,395
	Total - 911 Communications	433,395	433,395
		5,921,398	5,921,398

Funding Sources:

General Fund	5,354,700	5,354,700
Emergency Medical Services Fund	133,303	133,303
911 Communications Fund 215	433,395	433,395
Total Approved	5,921,398	5,921,398

Remaining Funding

General Fund	7,766,019	2,411,319
Emergency Medical Services Fund	2,063,784	1,930,481
911 Communications Fund 215	433,395	0
Total Approved	10,263,198	4,341,800

Capital Improvement Program As Proposed

<u>Project #</u>	<u>Project Fund</u>	<u>Project Description</u>	<u>Approved Budget</u>	<u>5-Year Project Allocation</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031</u>	<u>FY2027 CIP Plan</u>
203AR	375	Animal Control Shelter	3,443,397	109,328						0
NEW 2026	375	Copier	0	8,555						0
		Total - Animal Control	3,443,397	117,883	0	0	0	0	0	0
241AF	375	Justice Center Parking Lot - Seal & Restripe	45,000	45,000						0
221AJ	372	Library Exterior Painting	35,000	35,000						0
251AD	372	Justice Center Landscaping	45,000	65,780						0
251AJ	375	Roof Replacement- Justice Center	600,000	347,200						0
251AL	372	Stonewall Shuffle	89,012							0
NEW 2027	372	Library Floor Replacement Event Room		19,450	19,450					19,450
NEW 2026	372	Stonewall Wood Façade Replacement		12,000						0
261AB	372	Old Courthouse Sound Replacement		26,600						0
		Total - Bldg. & Grounds	814,012	551,030	19,450	0	0	0	0	19,450
187AB	375	SAGES - Computer Software & Upgrades	239,554	10,000						0
		Total - Building Safety	239,554	10,000	0	0	0	0	0	0
241AB	375	Elections Storage Building	152,852	127,937						0
		Total - Elections	152,852	127,937	0	0	0	0	0	0
194AA	375	County Wide Non-2017 SPLOST Pipe Replacements	1,827,032	1,665,387	250,000	250,000	250,000	250,000	250,000	1,250,000
254AI	375	Asset Management Software (just EMD's portion)	60,430	0						0
254AL	372	Large Format Plotter/Scanner for EMD and Planning and Zoning	13,195	1,156						0
		Total - Environmental Management	1,900,657	1,666,543	250,000	250,000	250,000	250,000	250,000	1,250,000

Capital Improvement Program As Proposed

Project #	Project Fund	Project Description	Approved Budget	5-Year Project Allocation	FY2027	FY2028	FY2029	FY2030	FY2031	FY2027 CIP Plan
255AA	372	Public Health Building - Mural	20,000	20,000						0
		Total - Health Department	20,000	20,000	0	0	0	0	0	0
211AG	375	Systemwide Consolidate/Redesign	942,911	1,029,283	175,000	175,000	175,000	175,000	175,000	875,000
NEW 2027	375	Clerk Superior Court Veeam (Virtual) Server	0	65,000	65,000					65,000
NEW 2027	375	Conference Room Audio/Visual Upgrade	0	25,000	25,000					25,000
NEW 2027	375	Palantine System - Mag Court	0	30,000	30,000					30,000
NEW 2027	375	ClearGov - Finance	0	46,000	46,000					46,000
231AG	375	FLIGHT Over Fayette County-capture GIS imagery	156,000	78,144						0
		Total - Info Systems	1,098,911	1,273,427	341,000	175,000	175,000	175,000	175,000	1,041,000
256AO	372	Library Flooring - Carpet Project	19,596	19,643						0
NEW 2026	372	Color Copier		8,555						0
NEW 2026	372	JAMEX Credit Card/Coin Op		5,487						0
		Total - Library	19,596	33,685	0	0	0	0	0	0
NEW 2026	372	Black & White Copier		7,355						0
		Total -Probate Court	0	7,355	0	0	0	0	0	0
NEW 2027	375	(2) Air Compressors	0	24,000	24,000					24,000
264AD	375	Lake Horton Trail Rebuild - Water System \$100k Contribution	736,000	736,000						0
		Total - Public Works	736,000	760,000	24,000	0	0	0	0	24,000
257AB	372	Camera Surveillance Systems Countywide	160,188	125,000	25,000	25,000	25,000	25,000	25,000	125,000
		Total - Marshal (Code Enforcement)	160,188	125,000	25,000	25,000	25,000	25,000	25,000	125,000

Capital Improvement Program As Proposed

<u>Project #</u>	<u>Project Fund</u>	<u>Project Description</u>	<u>Approved Budget</u>	<u>5-Year Project Allocation</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031</u>	<u>FY2027 CIP Plan</u>
7110E	375	Parks - Playground Upgrades	464,871	372,861						0
206AC	375	McCurry Park North Soccer Restroom	222,238	212,183						0
246AD	372	Parks - Drainage Repairs	75,800	75,800						0
246AG	372	McCurry Park Path Construction to Storage Area	39,000	25,395						0
256AC	372	Brooks Park Sidewalk and Curb Installation	46,000	35,586						0
256AD	372	Kiwanis Park Picnic Area Concrete Refurbishment	35,000	35,000						0
256AH	372	Tennis and Basketball Court Resurfacing	129,227	0						0
256AL	375	Kenwood Park Retaining Wall -Erosion Stabilization	88,000	153,696						0
256AM	375	Brooks Park Field Fencing Replacements	258,335	264,744						0
256AP	372	McCurry Park Parking Lot Striping	20,000	19,608						0
266AD	372	Kiwanis Park Walking Path Refurbishment	55,000	55,000						0
256AQ	372	McCurry Park Softball and Football Entrance Resurfacing	30,000	30,000						0
256AR	375	North McCurry Park Walking Trails	145,000	145,000						0
256AS	372	South McCurry Park Walking Trails Refurbishment	60,000	60,000						0
266AE	372	McCurry Park Temporary Repair of South Parking lot	55,000	55,000						0
NEW 2026	372	Brooks Park Field House Drainage		25,000						0
NEW 2026	372	East Fayette Gym Floor Refurbishment		25,000						0
NEW 2027	372	Kenwood and Kiwanis - Barrier Netting Replacement		40,000	40,000					40,000
NEW 2027	372	Brooks Park Field House Repairs		35,000	35,000					35,000
NEW 2027	372	Kenwood Park Gate Replacement		35,000	35,000					35,000
NEW 2027	375	Kiwanis Park Fencing Replacement		750,000	150,000	150,000	150,000	150,000	150,000	750,000
NEW 2027	375	Kiwanis Park Parking Lot Refurbishment		100,000	100,000					100,000
NEW 2027	372	Kiwanis Park Turfplane		21,400	21,400					21,400
NEW 2027	375	McCurry Park North Football Pressbox Replacement		85,000	85,000					85,000
		Total - Recreation	1,723,471	2,656,273	466,400	150,000	150,000	150,000	150,000	1,066,400

Capital Improvement Program As Proposed

<u>Project #</u>	<u>Project Fund</u>	<u>Project Description</u>	<u>Approved Budget</u>	<u>5-Year Project Allocation</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031</u>	<u>FY2027 CIP Plan</u>
184AE	372	Parking Lot Improvements	92,686	83,996						0
224AI	372	Road Dept Warehouse Sign shop	50,000	100,000	50,000					50,000
234AH	375	Pubworks Software Replacement	50,000	0						0
254AF	372	Sign Shop Remodel	32,310	17,920						0
254AG	375	Helmer Road Shoulder Construction	91,151	91,151						0
264AE	372	Traffic Signal back up Power	18,000	20,005	20,000					20,000
FUTURE		Road Department Warehouse, Sign Shop and Crew Offices	0	0						0
		Total - Road Department	334,147	313,072	70,000	0	0	0	0	70,000
5565H	375	Links Master (<i>Tng Ctr - Driving Course</i>) -	3,396,091	156,081						0
21AR1	375	Final Buildout Training Center - Non-ARPA funds	1,623,003	4,950						0
213AB	375	Taser Replacements	544,922	103,876	103,834					103,834
NEW 2027	375	Target System		123,340	69,840					69,840
NEW 2027	375	Jail-Replacement of RTU-HVAC Units		121,910	121,910					121,910
		Total - Sheriff's Office	5,564,016	510,157	295,584	0	0	0	0	295,584

Capital Improvement Program As Proposed

<u>Project #</u>	<u>Project Fund</u>	<u>Project Description</u>	<u>Approved Budget</u>	<u>5-Year Project Allocation</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031</u>	<u>FY2027 CIP Plan</u>
241AE	375	WinGap Conversion	61,100	22,694						0
NEW 2027	372	Tax Scribe Mobile Assessor Application		40,000	40,000					40,000
NEW 2026	372	Customer Service Area Reconfiguration		12,000	0					0
		Total - Tax Assessor	61,100	74,694	40,000	0	0	0	0	40,000
263AG	372	Trailer Storage Building	40,000	15,618						0
NEW 2027	372	Fire Hose Nozzle Replacement		57,500	57,500					57,500
NEW 2027	372	Hurst Extrication Equipment Batteries		20,000	20,000					20,000
NEW 2027	372	Fire Station 6 Remodel		65,000	65,000					65,000
NEW 2027	372	Fire Station 7 Remodel		60,000	60,000					60,000
		Total - Fire Services	40,000	218,118	202,500	0	0	0	0	202,500
213AQ	372	Warning Siren System Maintenance	50,000	18,420						0
		Total - EMA	50,000	18,420	0	0	0	0	0	0

Capital Improvement Program As Proposed

<u>Project #</u>	<u>Project Fund</u>	<u>Project Description</u>	<u>Approved Budget</u>	<u>5-Year Project Allocation</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031</u>	<u>FY2027 CIP Plan</u>
20WSD	507	Water Administration Renovation	201,304	12,496						0
20WSF	507	Sodium Hypochlorite Crosstown	1,530,789	2,617,000	754,211					754,211
214BA	507	Advanced Metering Infrastructure (AMI) - Public Education	49,885	7,150						0
214BA	230/507	Advanced Metering Infrastructure (AMI) - Badger	13,368,290	55,869						0
214BA	507	Advanced Metering Infrastructure (AMI) - Arcadis	448,709	0						0
22WSC	507	Electrical Upgrades & Generator Match (10%)	4,722,493	867,478				122,542	300,000	422,542
22WSF	507	Coweta Connection	875,000	486,518						0
22WSH	507	SR 74/54 Relocation GDOT PI 0013726	1,566,829	88,844						0
22WSI	507	SR 85 Relocation GDOT PI 721290	549,117	127,240						0
22WSJ	507	East Fayetteville Bypass	130,947	112,497						0
22WSK	507	Distribution Water Quality & Redundancy Improvements	195,000	512,275		75,000	75,000	100,000	100,000	350,000
23WSB	507	Fluoride & Na2MnO4 Upgrade South Fayette	56,872	2,016,566		910,000	1,103,000			2,013,000
23WSH	507	Trilith Storage Tank and Pump	4,885,817	156,866	62,962					62,962
24WSA	507	Asset Management Software & Implementation (just WS's portion)	150,000	0						0
24WSF	507	Lake Kedron Paving	289,635	270,267						0
24WSG	507	Tank Maintenance & Repair	740,691	1,808,773	659,907	473,800	665,882	9,184		1,808,773
25WSA	507	Carbon System Improvements	250,000	433,570		238,000				238,000
25WSB	507	Storage Tank - Hwy 74	192,030	1,750,005		583,335	583,335	583,335		1,750,005
25WSD	507	Dams Structural Rehabilitation	250,000	734,329	184,329	300,000				484,329
25WSE	507	Lake Horton Trail Rebuild - Public Works \$760k Contribution	100,000	100,000						0

Capital Improvement Program As Proposed

<u>Project #</u>	<u>Project Fund</u>	<u>Project Description</u>	<u>Approved Budget</u>	<u>5-Year Project Allocation</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031</u>	<u>FY2027 CIP Plan</u>
26WSA	507	Crosstown Lagoon Cleaning	125,000	675,000	675,000					675,000
26WSB	507	Particle Counter Project	128,840	(1,260)						0
6SCAD	507	SCADA	1,665,982	2,620,462		114,765	267,683	974,500	773,000	2,129,948
8WTEX	507	Waterline Extensions	1,407,827	546,773		75,000	75,000	100,000	100,000	350,000
9WSPR	507	Pump Refurbishment Program	944,311	666,875	246,691	125,000	125,000	150,000	150,000	796,691
NEW 2026	507	Day Pond Aerators		112,000						0
NEW 2026	507	Lake Horton Paths Paving		878,408				385,439		385,439
NEW 2027	507	Distribution (Hydrant) Refurbishment Program		375,000	75,000	75,000	75,000	75,000	75,000	375,000
NEW 2027	507	High Rating Project Crosstown WTP		2,568,500	2,068,500	500,000				2,568,500
NEW 2027	507	High Rating Project South Fayette WTP		603,000	603,000					603,000
NEW 2027	507	SR 279 Corinth Realignment GDOT PI #0017813		841,900	841,900					841,900
FY2028	507	South Fayette Power Cable Upgrade		1,060,200		530,100	530,100			1,060,200
FY2029	507	Crack Repair For Plant Structures		0						0
FY2030	507	Pump Station Electrical Improvement (Generator)		1,000,000				1,000,000		1,000,000
FY2031	507	Storage Expansion at Field Ops		312,000					312,000	312,000
FY2031	507	Water System Headquarters		1,690,000					1,690,000	1,690,000
FUTURE	507	Flocculator Gearbox Replacement		0						0
FUTURE	507	Granular Activation Carbon System - South Fayette		0						0
FUTURE	507	Granular Activation Carbon System - Crosstown		0						0
Total - Water System			34,825,368	26,106,601	6,171,500	4,000,000	3,500,000	3,500,000	3,500,000	20,671,500

Capital Improvement Program As Proposed

Project #	Project Fund	Project Description	Approved Budget	5-Year Project Allocation	FY2027	FY2028	FY2029	FY2030	FY2031	FY2027 CIP Plan
243KU	215	911 Kitchen upgrade	49,450	50,250						0
253SU	215	911 Center Upgrades	1,000,000	755,278						0
223AP	372	911 Communications Roof	5,000	5,000						0
NEW 2026	215	Computer Upgrades/Portable Radios/FFA		103,950						0
NEW 2026	215	Bi-Directional Antenna-Animal Control Facility		39,972						0
NEW 2026		911 Replace HVAC units at three (3) tower sites		100,000						0
		Total - 911 Communications	1,054,450	1,054,450	0	0	0	0	0	0
			52,514,033	35,644,645	7,905,434	4,600,000	4,100,000	4,100,000	4,100,000	24,805,434

Funding Sources:

General Fund	16,544,215	8,247,056	1,531,434	600,000	600,000	600,000	600,000	3,931,434
Fire Services Fund	40,000	218,118	202,500	0	0	0	0	202,500
Emergency Management Agency Fund	50,000	18,420	0	0	0	0	0	0
Solid Waste	0	0	0	0	0	0	0	0
Water System Fund 507	34,825,368	26,106,601	6,171,500	4,000,000	3,500,000	3,500,000	3,500,000	20,671,500
911 Communications Fund 215	1,054,450	1,054,450	0	0	0	0	0	0
Total Approved	52,514,033	35,644,645	7,905,434	4,600,000	4,100,000	4,100,000	4,100,000	24,805,434

FY2027 Budget - Vehicles

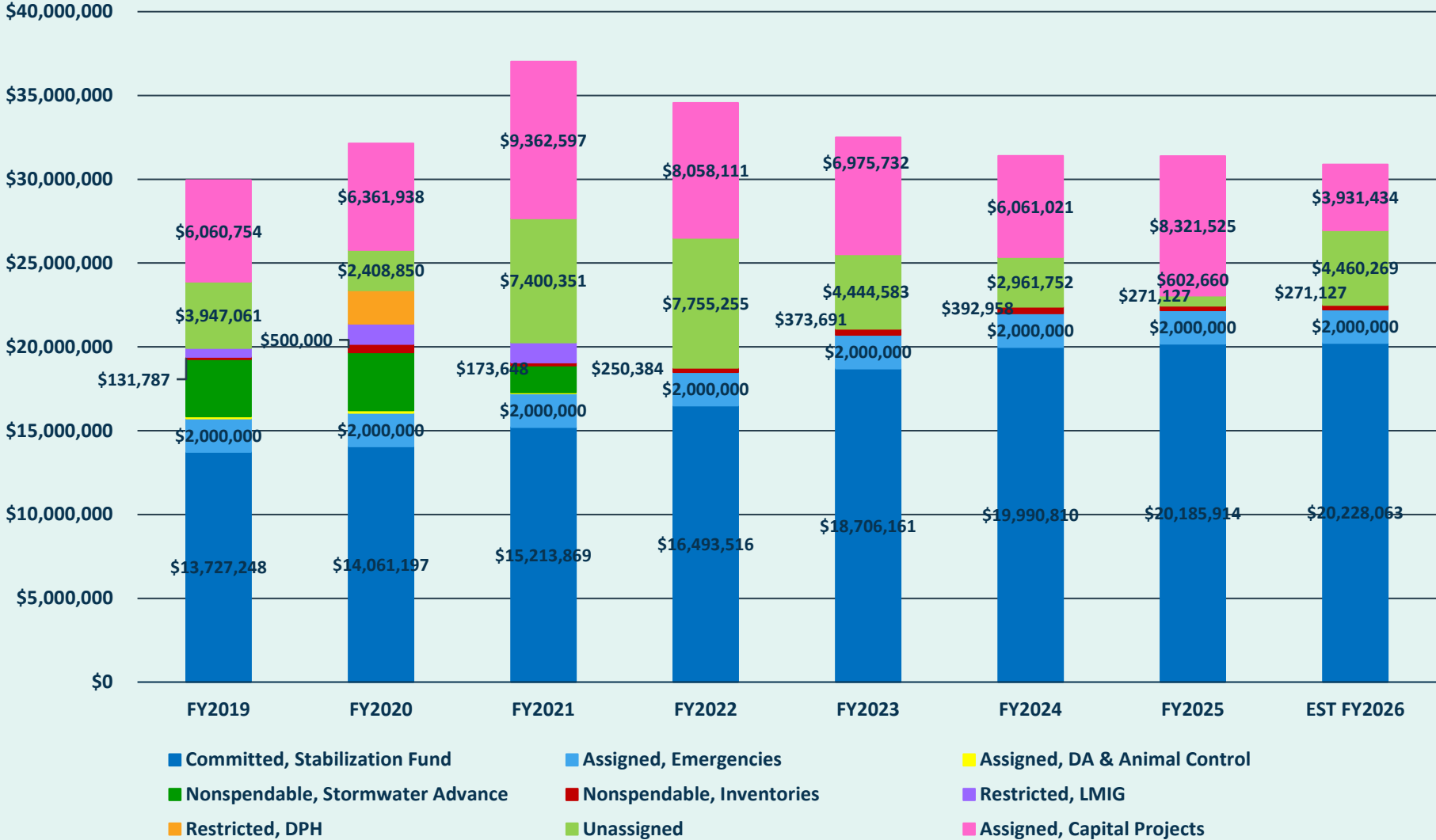
#	Fund	Department	Description	Base Price	Add-On's	Total Requested		Approve	Asset	Vehicle Being Replaced	Fleet Vehicle #	Comments
						(Fund 610)						
1	610	Building & Grounds	2026 Ford F250 regular cab, V8 Long bed 4X2	\$48,377	\$13,745	\$62,122	\$62,122	\$62,122	N/A	N/A	N/A	New
			Total - Buildings & Grounds	\$48,377	\$13,745	\$62,122	\$62,122					
2	610	Sheriff Field Ops	2026 Ford Explorer	\$47,580	\$36,616	\$84,196	\$84,196	\$84,196	26952	2016 Chevrolet Caprice	06119	Replacement
3	610	Sheriff Field Ops	2026 Ford Explorer	\$47,580	\$36,616	\$84,196	\$84,196	\$84,196	27696	2018 Chevrolet Tahoe	37267	Replacement
4	610	Sheriff Field Ops	2026 Ford Explorer	\$47,580	\$36,616	\$84,196	\$84,196	\$84,196	27695	2018 Chevrolet Tahoe	40754	Replacement
5	610	Sheriff Field Ops	2026 Ford Explorer	\$47,580	\$36,616	\$84,196	\$84,196	\$84,196	26304	2014 Dodge Charger	67050	Replacement
			Total - Sheriff Field Ops	\$190,320	\$146,464	\$336,784	\$336,784					
6	610	Special Operations Div.	2026 Ford Explorer	\$47,580	\$36,616	\$84,196	\$84,196	\$84,196	26941	2015 Dodge Durango	37448	Replacement
7	610	Special Operations Div.	2026 Chevrolet Tahoe	\$54,000	\$34,904	\$88,904	\$88,904	\$88,904	22877	2008 Dodge Charger	85864	Replacement
			Total - Sheriff Special Ops	\$101,580	\$71,520	\$173,100	\$173,100					
			SHERIFF TOTAL	\$291,900	\$217,984	\$509,884	\$509,884					
8	610	Road Department	2027 Chevrolet Silverado 2500 HE – Crew Truck	\$48,998	\$3,000	\$51,998	\$51,998	\$51,998	10807	2002 FORD F-250	20382	Replacement
9	610	Road Department	2027 TANDEM DUMP TRUCK	\$206,920	\$0	\$206,920	\$206,920	\$206,920	10796	2000 LT9500	20150	Replacement
			Total - Road	\$255,918	\$3,000	\$258,918	\$258,918					
FY2027 Vehicle Request Total				\$596,195	\$234,729	\$830,924	\$830,924					

FY2027 Budget - Equipment

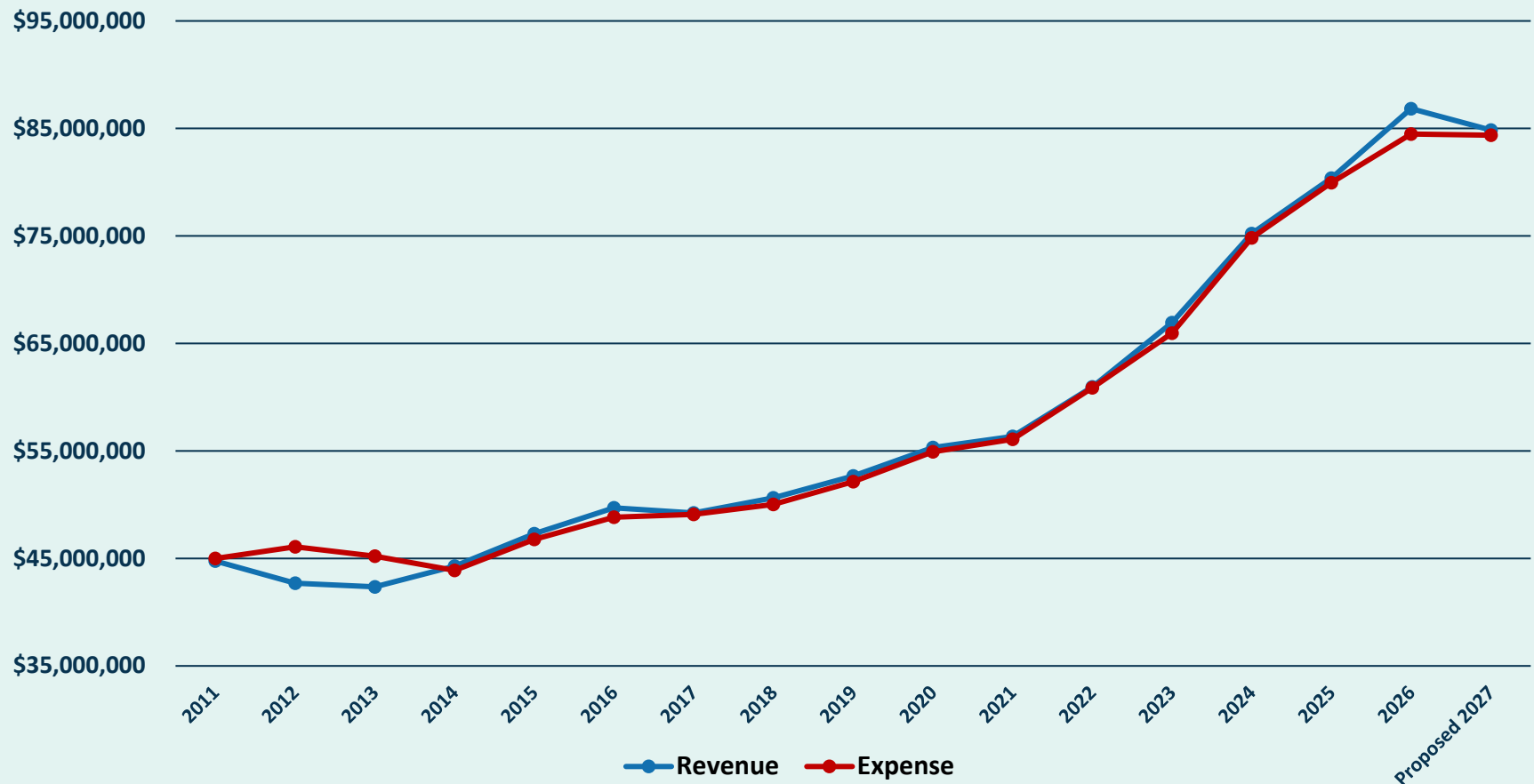
#	Fund	Department	Description	Unit Cost	Additional	Total Cost	Approved	Hours	Comments
1	610	Building & Grounds	Toro Groundsmaster 4500 Mower	\$102,791	\$0	\$102,791	\$102,791	N/A	New
2	610	Building & Grounds	HY Security Slide Smart Gate Operator	\$26,750	\$0	\$26,750	\$26,750	N/A	Replacement
			Total - Building & Grounds	\$129,541	\$0	\$129,541	\$129,541		
3	610	Fire	Binelli Beyond 6 Passenger Golf Cart	\$14,040	\$0	\$14,040	\$14,040	N/A	New
			Total - Fire	\$14,040	\$0	\$14,040	\$14,040		
4	505	Water System	Generac LED Light Trailer Boom Lights	\$8,495	\$0	\$8,495	\$8,495	N/A	New
			Total - Water System	\$8,495	\$0	\$8,495	\$8,495		
FY2027 Equipment Request Total				\$152,076	\$0	\$152,076	\$152,076		

	Vehicle/Equipment Requests		
	Replacement	New	Total
Total VRF 610	\$768,802	\$62,122	\$830,924
Total Vehicle Requests	\$768,802	\$62,122	\$830,924
Total VRF 610	\$26,750	\$116,831	\$143,581
Total Water System	\$0	\$8,495	\$8,495
Total Equipment Requests	\$26,750	\$125,326	\$152,076
Total VRF 610	\$795,552	\$178,953	\$974,505
Total Water System	\$0	\$8,495	\$8,495
Total FY2027 Requests	\$795,552	\$187,448	\$983,000

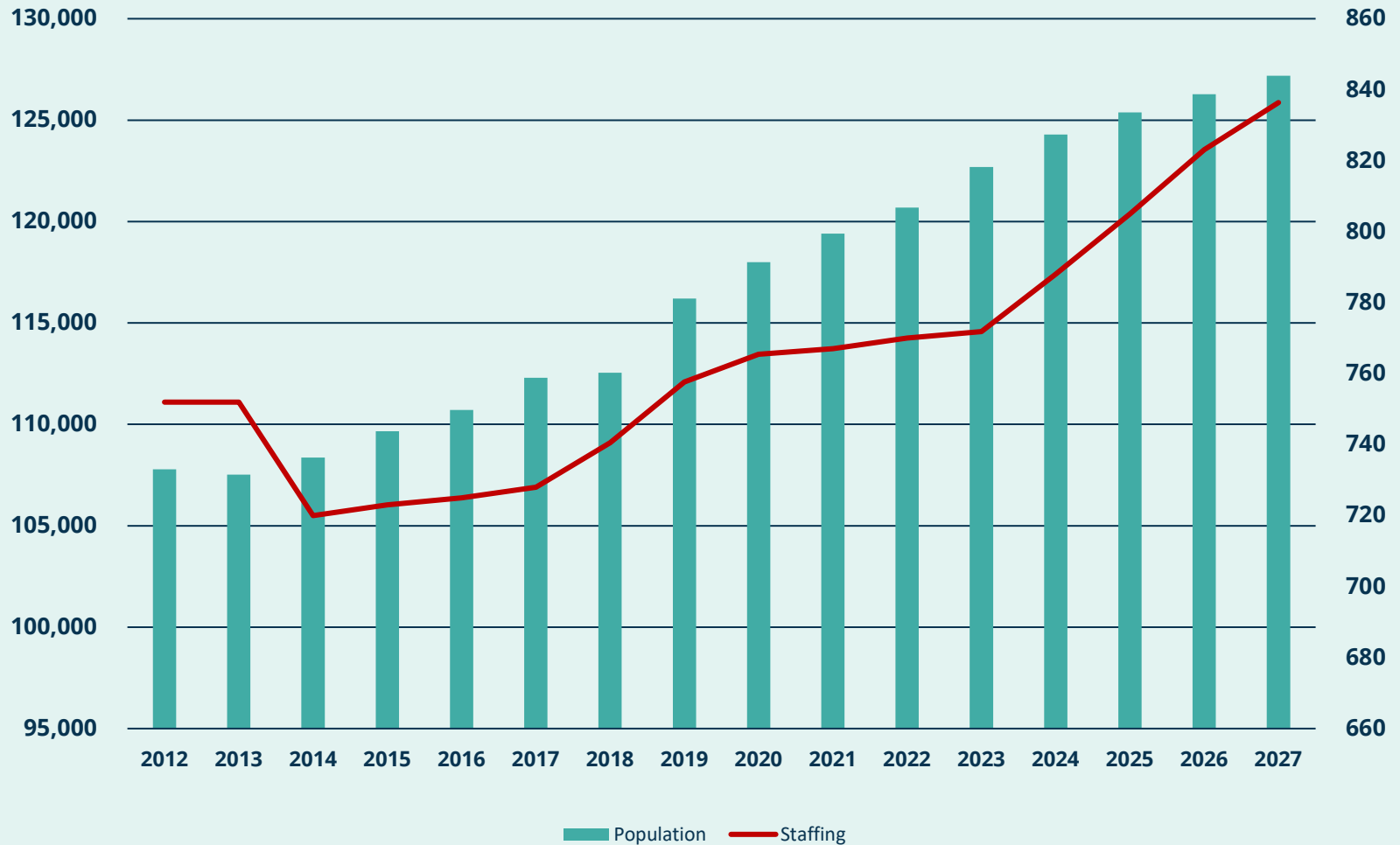
General Fund Fund Balance Trends – Last 7 FY



General Fund Original Adopted Budget



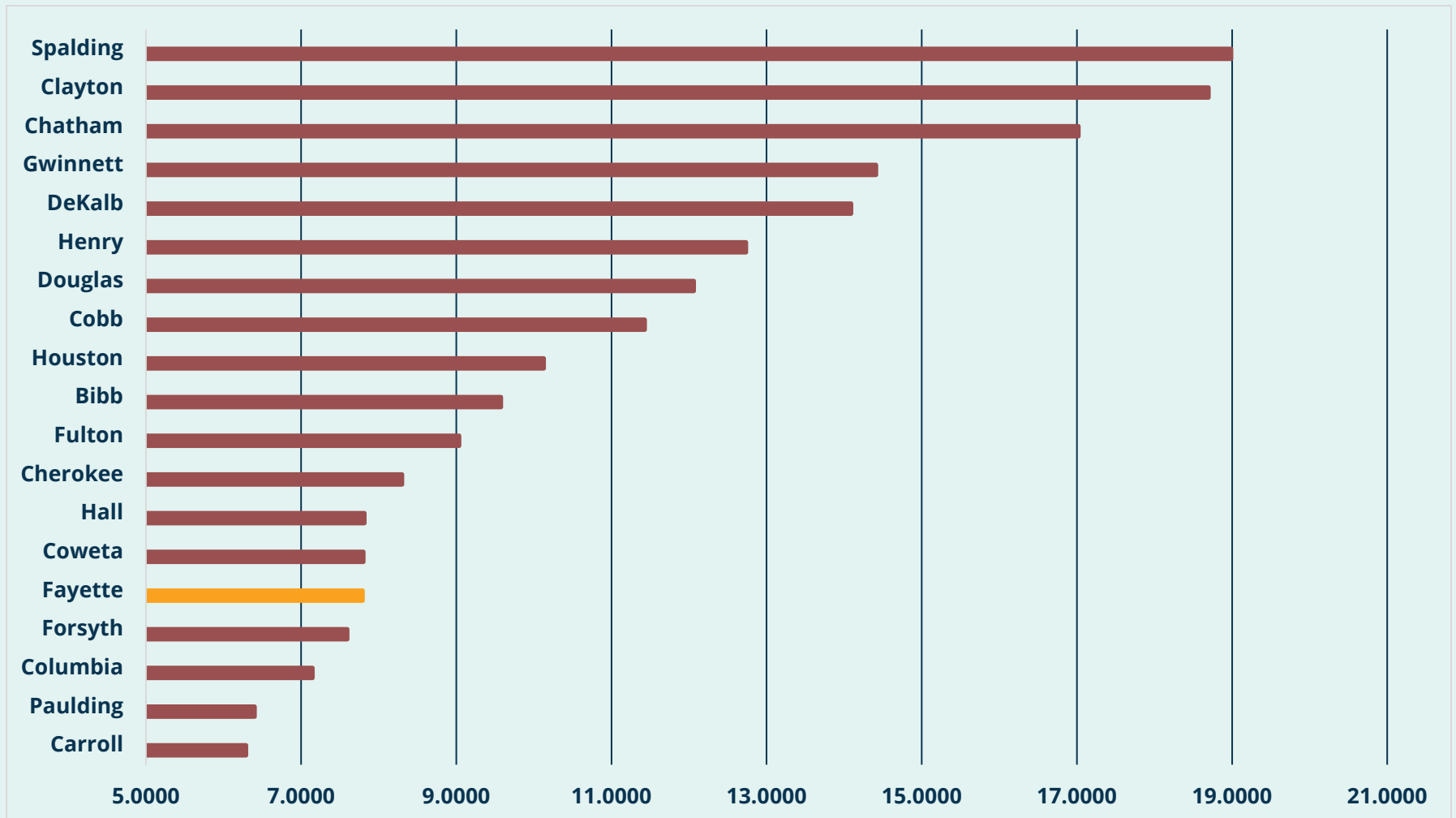
Population and Staffing



Millage Rate History Since 2014

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Board of Education / Bond	21.450	21.350	21.100	20.850	20.850	20.521	20.330	20.334	20.000	20.050	19.600	19.600
Brooks Millage	0.899	0.840	0.799	0.723	0.680	0.627	0.606	1.000	1.207	1.207	1.207	1.126
Fayetteville Millage	3.874	3.874	3.874	3.874	5.646	5.646	5.646	5.646	5.646	5.646	5.646	5.646
Peachtree City Millage / Bond	7.088	7.070	7.065	6.505	6.408	6.232	6.232	6.043	6.043	6.043	5.983	5.844
Tyrone Millage	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889	2.889
Unincorporated County	5.602	5.171	4.917	4.509	4.392	4.392	4.277	4.034	4.034	4.034	3.763	3.763

Millage Rates for Local Counties



FY2027 Budget Highlights

- **Significant operational budget considerations:**
 - Millage Rate Remains at 3.763
 - General Fund impact from maintenance & operations is positive.
 - Proposed Budget increases General Fund Balance \$483,454
 - Funds Rolling 5 Year Capital Improvement Program of \$3,931,434
 - Changes in Personnel levels protect the existing outstanding service delivery to our Citizens.
 - Budget continues to maintain the commitment to balance current year revenues with current year expenses.
 - Maintains Employee Benefits – Medical/Dental/Vision & Retirement
 - County-Wide departmental cooperation continues to yield positive results.

Future Public Hearings

- **First Public Hearing**
 - **Thursday, June 11, 2026, at 5:00 p.m.**
- **Second Public Hearing – Budget Adoption**
 - **Thursday, June 25, 2026, at 5:00 p.m.**

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category II, Tier II Project 391 Grant Road (25SAC) Culvert Replacement.

Background/History/Details:

The project located near 391 Grant Road consists of the removal of the existing deteriorated 60-inch diameter Corrugated Metal Pipe (CMP) and replacing it with a 72-inch Reinforced Concrete Pipe (RCP) system with headwalls.

This agenda item helps provide the appropriate basis from which the land acquisition activities can be concluded.

What action are you seeking from the Board of Commissioners?

Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category II, Tier II Project 391 Grant Road (25SAC) Culvert Replacement.

If this item requires funding, please describe:

Funding is available from the 2017 SPLOST; Stormwater Category II, Tier II Project 391 Grant Road (25SAC).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

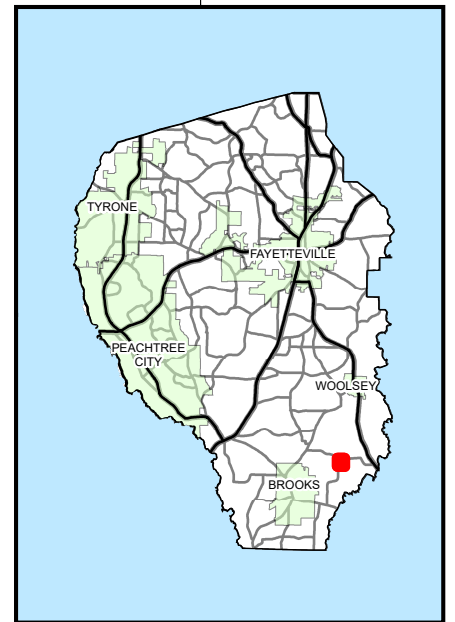
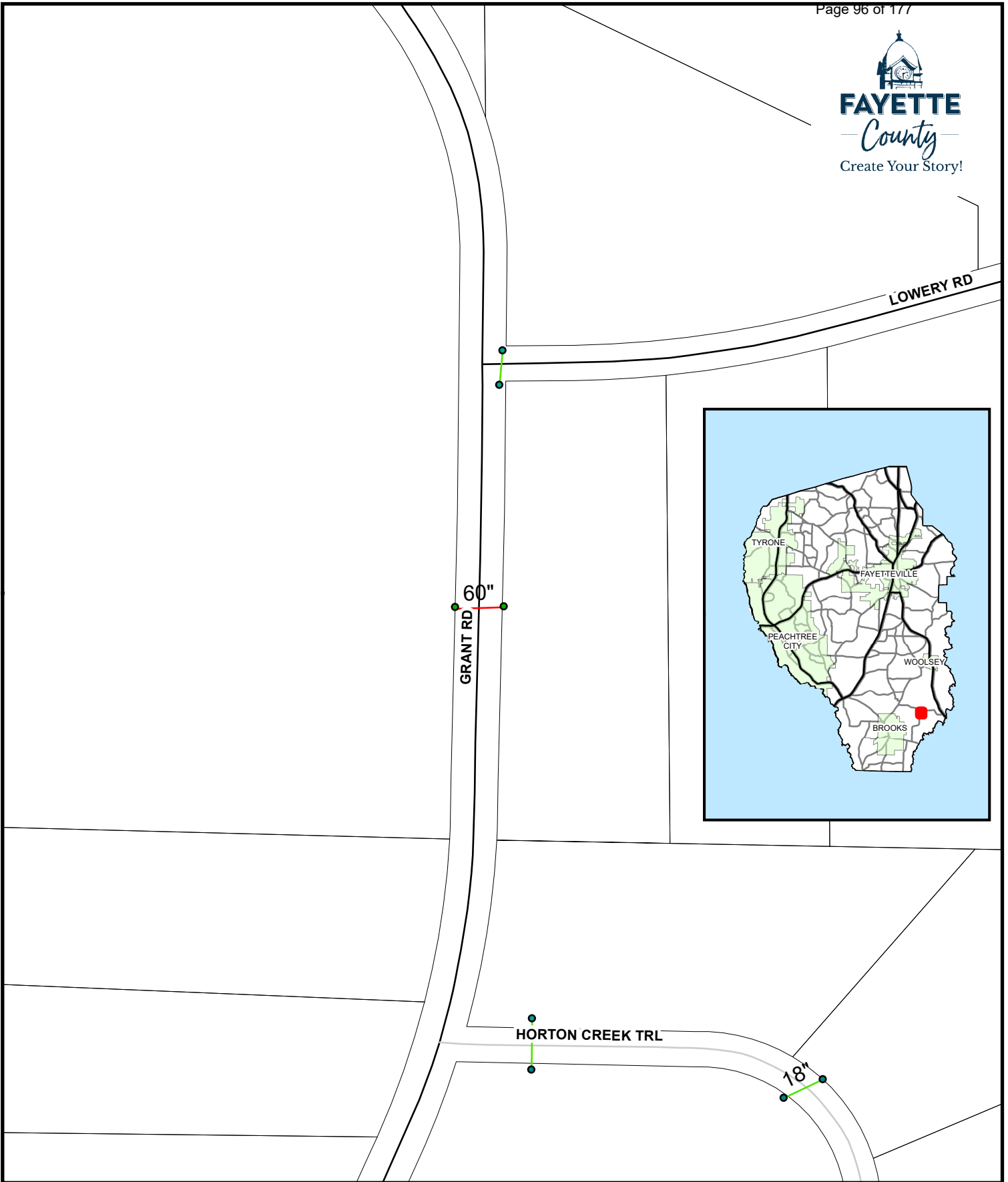
Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



● Project Location



Fayette County 2024 SPLOST INVENTORY MAP 446 Lowery Rd



GENERAL SHEET NOTES:

- REFER TO SHEETS C-001 AND C-002 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
- THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
- CONTRACTOR TO COORDINATE LANE CLOSURE WITH FAYETTE COUNTY AND ENGINEER. PROVIDE AT LEAST ONE 12 FOOT LANE FOR TRAFFIC AT ALL TIMES. CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) AND GDOT STANDARDS.
- ALL CONCRETE FORMWORK AND REINFORCING BARS TO BE INSPECTED BY ENGINEER'S OR OWNER'S FIELD REPRESENTATIVE IN CONJUNCTION WITH THE CONTRACTOR'S REPRESENTATIVE BEFORE CONCRETE IS PLACED.
- AS-BUILT DRAWINGS SHALL CONTAIN ALL RELEVANT ELEVATIONS AND INVERTS. (ALL AS-BUILT DRAWINGS MUST BE CERTIFIED BY A GEORGIA REGISTERED LAND SURVEYOR).
- CONTRACTOR TO ESTABLISH TEMPORARY SUPPORT FOR EXISTING UTILITIES AND MAINTAIN IT THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED CURB, FENCE, OR DRIVEWAYS DURING CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED ROADWAY/ASPHALT DURING PROJECT CONSTRUCTION, AS WELL AS REPLACEMENT AND RELOCATION OF MAILBOXES.

LEGEND

-  PARCEL 1
-  TEMPORARY EASEMENT



3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

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EOR/AOR SEAL



GSWCC# 95439, EXP. 9/10/2027

CLIENT INFORMATION

FAYETTE COUNTY

140 STONEWALL AVE W, STE 203
FAYETTEVILLE, GA. 30214

PROJECT NAME

**391 GRANT
ROAD
CULVERT
REPLACEMENT**

FAYETTE COUNTY, GA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: CAO
DRAWN BY: JCU/CAH/LS
CHECKED BY: KW
SUBMITTED BY: KU
DATE: FEBRUARY 10, 2026
PROJECT # 1250127

SHEET TITLE

**EASEMENT
EXHIBIT**

SHEET NUMBER

CG301

SHEET 8 OF 19

ORIGINAL SHEET SIZE:
22" X 34"

100% SUBMITTAL - ISSUED FOR CONSTRUCTION

FILE PATH: X:\FY25\1250127\07 CAD-BIM\07.02 CAD\CIVIL\CG101 PLOTTED BY: URUETA, JUAN DATE: 3/23/26

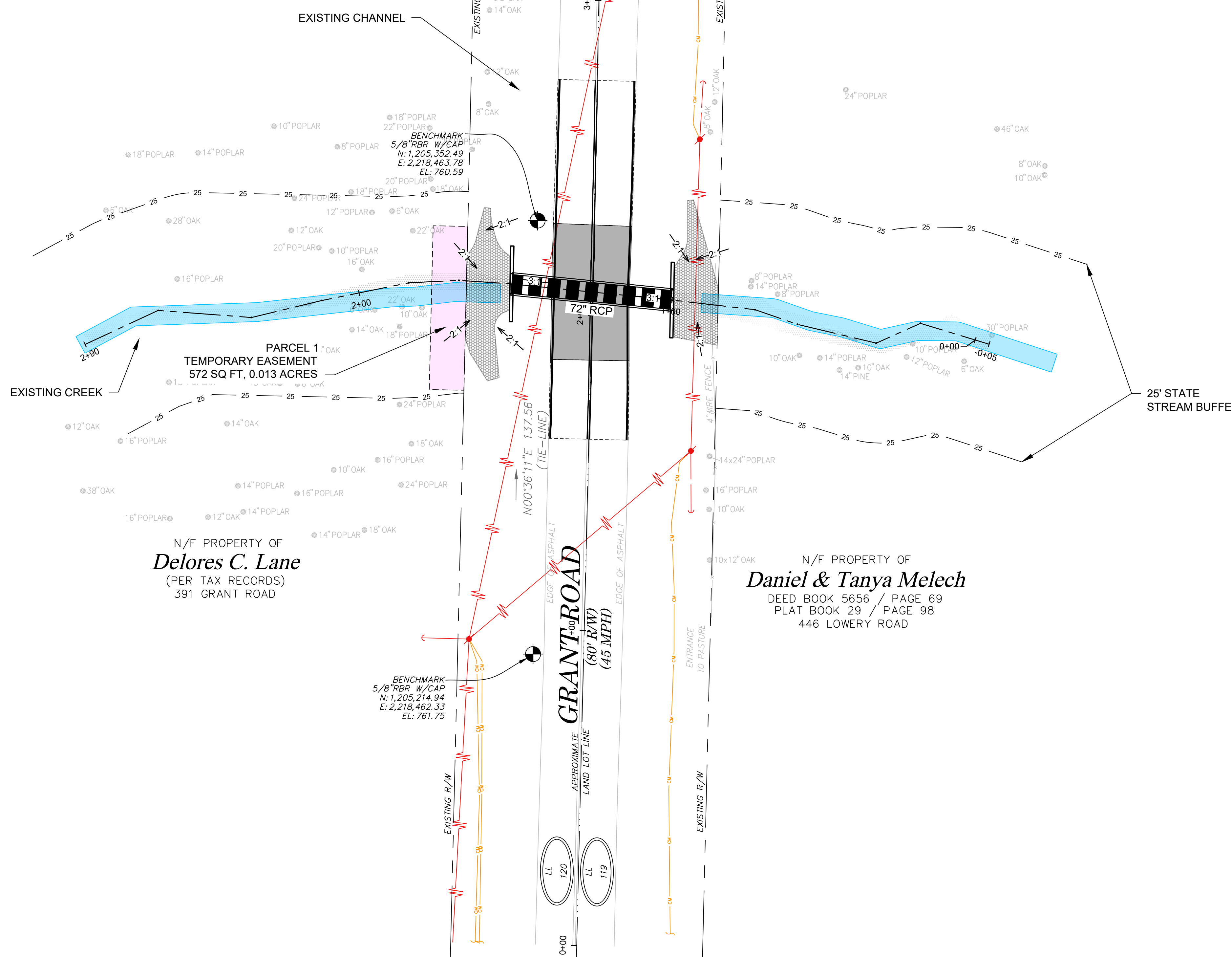
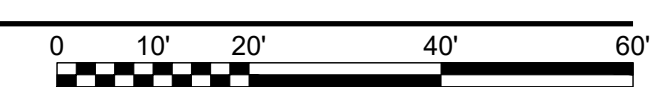
D

C

B

A

A1 EASEMENT EXHIBIT
SCALE: 1" = 20'



COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval to acquire all fee simple right-of-way and easements for the proposed 2023 SPLOST; Stormwater Category II, Tier I Project 503 Westbridge Drive (S25AA) Culvert Replacement.

Background/History/Details:

The project located near 503 Westbridge Drive consists of the removal of the existing deteriorated 18-inch and 48-inch diameter Corrugated Metal Pipe (CMP) system and replacing with an 18-inch and 60-inch Reinforced Concrete Pipe (RCP) system.

This agenda item helps provide the appropriate basis from which the land acquisition activities can be concluded.

What action are you seeking from the Board of Commissioners?

Approval to acquire all fee simple right-of-way and easements for the proposed 2023 SPLOST; Stormwater Category II, Tier I Project 503 Westbridge Drive (S25AA) Culvert Replacement.

If this item requires funding, please describe:

Funding is available from 2023 Stormwater SPLOST Project 503 Westbridge Drive (S25AA).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

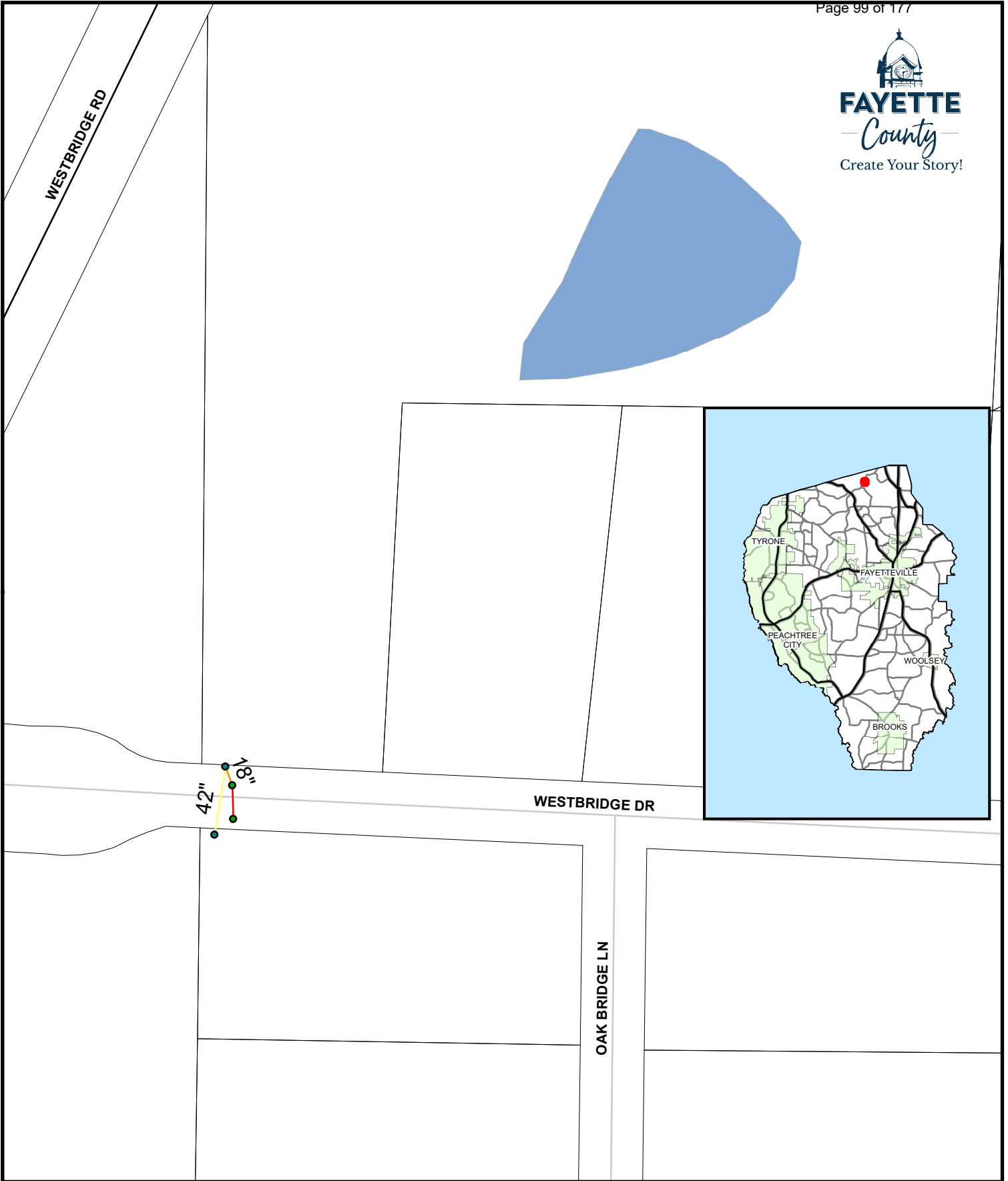
Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



Fayette County SPLOST
VICINITY MAP
503 Westbridge Drive



POND
 3500 Parkway Lane
 Suite 500
 Peachtree Corners
 Georgia 30092
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EOR/AOR SEAL

 GSWCC# 95439,
 EXP. 9/10/2027
 CLIENT INFORMATION

FAYETTE COUNTY
 140 STONEWALL AVE W, STE 203
 FAYETTEVILLE, GA, 30214

PROJECT NAME
**503 WESTBRIDGE DRIVE
 CULVERT
 REPLACEMENT**
 FAYETTE COUNTY, GA

DRAWING ISSUE

DATE	DESCRIPTION	MARK

DESIGNED BY: CAO
 DRAWN BY: JCU/CAH
 CHECKED BY: COA
 SUBMITTED BY: TT
 DATE: APRIL 07, 2026
 PROJECT # 1250129


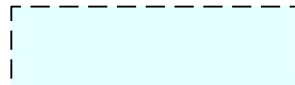
SHEET TITLE
**EASEMENT
 EXHIBIT**

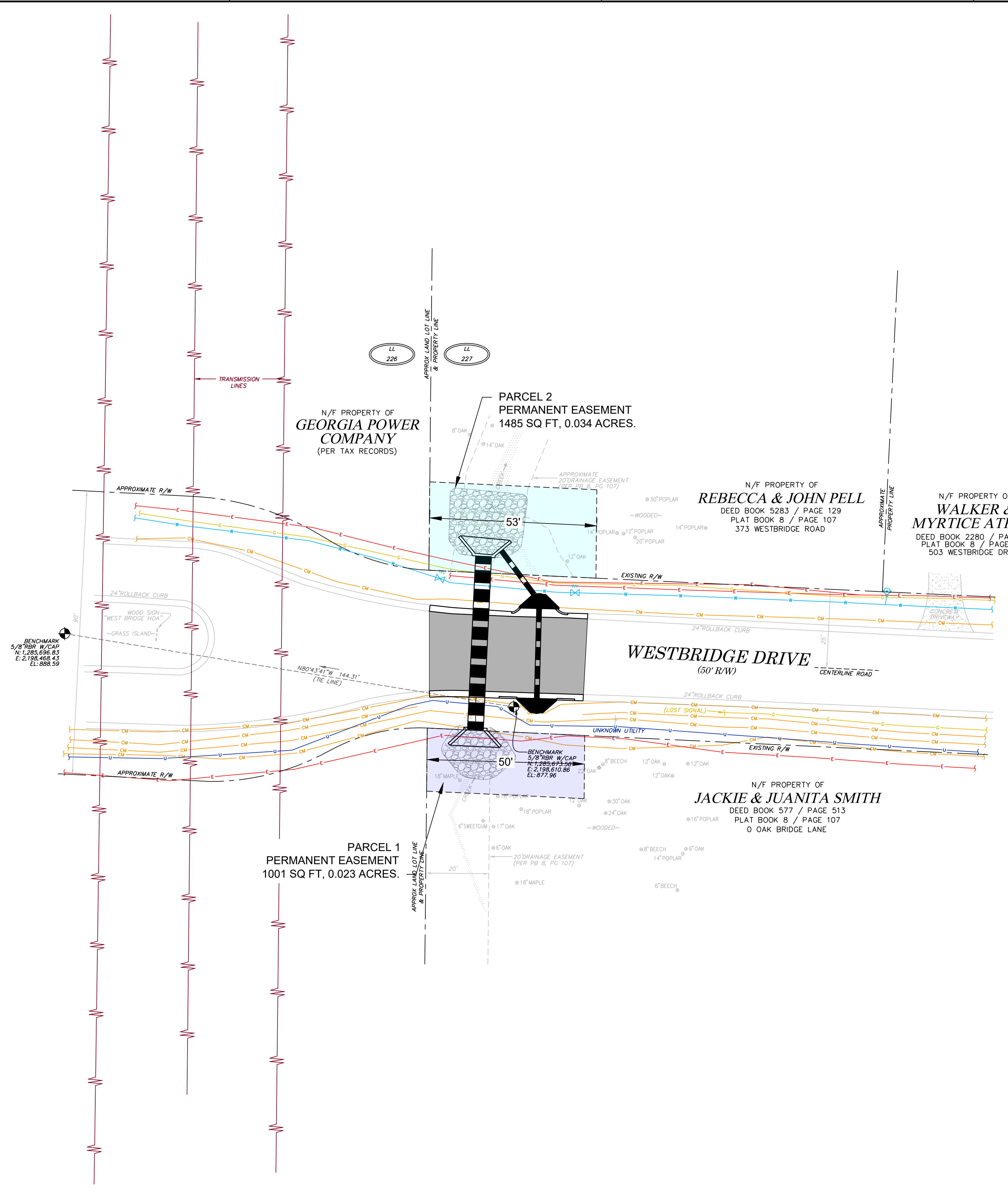
SHEET NUMBER
CG301
 SHEET 8 OF 20
 ORIGINAL SHEET SIZE:
 22" X 34"

GENERAL SHEET NOTES

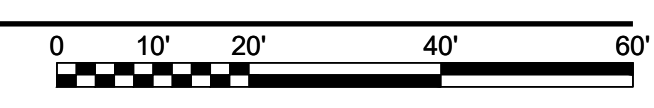
- REFER TO SHEETS C-001 AND C-002 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
- THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.

SHEET LEGEND

-  PARCEL 1 PERMANENT EASEMENT
-  PARCEL 2 PERMANENT EASEMENT



A1 EASEMENT EXHIBIT
 SCALE: 1" = 20'



FILE PATH: X:\FY25\1250129\07 CAD-BIM\07.02 CAD\CIVIL\CG101 PLOTTED BY: URUETA, JUAN DATE: 4/7/2026

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category II, Tier I Project 517 Westbridge Drive (17SAP) Culvert Replacement.

Background/History/Details:

The project located near 517 Westbridge Drive consists of the removal of the existing deteriorated 48-inch diameter Corrugated Metal Pipe (CMP). The failing system is to be replaced with a 6-foot by 4-foot Concrete Box Culvert.

This agenda item helps provide the appropriate basis from which the land acquisition activities can be concluded.

What action are you seeking from the Board of Commissioners?

Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category II, Tier I Project 517 Westbridge Drive (17SAP) Culvert Replacement.

If this item requires funding, please describe:

Funding is available from 2017 Stormwater SPLOST Project 517 Westbridge Drive (17SAP).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

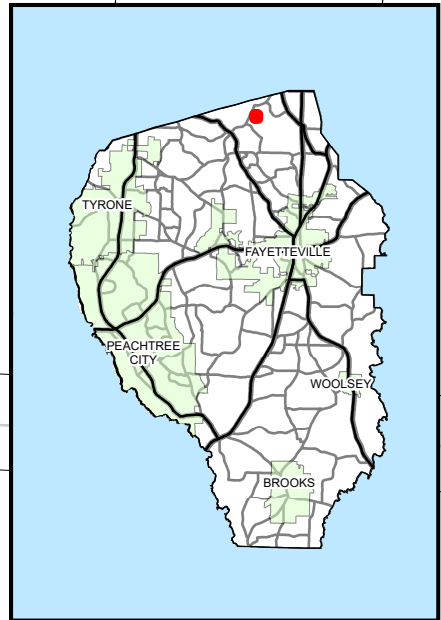
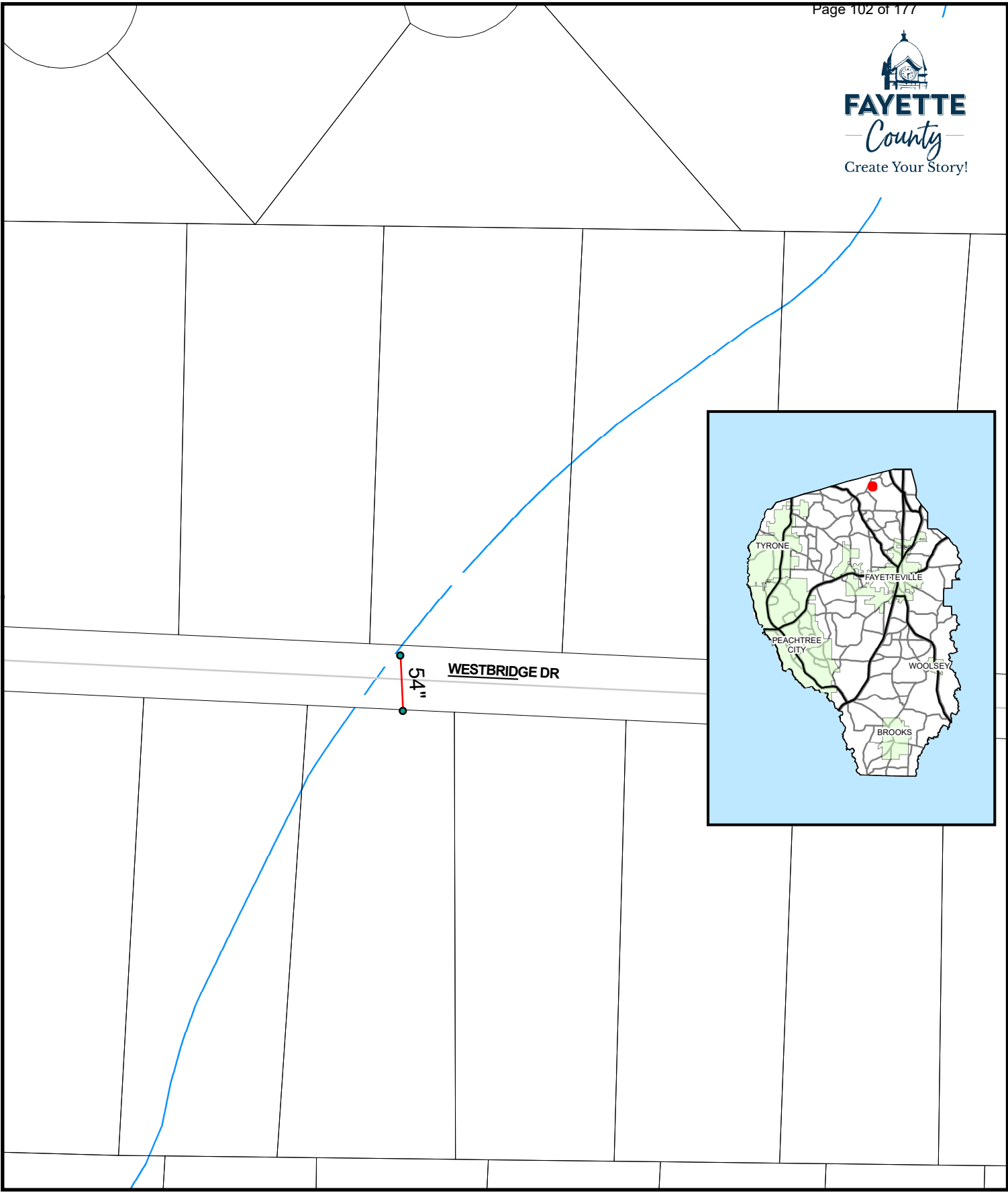
Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



Fayette County SPLOST
VICINITY MAP
517 Westbridge Drive



GENERAL SHEET NOTES

- REFER TO SHEETS C-001 AND C-002 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
- THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.

LEGEND

- PARCEL 1
TEMPORARY EASEMENT
- PARCEL 1
PERMANENT EASEMENT
- PARCEL 2
TEMPORARY EASEMENT
- PARCEL 2
PERMANENT EASEMENT



3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

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EOR/AOR SEAL



GSWCC# 95439,
EXP. 9/10/2027

CLIENT INFORMATION

FAYETTE COUNTY

140 STONEWALL AVE W, STE 203
FAYETTEVILLE, GA. 30214

PROJECT NAME

**517 WESTBRIDGE
DRIVE
CULVERT
REPLACEMENT**

FAYETTE COUNTY, GA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: CAO
DRAWN BY: JCU
CHECKED BY: KW
SUBMITTED BY: KW
DATE: APRIL 07, 2026
PROJECT # 1250125

SHEET TITLE

**EASEMENT
EXIBIT**

SHEET NUMBER

CG301

SHEET 8 OF 20

ORIGINAL SHEET SIZE:
22" X 34"

N/F PROPERTY OF
TRICON SFR 2024-4 BORROWER LLC
DEED BOOK 5781 / PAGE 29
PLAT BOOK 8 / PAGE 107

N/F PROPERTY OF
RONNIE J. TURNER
(PER TAX RECORDS)
PLAT BOOK 8 / PAGE 107
517 WESTBRIDGE DRIVE

PARCEL 1
PERMANENT EASEMENT
1170.50 SQ FT, 0.027 ACRES.

PARCEL 1
TEMPORARY EASEMENT
259.11 SQ FT, 0.006 ACRES.

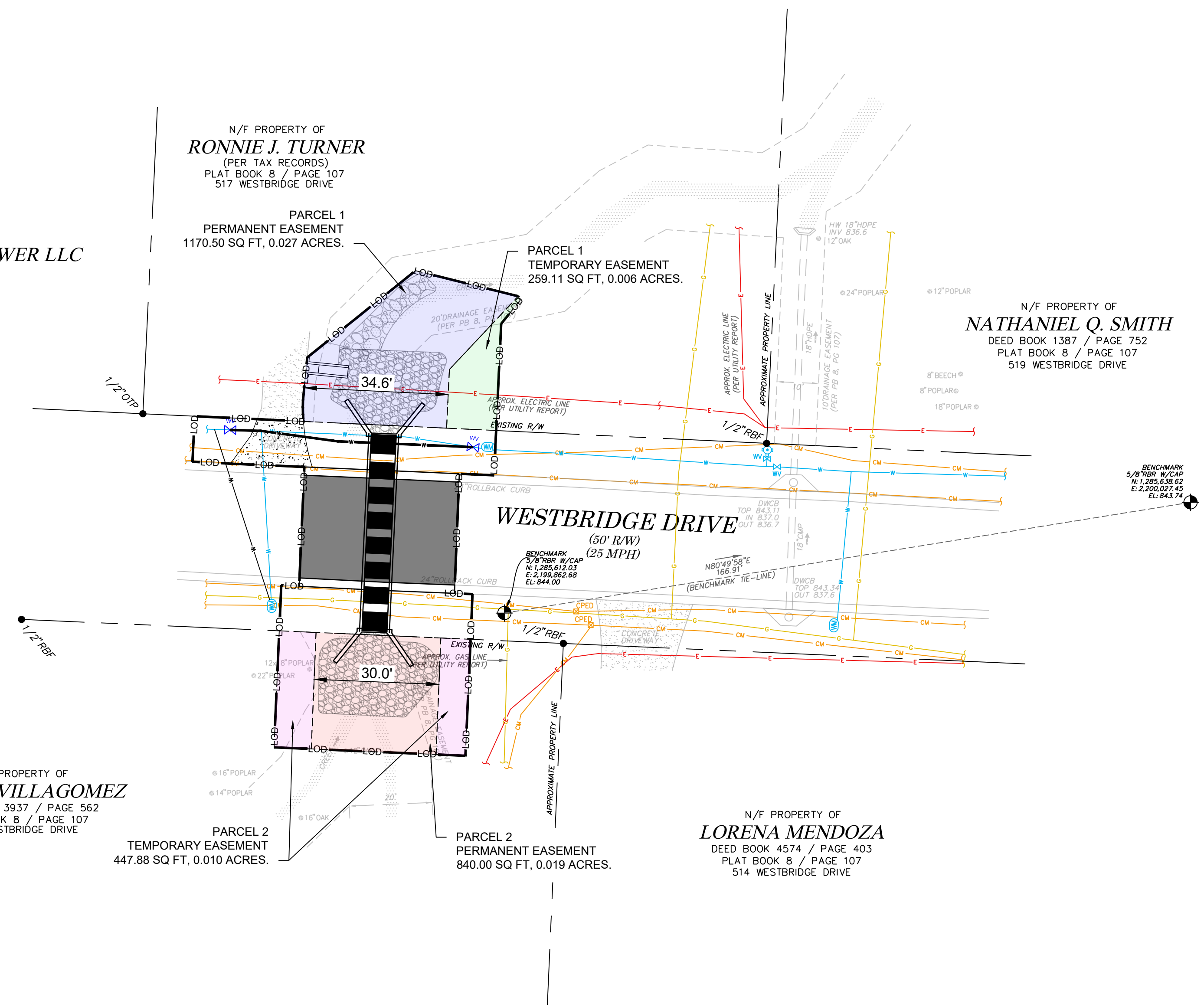
N/F PROPERTY OF
NATHANIEL Q. SMITH
DEED BOOK 1387 / PAGE 752
PLAT BOOK 8 / PAGE 107
519 WESTBRIDGE DRIVE

N/F PROPERTY OF
MIGUEL VILLAGOMEZ
DEED BOOK 3937 / PAGE 562
PLAT BOOK 8 / PAGE 107
512 WESTBRIDGE DRIVE

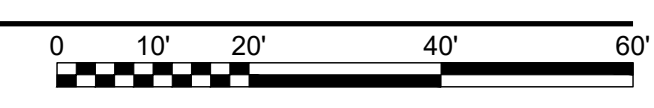
PARCEL 2
TEMPORARY EASEMENT
447.88 SQ FT, 0.010 ACRES.

PARCEL 2
PERMANENT EASEMENT
840.00 SQ FT, 0.019 ACRES.

N/F PROPERTY OF
LORENA MENDOZA
DEED BOOK 4574 / PAGE 403
PLAT BOOK 8 / PAGE 107
514 WESTBRIDGE DRIVE



A1 EASEMENT EXIBIT
SCALE: 1" = 20'



COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Dan Fields, Agent for Canoe Club Community Association, Inc., in the amount of \$6,832.10 for tax year 2025.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

Request made by Dan Fields, Agent for Canoe Club HOA for residential property parcel 07-0407-008. On May 13, 2026, a request for a partial refund of taxes was received. The request was based on the property being valued as a residential dwelling instead of as the clubhouse for the HOA. Common areas are valued at a nominal value per the Georgia Appraisal Procedures Manual. Taxpayer is eligible under the refund statute for a refund for tax year 2025.

Board of Assessors recommend approval.

What action are you seeking from the Board of Commissioners?

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Dan Fields, Agent for Canoe Club Community Association, Inc., in the amount of \$6,832.10 for tax year 2025.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Andrew Mansen, in the amount of \$447.08 for tax years 2023 and 2024.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

Request made by Andrew Mansen for residential property parcel 061703009. On May 4, 2026, request for a partial refund of taxes was received. The refund request is based upon Mr.Mansen's floating homestead exemption not being corrected to reflect changes in basement area square footage. Taxpayer is eligible under the refund statute for a refund for tax years 2023 and 2024.

Board of Assessors recommend approval.

What action are you seeking from the Board of Commissioners?

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Andrew Mansen, in the amount of \$447.08 for tax years 2023 and 2024.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

MEMORANDUM

TO: Fayette County Board of Commissioners
FROM: Fayette County Board of Assessors
DATE: May 14, 2026
Re: Tax Refund Request – Andrew Mansen

Andrew Mansen has requested a partial refund of taxes for tax years 2023 and 2024. The request is based upon an error in calculation of the floating homestead exemption. Due to a correction to finished basement square footage, the floating homestead (L7) should have been adjusted. This correction results in refund amounts of \$216.68 for tax year 2023 and \$230.40 for tax year 2024.

The provisions of the refund statute were designed to enable correction of an error or illegality that exists in the record of assessment and is discovered after the payment of taxes. In this case, the floating homestead was not calculated correctly. Assessors' Office staff has confirmed that the property owner is eligible for the exemption and has corrected the error.

TOTAL REFUND RECOMMENDED: \$216.68 2023
\$230.40 2024

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Board of Assessors on behalf of Farrell L. Pitts Estate, in the amount of \$3,682.57 for tax year 2025.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

Request made by Board of Assessors on behalf of Farrell L. Pitts for residential property parcel 05-47 -018. On May 14, 2026, a partial refund of taxes was requested. The refund request is based upon addition of a residential improvement to a parcel twice in error. Taxpayer is eligible under the refund statute for a refund for tax year 2025.

Board of Assessors recommend approval.

What action are you seeking from the Board of Commissioners?

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Board of Assessors on behalf of Farrell L. Pitts Estate, in the amount of \$3,682.57 for tax year 2025.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

MEMORANDUM

TO: Fayette County Board of Commissioners
FROM: Fayette County Board of Assessors
DATE: May 14, 2026
Re: Tax Refund Request – Farrell L Pitts Estate

The Board of Assessors has requested refund of taxes on behalf of Farrell L Pitts Estate for tax year 2025. The request is based upon an error in placement of the improvement. The improvement was on the wrong parcel. When corrected, the house was added twice in error. Removing the second dwelling for tax year 2025 results in the refund amount of \$3,682.57.

The provisions of the refund statute were designed to enable correction of an error or illegality that exists in the record of assessment and is discovered after the payment of taxes. In this case, the improvement was added to the parcel twice in error. Assessors' Office staff corrected the error for tax year 2025 and going forward.

TOTAL REFUND RECOMMENDED: \$3,682.57 2025

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Brittney Turner, in the amount of \$389.12 for tax year 2025.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

Request made by Brittney Turner for residential property parcel 05-3314-009. On April 17, 2026, a request for a partial refund of taxes was received for tax year 2025. The request was based on erroneous application of the taxpayer's homestead exemption. Taxpayer is eligible under the refund statute for a refund for tax year 2025.

Board of Assessors recommend approval.

What action are you seeking from the Board of Commissioners?

Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Brittney Turner, in the amount of \$389.12 for tax year 2025.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

MEMORANDUM

TO: Fayette County Board of Commissioners
FROM: Fayette County Board of Assessors
DATE:
Re: Tax Refund Request –

TOTAL REFUND RECOMMENDED:

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles W. Oddo
Charles D. Rousseau

Consent #9

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
Special Called**

May 21, 2026
4:00 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.

Call to Order

Chairman Lee Hearn called the May 21, 2026 Special Called meeting to order at 4:00 p.m. A quorum of the Board was present. Commissioner Eric Maxwell was absent.

Invocation and Pledge of Allegiance

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

Acceptance of Agenda

Vice Chairman Edward Gibbons moved to approve the agenda as presented. Commissioner Charles Oddo seconded. The motion passed 4-0. Commissioner Eric Maxwell was absent.

BUDGET PRESENTATION:

- 1. County Administrator Steve Rapson and Chief Financial Officer Sheryl Weinmann will provide a presentation regarding the proposed Fiscal Year 2027 Budget.**

Fayette County Chief Financial Officer Sheryl Weinmann provided the Board with a presentation regarding the proposed Fiscal Year 2027 Budget.

Economic Outlook

Ms. Weinmann noted the economic outlook, which outlined the state vacancy rates, state housing rates, inflation rates, and unemployment rates. Ms. Weinmann pointed out that allowing remote work was one of the most common recommendations to curb employee retention challenges. Since the inception of Fayette County's Hybrid Teleworking Program, the results have been positive and employee morale has increased. She mentioned as a side note that the current job vacancy in Fayette County was 6.62%.

In review of the economic outlook, Ms. Weinmann briefly stated that it outlined some of the surrounding cities/counties in Metro Atlanta vacancy rates, noting that Fayette County's rate was 18.4%. The annual inflation rate for the United States was 3.3% for the 12 months ending March 2026. She stated that the combination of record-breaking healthcare employment and significant local manufacturing investments resulted in a decrease of the unemployment rate in Fayette County from 4.0% in August 2025 to 3.5% by February 2026.

Budget Principles

Ms. Weinmann stated that Fayette County followed these principles for the past thirteen years. Revenues were conservatively budgeted based on an objective analytical process of detailed trending. The County did not use one-time revenues to fund current expenditures. Current revenues are used to pay current expenditures. There was a budgetary link between the capital budget and the operating budget to ensure that ongoing expenses can be funded in the operating budget before putting projects or capital in place. She concluded by highlighting the fact that Fayette County was AAA bond rated and had been since 2014.

Planning Guidelines

Fayette County did not use deficit budgeting, which meant the County did not use any of the unassigned fund balance to meet the Maintenance & Operations (M&O) budget. There was a continued commitment to delivering outstanding customer service. Ms. Weinmann stated that the County Maintenance and Operation Millage Rate would remain the same at 3.763. Since 2013, due to previous rollbacks, the saving to the citizens of Fayette County was over \$121.9 million. The new budget included a full five-year Capital Improvement Program (CIP) of \$3,931,434 and was allocated within the General Fund Balance. Employee benefits have been maintained and strengthening the medical reserves. Currently the stabilization was at \$1.3M.

Benefit Highlights

Ms. Weinman stated that there were no changes to the benefits from last year. The County would continue to offer the same two plans to staff. The Traditional Open Access Point of Service Plan (POS) with the Health Reimbursement Arrangement (HRA) where the County funded \$2,000 for employee and \$4,000 for employee/spouse/children and \$4,000 for family. This goes into effect after the \$4,000 deductible was met, which increased from last year. The other plan was the High-Deductible Health Plan (HDHP) with Health Savings Account (HSA). The County increased funding to the HAS high-deductible plan: \$1,500 for employees, \$1,750 for employee/spouse/children and \$2,000 for family. She noted that there had only been one employee premium increase in the past 12 years in FY2021. Ms. Weinmann did advise that for the HSA Plan employee had to pay an additional \$5 to \$15 depending on the tier of coverage received. The deductible for the POS plan increased: Individual tier – increased by \$1,000 to \$6,000 and Family tier, increased by \$2,000 to \$12,000. For the HDHP the deductibles remained the same for the individual tier at \$3,000. For individuals within a family tier increased to \$3,400, per Internal Revenue Service (IRS) regulations. With no change to the Family tier at \$5,000.

She noted that the HDHP (HAS) plans, the out-of-pocket maximum was \$5K for individuals and \$10K for family. The POS (HRA) plans out-of-pocket maximum was \$6,000 for individuals and \$12,000 for family. Ms. Weinmann stated that there was still a surcharge of \$75 per pay period for those who do not have their preventive care (physicals). There was a \$150 surcharge if a spouse had access to other insurance. Dental coverage remained the same and vision benefit remained the same at with a \$500 reimbursement per calendar year to employees.

Ms. Weinmann spoke of the additional benefits, including partnership with Evernorth and Cigna to provide an on-site Health Coach for one-on-one and face-to-face coaching at designated Fayette County locations.

In an effort to continue the County's Employee Wellness Program- Cigna provided \$75,000 optional services fund allocation for Human Resources to assist in funding Health/Wellness Initiatives. The County also provided an additional \$80k to be used for Employee Appreciation, Health Mobile Screenings, and the Health Fair. Utilization of the digital lifestyle app, Omada, that helped employees get healthier by losing weight and incorporating healthy lifestyle activities. The Pharmaceutical Cigna 90Now program requires employees to get 90-day supply of maintenance medications for greater cost savings for both the employee and employer. She also noted that the County continued to offer EAP through One Source counseling free of charge to employees.

Ms. Weinmann noted that Pharmacy networks include CVS and Walgreens pharmacies. Both have over 55,000 pharmacy locations to choose from. Employees new to the plan or have not filled a Rx will automatically be placed in the CVS network. Employees that currently use the plan will be placed in the network used the most (CVS or Walgreens). She highlighted CIGNA Well-Being Solutions (formally Virgin Pulse) as a health engagement program for medical plan members. Ms. Weinmann stated that the FSA contribution limit increased by \$100 to \$3,400. As well as an improved Dependent Care FSA contribution limit from \$5,000 to \$7,500. She added that there was a new program with Embla that pairs personal coaching with responsible GLP-1 medication to help employees lose weight and make lifestyle changes so the weight stays off long after the program ends.

She continued highlighting the new TextCare program which was a text-based healthcare app. This benefit was available for all full-time employees and their households, regardless of enrollment in a health plan. TextCare provided access to one-to-one Health, and board-certified medical providers via text message or video chat. Services for primary care, pediatric care, urgent care, lab, x-rays, pharmacy and more. A County dedicated care team would triage the employees and household members to the appropriate service. \$0 per visit. She stated that the County would maintain Omada, and Alliant Medicare Solutions and Individual Health Solutions and the services and care they provide.

General Fund

The financial projection for FY2026 fund balance was \$30,890,893. Of this amount, the inventories fund was estimated at \$271K. The Stabilization Fund was set at \$20.17M based on the proposed M&O budget of expenses, which was three months of expenses in case of emergencies. The emergencies fund remained the same at \$2M and the Capital Improvement Program (CIP) amount was \$3.9M. This would leave approximately 4.4M for unassigned.

Budget Summary

Ms. Weinmann stated that the budget for the General Fund left a positive impact of \$483,454. She noted that the Capital and CIP budgets were also included.

General Fund Revenues

Property and sales taxes made up approximately 73% of the County's revenue. The local options sales tax revenue was coming in at about \$20M, with an estimated budget of \$20.2M for FY2027. The Title Ad Valorem Tax (TAVT) FY2027 estimated revenue was \$7.36M, with a budget of \$7.5M in FY2027. She stated that other taxes included property tax, TAVT, occupational tax certificates, etc.

County Administrator Steve Rapson stated that this year the revenues had been very constrained as a result largely caused by legislative action specifically House and Senate approvals. He noted that there had been a lot of uncertainty related to what the legislature was going to do in the future. With that in mind, staff were working diligently to figure out how to handle revenue coming in through personal property. Budgeting this year was tight in comparison to what was typically seen in previous years as it related in growth and increases via those revenues. He noted that this would be seen later in the presentation as it related to budgeting/requests for Capital Improvement Projects, staff, etc.

General Fund Expenditures by Function

Public Safety costs remain the largest expenditure in the General Fund at 41.7%, followed by General Government at 18.9% which included Administration, Board of Commissioners, Purchasing, Finance, Human Resources, and Information Technology all of which assisted in helping the County function.

General Fund Expenditures by Type

Personnel costs were the largest expense at 65.3% and included salaries, benefits, overtime, insurance, etc. Followed by services at 21.3%. She noted that Services was at 21.3% and Debt Services totaled 3.9%.

911 Fund Revenues

Ms. Weinmann stated that 911 was the only fund that had to pay for their own CIP out of their own money. Revenues for 911 come from property taxes at 40.1% and the charges for services at 59.9.0. Charges for services remained the largest source of revenue for 911 which was derived from the wireless/landline charge.

911 Fund Expenditures

Personnel costs are at 60.7% and services were 31.4%, which was higher than in previous years due to some unexpected costs related to towers and other 911 functions.

Fire Fund Revenues

Almost 70% of this revenue was sourced via property taxes. With another 26.6% sourced from the Fire Insurance Premium Tax. She noted that FY2026 was the first year reflecting the reduced 2.820 Millage Rate to for this fund.

She noted that this had been a difficult budget year considering changes resulting from House Bill 581, changes in millage rates, the floating Homestead exemption, etc. It was challenging trying to determine the impact these factors would have.

Fire Fund Expenditures

Personnel costs were 80.2%. The transfers were \$725k to the Vehicle/Equipment Fund.

EMS Revenues

EMS Revenues were 67.5% from Property Taxes and 30.8% from Charges for Services. She noted that the Millage Rate increased to 1.0. This would result in a revenue increase.

EMS Fund Expenditures

The personnel cost was 69.9% and transfers were \$375K to the Vehicle/Equipment Fund.

Water System Fund Revenues

Water sales account for about 77.6% of all revenues for the Water System.

Water System Expenses By Function

The Water System had several functions. Water System transfers included the \$6.1M CIP, \$714,243 R&E, as well as administrative cost, water billing, South Fayette and Crosstown Water Plants. Field operations were also a large expense because that was where most of the operations functions took place. The Water System Bond Debt was currently at 15% and set to be paid off October 2026- FY2027.

Water System Expenses By Type

The largest Water Systems' largest expenses were personnel costs, transfers, services and bond debt this fiscal year.

Mr. Rapson reiterated that the Water System would be debt free after this next fiscal year/budget cycle.

Chairman Hearn asked once paid, how much money would this free up for the Water System.

Mr. Rapson stated \$3.8M. He noted once the debt services were paid off those funds would be "dove-tailed" into the 5-year CIP to fund some of their big projects moving forward.

Proposed Personnel Changes

Budget included funding for 836.510 County Wide employees. 819 full-time, 38 part-time positions, which was equivalent to 17.510 full-time employees.

Full-time employees (FTE) count was up 1.6%, 13.375 net, from FY2026. This included 9 new fulltime positions.

Fire / EMS Services (1.0)

1.0 Quartermaster

Building & Grounds Maintenance (1.0)

1.0 Grounds Maintenance Supervisor

Information Systems (1.0)

1.0 Information Systems Technician

Library (1.0)

1.0 Library Assistant I

Parks & Recreation (4.0)

- 1.0 Program Coordinator
- 1.0 Facilities Maintenance Technician
- 2.0 Custodians

Road Department (1.0)

- 1.0 Lead R/W Trash Equipment Operator

Personnel Changes- Part Time (Offsets)

Library (1.250)

- (0.625) PT Librarian (2)

Parks and Recreation (5.0)

- 5.0 PT Administrative Assistants (8)

Tax Assessor (0.625)

- 0.625 PT Internal Auditor (1)

Personnel Changes – No Impact to FTEs

Administration (10.0)

- 10.0 Seasonal HS Work Program Interns

Personnel Changes-Promotions

Clerk of Superior Court (2.0)

- 1.0 Deputy Clerk III to Criminal Supervisor
- 1.0 Deputy Clerk I to Deputy Clerk II

Elections (2.0)

- 1.0 Registrar to Chief Registrar
- 1.0 Elections Supervisor to Elections Operations Manager

Finance (1.0)

- 1.0 Accounting Supervisor to Finance Operations Manager

Parks and Recreation (1.0)

- 1.0 Administrative Secretary to Administrative Assistant

Probate Court (1.0)

- 1.0 Deputy Clerk I to Deputy Clerk II

Road Department (1.0)

- 1.0 Road Maintenance Worker to Equipment Operator I

Sheriff Special Operations (1.0)

- 1.0 Lieutenant to Captain

Water System Customer Service (1.0)

- 1.0 Customer Service Specialist to Customer Support Supervisor

Water System Field Operations (1.0)

- 1.0 Warehouse Utility Manager to Utility Asset Manager

Personnel Changes-Promotions – Grade Increase

Buildings & Grounds (3.0)

- 1.0 Building Maintenance Supervisor
- 2.0 Sr. Building Maintenance Technician

Water System Customer Service (1.0)

- 1.0 Customer Support Manager

Personnel Changes-Certification Reclassifications

Road Department (3.0)

- 1.0 Equipment Operator II to Equipment Operator III
- 2.0 Equipment Operator I to Equipment Operator II

Tax Assessor (3.0)

- 1.0 Property Appraiser III to Property Appraiser IV
- 2.0 Property Appraiser II to Property Appraiser III

Water System Crosstown Plant (2.0)

- 1.0 Water Plant Operator III to Water Plant Operator II
- 1.0 Water Plant Operator II to Water Plant Operator I

Water System Water Distribution (1.0)

- 1.0 Plant Maintenance Tech III to Plant Maintenance Tech II

Water System South Fayette (3.0)

- 2.0 Water Plant Operator II to Water Plant Operator I
- 1.0 Water Plant Operator III to Water Plant Operator II

Water System Field Operations (2.0)

- 1.0 Field Operations Tech II to Field Operations Tech I
- 1.0 Field Operations Tech III to Field Operations Tech II

Personnel Changes -Miscellaneous

Buildings and Grounds

- Create a Building Maintenance Technician III classification for advancement opportunities (not a new position)

Elections (2.0)

- 2.0 PT Registrars (Board members 3 to 5)

Tax Assessor (1.0)

- 1.0 Sr. Administrative Assistant to Administrative Assistant (Downgrade)

Water System Admin (1.0)

- 1.0 Sr. Facilities Ops Specialist (Downgrade)

Personnel Changes- Realignment – Water System

- 1.0 AMI Customer Response Manager
- 1.0 Customer Response Supervisor
- 2.0 Field Ops Technician III
- 1.0 Account Services Analyst

1.0 Field Ops Technician I

Proposed Forced Merit

Ms. Weinmann stated that merit distribution was allocated based upon performance and performance evaluations and used the same approach for the merit adjustment as used in the past, following our Personnel Policies 408.13 (Performance Pay) and 412.01 (Performance Appraisal), for a distribution of funds for performance pay. The alternative approach was to use a forced ranking system of a Bell Curve as a management tool to allocate merit pay. Based upon the department employee population, breakpoints within the curve are determined and applied to ascertain employee performance pay. The alternative approach was to use a forced ranking system of a Bell Curve as a management tool to allocate merit pay.

Mathematically the weighted percentage required to implement a forced ranking merit-based system would be 2.06% of total county payroll of eligible employees. The majority of employees would fall into average performers of 0.00%-1.25%-2.50% with top performers receiving a 5.00% increase.

The county had 40 Departments. Of these 40, 12 have more than 20 FTE's. Smaller departments use a combination of employee performance evaluations and the forced ranking system.

All regular full-time and part-time employees in good standing, not subject to a Performance Improvement Plan, and employed as of December 31, 2024, are eligible. Full-time and part-time employees who are at the maximum step with their respective grade, are in good standing, not subject to a Performance Improvement Plan, and employed as of December 31, 2025, will receive a one-time performance payment in lieu of merit.

Ineligible Employees: Employees who are currently subject to a Performance Improvement Plan; elected officials, board members, seasonal or temporary workers (including temporary election clerks and poll workers); employees in grant funded positions; employees in positions funded through the Griffin Judicial Circuit. Employees who are no longer employed at time of distribution.

She stated that the distribution of the merit increase across all funds was a total of \$1,322,299, averaging 2.06%.

FY2025 Maintenance & Operations

Defined Benefit Allocation – \$3.63M Allocation (across funds) with us using \$1.2M of credits available in the plan to met the recommended which was \$4.1M.

Defined Contribution Allocation – \$1.078M Employer Retirement Contribution

Deferred Compensation Allocation – \$839K Employer 2.5% Match

Road Resurfacing \$2.3M Technical Services/Hauling/Asphalt - includes Road Resurfacing (Includes Micro, Hauling, Tack, HA5 etc.); 6 miles HIR; 7 miles; 7 miles Micro Surfacing; 12 miles Crack Sealing; 6 miles Rejuvenator

LRA27 Supplement – \$1.18M; No Match; 3.5 Road Asphalt Resurfacing

LMIG27 – \$1.43M State Road Resurfacing Allocation; includes \$329k Match; Road Resurfacing 3.5 Miles

Inmate Medical – \$1.89M Contract/Specialty Care

Property & Casualty Insurance – \$1.03M (Across all Funds)

Ms. Weinmann advised that this was the budgeted amount the actual number was just recently received and would be reduced to \$924K, which would be presented before the Board at the June 11th BOC Meeting for approval.

Grant Match Funding (Admin) \$125k Future Required Grant Match

Tyler Software - \$286k non-departmental

PIO Marketing Promotion (Admin) \$112k Marketing and Promotion

Animal Control – Increased funding in the General Fund; closing the Spay / Neuter fund

GIS Services \$ 140k to augment GIS systems' analysis and architecture; decrease of \$10k

Legal Litigation \$75k; decrease \$25k

ARC – \$ 154k membership fees; ARC provides \$1.1M contribution towards senior services and operations

Wellness Program (HR) \$80k Future Employee Initiatives

Recreation – \$ 268k Recreation programs
 \$165k Self-Sustaining, \$60k FCBOE, \$18k Tyrone, \$20k programming

Recreation – \$285k Lawncare

Ms. Weinmann stated that \$1,850,000 would be transferred into the VE (Vehicle Equipment) Fund to ensure adequate future funding was available to replace vehicle and equipment. General Fund committed \$750,000, Fire committed \$725,000 and EMS committed \$375,000. \$315,000 would be transferred to the Jail Surcharge to cover inmate meals. She noted that this was a decrease from last year due in part to the 25% increase to the daily inmate rate to \$72.12. from \$57.60. There would be no transfers to Solid Waste for FY2027.

Significant Operational Budget Considerations:

Fire Services / EMS

\$725k Fire Vehicle allocation
 \$500k Fire Overtime
 \$375k EMS Vehicle allocation
 \$200k Fire Workers' Compensation
 \$185k EMS Overtime
 \$181k EMS Medical Supplies
 \$127k Bunker Gear Purchase
 \$98k EMS Billing Services
 \$93k Stryker Equipment Maintenance
 \$90k Medical Services
 \$50k EMS Workers' Compensation
 \$48k Pharmaceutical Supplies
 \$31k Paramedic Training
 \$30k Firefighter Cancer Insurance Premium
 \$30k Medical Advisor & Chaplain Services
 \$29k EMS Licensing/Professional Fees
 \$25k PTSD Insurance Premium
 \$25k AEDs
 \$25k Blood Products
 Priceless Fire Chief Post Certified

911

\$786k Club Service Driver
 \$290k Carbyne Project Operating License

\$273k Cell Tower Leases
 \$175k Overtime

Water System

Chemicals - \$1.1M Crosstown and South Fayette contracts
 Electrical Services - \$1.3M Ga. Power & Coweta Fayette EMC Utilities
 Engineering Services - \$300k EOR Consulting & Design Services
 Software Maintenance - \$483k including \$270k Beacon Software
 Technical Services - \$206k Georgia Power Interconnection CapEX; credit of \$30k / month
 Meters & Water Line - \$758k Maintenance & Repairs including infrared
 USGS - \$304k - Stream Monitoring for Permit Requirement
 Utility Locate Services - \$242k Large Project Locates
 Leak Protection - \$210k Reimbursement for repaired leaks

Outside Agency budgets

Public Defender – \$1.22M; increased by \$146k to (\$756k Lower State Ct Contract; Upper Superior Court Contract \$449k)
 Senior Services – \$508k; 9% increase
 Mental Health Services – \$67k – Utilities at new building
 WIC – \$8k – Utilities at new building
 Cooperative Extension – \$189k; \$6k increase
 Department of Public Health – \$18k for Base Fee & \$32k Utilities increases at new building; \$13k increase
 Dept. Family & Children Services – \$39k; No change

Mr. Rapson noted that the new Health Facility was working exactly as designed and becoming self-sufficient as it relates to paying for their own expenses.

Vice Chairman Gibbons added that it was also the first time that the Health Department was fully staffed.

Capital Improvement Plan, Water System, Expenditures and Vehicle/ Equipment

Ms. Weinman presented the Capital Improvement Plan project list for the Board to review at their leisure. As listed, 29 Capital Improvement projects completed and/or in process totaled \$18.7M, with 20 projects currently active, totaling \$15.2M. She reviewed SPLOST projects noting these projects were categorized by SPLOST year. She highlighted that for SPLOST projects for 2004; there were eight (8) active projects totaling almost \$20M. For 2023 she noted that two (2) projects were completed totaling \$463K and 27 EMD projects were budgeted for at \$5.1M budget. Ten (10) roads were budgeted for at \$16.5M and two (2) projects completed at \$3.2M and one (1) project budgeted for 911 for \$19.7M.

Water System completed seven (7) projects totaled almost \$783k, with several projects in process with a budget of \$37M. For Vehicles & Equipment she highlighted that the two (2) EMS vehicles were paid for via SPLOST funds totaling \$3.3M, the replacement would need to be budgeted for in future years.

Ms. Weinmann briefly explained the FY2026 Project Sweep. Noting that the swept projects and would be on the May 28th Commissioner's agenda for approval. These projects have residuals and are being swept to use for new projects in 2026 or for projects needing additional funds. The projects highlighted in gray would be closed and are included in the completed projects on the earlier slides.

Ms. Weinmann briefly explained the Capital Improvement Program (CIP) as proposed Targeted Revitalization & Infrastructure Program (TRIP). She stated that these funds were special one-time projects, so one-time projects would be paid for by one-time revenues. She noted that staff was anticipating an additional \$7.7M based on personal property funds that would be collected in FY2027. The Board of Education would collect \$40M, Fayetteville would collect \$11.6M, 911 would collect \$433k, and EMS would collect \$2.63M.

Mr. Rapson stated that this was the personal property tax associated with Microsoft, which was a part of QTS. Based on legislative action seen this past year, the County would take this infusion of money which was solely isolated to that personal property and treat it similar to ARPA funds or other one-time infusion so that it is actually allocated just to capital-type projects. In the General Fund the \$7.7M would fund the projects outlined on the proposed Targeted Revitalization & Infrastructure Program (TRIP) list. From there staff will closely watch legislature to determine how the funding would be allocated moving forward. He noted that this was not stable revenue, so this was the best way to utilize these funds.

Ms. Weinmann stated that for the Capital Improvement Program, as proposed, the green highlighted items noted on the PowerPoint presentation were newly funded items or have funding in the 5-year CIP. She concluded by stating that FY2027 five-year CIP General Fund portion was set at \$3,931,434.

Ms. Weinman stated that the Vehicle/Equipment totaled almost \$831K for vehicles including a Tandem Dump Truck and six (6) vehicle replacements for the Sheriff's Office at \$510k. She stated the for FY2027 Vehicles and Equipment proposed budget totaled \$983k.

Revenues are above expenses. The relationship between population and staffing increased. Fayette County current population was 127,190.

Unincorporated Fayette County is ranked 15 of 19 for the lowest millage rate across several local counties.

Ms. Weinmann concluded the presentation with the following budget highlights:

- Millage Rate Remains at 3.763
- General Fund impact from maintenance & operations is positive.
- Proposed Budget increases General Fund Balance \$483,454
- Funds Rolling 5 Year Capital Improvement Program of \$3,931,434
- Changes in Personnel levels protect the existing outstanding service delivery to our Citizens.
- Budget continues to maintain the commitment to balance current year revenues with current year expenses.
- Maintains Employee Benefits – Medical/Dental/Vision & Retirement
- County-Wide departmental cooperation continues to yield positive results.

The first public hearing will be held on Thursday, June 11, 2026, at 5:00 p.m. and the second public hearing and budget adoption will be held Thursday, June 25, 2026, at 5:00 p.m.

Commissioner Rousseau asked about staffing recommendation for Planning and Zoning.

Mr. Rapson stated that Planning and Zoning did not make any position recommendations for this year's budget.

Commissioner Rousseau stated that he would like to see a list of full-time and part-time positions. He noted that from his perspective there was a lot going on in the realm of planning and zoning and he wanted to ensure we were adequately staffed and able to manage the needs of the County. He also asked about the recreation allocations specifically for funds going to the Town of Tyrone.

Mr. Rapson stated that the allocation for the Town of Tyrone was to utilize their facilities, and they also ensure that County residents pay the exact same rate as Town of Tyrone residents.

Commissioner Rousseau asked how many facilities we have in Tyrone.

Mr. Rapson stated that there were one (1) indoor facility and several sports fields and park locations in Tyrone. He noted that the allocation for the Board of Education was to utilize their gymnasiums for our basketball program.

Commissioner Rousseau asked what caused the budget increase for Senior Services.

Mr. Rapson stated that it was largely due to the reductions in federal and state allocations.

Commissioner Rousseau stated that this should be highlighted that the County was picking up and stepping up when those tax dollars are not being returned on a federal and state level.

Commissioner Rousseau asked about the spay/neuter fund.

Mr. Rapson stated that the spay/neuter fund in theory was supposed to “self- sustaining”. We would allocate \$20k and people would pay for the service so that the funds would be reimbursed. He noted that that was a complete failure. At this point the County would be funding it in its entirety and that cost was greater than the \$20k originally budgeted.

Commissioner Rousseau stated that he was happy to hear about the Water System paying off its debt services/bond, which would free up funds moving forward. He stated that he saw good things on the horizon.

Mr. Rapson commended the Finance Team who worked tirelessly in putting the budget together. He also extended some kudos to his Department Heads acknowledging that this was a tough budget year.

Commissioner Oddo extended his thanks to staff.

Chairman Hearn reiterated appreciation to staff for a job well done this budget year. Chairman Hearn also asked for a projected revenue amount the County expected to receive from QTS.

Mr. Rapson stated that it would be \$7.7M based on personal property funds that would be collected in FY2027 for the County. Fayetteville would collect \$11.6M, and the School System would collect \$40M.

Chairman Hearn noted that those are big number that help mitigate some of the negativity surrounding the QTS project.

Mr. Rapson stated that while they have some figures the goal post legislatively was always changing as a result, he was hesitant in relaying numbers because there are so many unknowns.

Chairman Hearn stated that he understood.

2. Consideration to approve the Fiscal Year 2027 Budget of the Griffin Judicial Circuit.

Mr. Rapson stated that Griffin Judicial Circuit (GJC) was a separate legal entity, but the County handled their staffing. Recently however, they decided they wanted to have these employees become their employees. So, over the last several months staff have worked with the GJC to create a system to do this including creating their own medical and retirement plans, etc. The Griffin Judicial Circuit has now taken on this responsibility as a result in this year’s budget. The nine (9) employees affected would be GJC employees. Before the Board was what was sent to the GJC based on state analysis and review and the budget the GJC sent back to be certified. Mr. Rapson noted that part of the issue was that they can certify their budget noting what they need to operate, and it serves almost like a “court order”. The GJC wanted to forward their proposed budget to the four counties so they can ratify their budget. He noted that because of the timing associated with this, staff wanted to take action bringing it before the Board for consideration to determine the County’s opinion of “their” budget proposal because it makes a difference whether the County was a part of that legal certification moving forward.

Ms. Weinman noted that Superior Court was one portion of the Griffin Judicial Circuit. The PowerPoint presentation showed both budgets of what the GJC proposed in green and what the County (staff) proposed in yellow. Ms. Weinmann outlined the County proposal stating that the total salaries was \$693,382 for Superior Court, with benefits totaling \$272,297. The total proposed for salaries, benefits, and other expenses for Superior Court was \$1.062M. From that Fayette County’s allocation would be \$393,044. She noted that there were two different rates, the current rates for juvenile and superior (which were different rates) but there was also proposed Intergovernmental Agreement (IGA) with the four counties of the circuit to use a blended rate (which

would blend the juvenile and superior courts). The rate being used was 37%. She noted that the rate change/update would be coming before the Board for consideration in June. She acknowledged that staff were unaware of how the other counties of the circuit would decide as it related to the rate. As a result, currently the allocation for the superior court portion was \$393,044 with the possibility of a decrease of \$14,872. She also provided an overview of what was included in the other expenses, which totaled \$514,149, which could change if decided to use the other rate.

Ms. Weinmann outlined the County proposal stating that the total salaries was \$333,791 for Juvenile Court, with benefits totaling \$102,458. The total proposed for salaries, benefits, and other expenses for Juvenile Court was \$457,559. From that Fayette County's allocation would be \$123,047, using the blended rate. If decided not to use the blended rate, the total would increase by \$25k because the current Juvenile Court rate was 44%. If the IGA are approved, it would net the County a savings of \$10,890.

Mr. Rapson added that the courts have been allocated as a percentage of population for salaries and supplements with a portion allocated based on caseload. Upon review and analysis of other counties it was determined that it was cumbersome calculating the allocation this way, so they combined both courts caseloads, creating the blending rate. Mr. Rapson added that in regard to the budget the Griffin Judicial Circuit sent to be certified, staff was in sync with the exception of an additional allocation to the Juvenile Court Judges in the amount of \$15k and each for their salaries based on their compensation being lower than our Judges as well as other Juvenile Court Judges. Mr. Rapson noted that while staff was in agreement with additional allocation, they needed to bring it before the Board for consideration and approval. If the Board did approve the allocation, it would change the Griffin Judicial Circuit as presented. Those updates would be added to the Griffin Judicial Circuit budget and presented to the Board at the June 11th Budget Public Hearing and staff would advise the courts that the County was in full agreement with the budget they proposed.

Commissioner Rousseau asked if there was risk of the County's allocation/portion changing if the other counties in the circuit did not agree to the budget percentages.

Mr. Rapson stated, "Yes". He also acknowledged that there was a risk that they could not agree to the proposed budgets.

Vice Chairman Gibbons moved to approve to include an additional \$15k supplement for both the Juvenile Court Judges. Chairman Hearn seconded. The motion passed 4-0. Commissioner Eric Maxwell was absent.

Vice Chairman Gibbons moved to approve the Griffin Judicial Circuit budget as presented. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Eric Maxwell was absent.

Chairman Hearn extended his appreciation to staff acknowledging that this was a challenging budget year.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the May 21, 2026 Special Called meeting. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Eric Maxwell was absent.

The May 21, 2026, Special Called meeting adjourned at 5:16 p.m.

Marlena M. 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 June 2026. Attachments are available upon request at the County Clerk's Office.

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo

Consent #10



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

May 28, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the May 28, 2026, Board of Commissioner meeting to order at approximately 5:02 p.m. A quorum of the Board was present. Commissioner Eric Maxwell was absent.

Invocation and Pledge of Allegiance

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

Acceptance of Agenda

Vice Chairman Edward Gibbons moved to approve the agenda as presented. Commissioner Charles Rousseau seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PROCLAMATION/RECOGNITION: None.

PUBLIC HEARING:

Planning and Zoning Director, Debbie Bell read the process and procedures of the public hearing.

- 1. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.**

Mrs. Bell stated that the requested amendment was tabled at the March 26, 2026, and April 21, 2026, Board of Commissioners meeting. The amendment would add a use under Conditional Uses for churches and places of worship to provide for an incidental use for offsite parking subject to specific conditions. Staff recommended approval of the amendment, as approved by the Planning Commission on March 5, 2026, to add a condition of requirement to add a traffic plan. Mrs. Bell stated that this amendment would add a use and the staff recommendation, as prepared by legal counsel, provided some criteria for the use. Staff recommended approval of the amended use to include the addition of a parking plan.

No one spoke in favor of this item.

Mr. Bill Entrekin spoke in opposition to this request. He stated that he worked at Flat Creek Baptist Church as the Project Manager and this was his third appearance before the Board regarding this amendment. He stated that his objections had not changed. He stated that at the last meeting he left, having heard specific instructions from the Board for the corrections expected to be made to the amendments, prior to the next presentation. Mr. Entrekin continued comments, stating the changes could have been made by a “fifth grader with a crayon very easily within ten minutes in a satisfactory format.” He continued that there were no alterations made and that the changes could have been made by changing the wording that “prohibited offsite parking” to “allowing offsite parking”, without any restrictive stipulations attached. He stated that Flat Creek Baptist Church was pursuing another avenue. He stated that he proposed to QTS Data Center to completely dissolve the partnership between Flat Creek Baptist Church and QTS regarding offsite parking. Flat Creek Baptist Church decided to open the four hundred parking spaces on the rear of the lot to anyone in the county, whose business did not offer adequate offsite parking to its employees, Monday – Saturday, for free. No transportation would be provided by Flat Creek Baptist Church. Donations would be accepted but there will be no charge to park in the lot. He stated that Flat Creek would likely not be leasing parking in the future.

Vice Chairman Gibbons moved to approve the amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Commissioner Charles Oddo seconded.

Vice Chairman Gibbons asked that if a business was using a church parking lot for offsite parking, that supported their for-profit operations in some way, did that mean the church would be taxed based on the real estate.

County Attorney Dennis Davenport stated that an analysis would be carried out with respect to whether or not the use was for church purposes. If the use was for church purposes it would remain tax exempt. To the extent that any part of the property was used for other than church purposes, that portion of the property would be taxable.

Vice Chairman Gibbons thanked Mr. Davenport for the confirmation. He stated that he appreciated Mr. Entrekin’s comments, but he did not appreciate the failed threats made. He stated that if Mr. Entrekin was looking for the Board, specifically him, to vote in favor of his position, he did not do much of service to himself.

Commissioner Oddo stated that the amendment did not prohibit church use. He stated that he was not sure why there were objections, but church use would continue with this amendment. Non-church use was being addressed in the amendment.

Vice Chairman Gibbons moved to approve the amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Commissioner Charles Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

2. Consideration of Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

The Petitioner agreed to move forward with this petition with less than a full Board present. Mrs. Bell stated that Petitions 1378-26 A, B, C, and D were related petitions but are individual parcels that had to have separate hearings and votes.

Regarding Petition 1378-26-A, Mrs. Bell stated that the Applicants were requesting to rezone this property, and the other three properties, to M-1 with the intent of operating a truck parking lot business and other unknown uses permitted in M-1 zoning. As defined in the Fayette County Comprehensive Plan and Future Land Use Plan, low density residential was designated for the area so the M-1 zoning request was not appropriate. Staff recommended denial. The Planning

Commission recommended denial. She stated that the parcel was 5.23 acres and was a split zone property. The portion along Longview Road was R-20 and the rest was zoned A-R. She stated that the property was not significantly impacted by environmental features.

Chairman Hearn stated that the Petitioner brought an additional, revised presentation that he would like to present to the Board, if there was no objection.

Commissioner Rousseau asked if it was presented to the Planning Commission.

Chairman Hearn stated that it was not.

Commissioners Rousseau and Gibbons objected.

Vice Chairman Gibbons stated that it was not part of the packet made available to the public or that the Board was able to review.

Chairman Hearn agreed.

Matt Graham, Engineer with Moore Bass Consulting, stated that he was presenting on behalf of the owner, Suren Nandlal aka Donnie. He stated that Jimmy Pace was Mr. Nandlal's business consultant. He stated that portions of this property had always been used for industrial use since 2003. He provided images that showed this use since 2018. He stated that Donnie started to acquire portions of parcels in July 2020. Mr. Graham provided images that showed unpermitted activities were taking place in February 2020. Donnie just finished the seven parcels in the area last year. He stated that Donnie would like to unify the zoning for what had been "a mess for a number of years." He continued that Donnie had worked with Fayette County to resolve the issues by cleaning the area, providing erosion control plans, improved site plans, resolving EPD notice violations, and by selling portions of the property to Fayette County for the dam repair project on Philips Lake. He stated that this spoke to someone who wanted to work with the County and remain in the county as a citizen and business owner. He stated that the rezoning required a 75' planted landscape buffer between residential and industrial properties. He stated that the requirement on the site plan, if he wanted to do parking along Highway 314, for the south tower piece and the current site plan, to cover previous unpermitted land development activities, a planted landscape buffer was required. He stated that a planted landscape buffer would not do well in an area that had been used for concrete washout with impacted gravel for 20 plus years. After reaching out to staff to see if there were alternatives, he was told they could apply for a variance, but the variance would only affect the buffer and there was no alternative method. Mr. Graham stated that he was told that any variance submitted would not be supported by staff because it was considered a self-created harm and he did not agree based on previous history. He stated that he did not feel there was any other option to get rid of a 75' buffer on existing M-1 parcels. He stated that the Comprehensive Plan supported industrial in this vicinity. The final point was regarding the staff's conditions. He had proffer conditions to present.

Commissioner Rousseau asked if the conditions had been presented to the Planning Commission.

Mr. Graham stated that he received the recommended conditions that were revised after the Planning Commission meeting and spoke with staff regarding them. He stated that they came to an impasse on the required recommended conditions. Staff declined any further meetings, so he was presenting the conditions to the Board.

Vice Chairman Gibbons stated that he understood and appreciated what Mr. Graham was trying to do. He stated that the problem was that the Board did not want to consider anything that the public had not reviewed, which was posted a week prior to this meeting. Having the information at posting gave the Board and public the opportunity to review what would be voted on.

Mr. Graham noted the following conditions for Petition 1378-26-A. He stated that the first one was to combine all the properties, and he wanted clarification and added that the condition was contingent on all the properties receiving rezoning. The other condition was to go from a 75' planted buffer to a 50' planted buffer along Longview Road.

No one spoke in favor or opposition of this request.

Commissioner Rousseau moved to deny Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. Vice Chairman Gibbons seconded.

Commissioner Oddo explained that the Board was hearing the petitions as four individual items, not because it was a Board choice, but because it was instructed by the courts. He stated that he was not clear if the Petitioner was saying that he would accept no access to Longview Road, no 75' buffers or removal of a structure. He stated that he was bringing it up because he was in a similar situation with his family and ended up compromising with the County. He stated that he was confused by all that was being offered. He suggested that this request continue to be worked on with the County. He stated that he was not basing his vote on the Future Land Use Plan. He stated that he was not sure of the timeframe that had to pass, but he suggested the Petitioner get back with staff and figure out how to make it work because right now it was not in a shape that he could vote for it.

Commissioner Rousseau moved to deny Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

3. Consideration of Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

Mrs. Bell stated that the Applicants were requesting to rezone this property, and the other three properties, to M-1 with the intent of operating a truck parking lot business and other unknown uses permitted in M-1 zoning. As defined in the Fayette County Comprehensive Plan and Future Land Use Plan, low density residential was designated for the area so the M-1 zoning request was not appropriate. Staff recommended denial. The Planning Commission recommended denial.

Mr. Graham offered proffer conditions regarding this property. He stated that there was a barn on the property and the Petitioner agreed to the demolition permit to remove the structure. He stated that the second condition was the same as the other condition, that all parcels would need to be rezoned in order to be combined. Next, that the subject property have no direct access to Longview Road and request that a 75' landscape buffer be reduced to 50' buffer on Longview Road.

No one spoke in favor or in opposition.

Commissioner Rousseau moved to deny Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

4. Consideration of Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in

Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

Mrs. Bell stated that the Applicants were requesting to rezone this property, and the other three properties, to M-1 with the intent of operating a truck parking lot business and other unknown uses permitted in M-1 zoning. As defined in the Fayette County Comprehensive Plan and Future Land Use Plan, low density residential was designated for the area so the M-1 zoning request was not appropriate. Staff recommended denial. The Planning Commission recommended denial.

Mr. Graham noted the same conditions for this property.

Mr. Graham stated that this was the main item that the Petitioner and staff could not agree, therefore, staff would not include it in the recommended conditions. He stated that he could not agree to Condition #1 for a demolition permit on the existing structure. The home on the property was recently renovated, and it would be a financial harm to him to demo the house. Regarding Condition #2, the demolition of the existing driveway, the Petitioner's condition was that the existing driveway access to Longview Road be removed. Mr. Graham stated that the entire driveway tied hand-in-hand with the demolition of the existing structure which the Petitioner did not agree with. Condition #3 clarified the combination of parcels was contingent on the rezoning of all the parcels. There was no change to Condition #4 and Condition #5 was 75' landscape buffer reduced to 50' landscape buffer. He stated that on the site plan, the front setback for the house in the existing condition was 60', 75' would be "through the middle of the living room." In addition, regarding the existing house structure, M-1 allowed Conditional Use zoning for a single-family residential structure. He stated that the Petitioner would pursue that option but otherwise convert the home to an approved zoning usage for a business. He referenced an accounting firm on Flat Creek Drive as a similar type of use.

No one spoke in favor or opposition.

Commissioner Rousseau moved to deny Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

5. Consideration of Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.

Mrs. Bell stated that the Applicants were requesting to rezone this property, and the other three properties, to M-1 with the intent of operating a truck parking lot business and other unknown uses permitted in M-1 zoning. As defined in the Fayette County Comprehensive Plan and Future Land Use Plan, low density residential was designated for the area so the M-1 zoning request was not appropriate. Staff recommended denial. The Planning Commission recommended denial.

Mr. Graham stated that the Petitioner did not have an issue with the demolition permit on this structure. Regarding Condition #2, clarification that all parcels be rezoned to be combined. There was no proposed change to Condition #3 and Condition #5, to stay consistent, the Petitioner proposed the 75' landscape buffer be reduced to 50' buffer. He stated that it was his opinion that Donnie (Petitioner) had been working with Fayette County to clean up the site. He reiterated that Donnie cleaned the property and it looked "100 times better than it did six years ago." He stated that Donnie continued to clean up the property, and he did not believe split zoning made sense given the history of the site and that M-1 made sense.

Mr. Jimmy Pace stated that he wanted to speak in favor of the rezoning. He stated that all four applications were required to be submitted independently, although being treated as one application. He stated that there were no instructions on the certified letters or the emails received from staff with instructions to submit information the Friday prior to being heard before the Board. He stated that he was not aware. He noted that at the last meeting he provided his presentation the night of and

so he was expecting the same hospitality. He stated that no one was speaking in opposition of this rezoning because the people who did speak at the rezoning heard the presentation and understood that it was better for the neighborhood to have the rezoning approved. The low-density residential zoning plan was designated for neighborhoods with one acre lots. This area would not be a neighborhood with one acre lots and therefore it has not or will not fit going forward. He stated that the inaccuracy on the Future Land Use Plan and the inconsistency with the Comprehensive Plan should not be the sole reason to deny fixing commercial property that was used for thirty years as commercial property and calling it residential property. He pointed out that in the Comprehensive Plan, industrial use was identified along Highway 314 and it supported existing use being considered during rezoning and reusing existing structures when necessary, and repurposing existing structures. He stated that he was requesting the Board's consideration for what the property had been used for previously. He stated that the Planning Commission voted to deny the petition, not because it was a bad request, but because the Petitioner could not agree to the conditions that were provided 24 hours in advance of the meeting. He noted that at the last meeting, an hour-and-a-half into the meeting they were given five minutes notice that they would not be able to withdraw Petition 1378-26-C, because it was not critical to what he was trying to do.

Jonathan Bonner of Fayetteville stated that he was born and raised in Fayetteville and having the area cleaned up was much appreciated, but he believed that "we" should stop putting parking lots everywhere. He stated that Mr. Donnie was just thinking short term and not about parking and traffic. He stated that he would love to see the neighbors that approve of this request.

During rebuttal, Mr. Pace stated that he wanted to be sure that the neighbors were aware that the truck parking that was existing and going on for years was not expanding. The site plan that was submitted, and not included in the presentation from the County, only showed parking in areas that have been used for parking since 2003. There were no plans to turn the site into a total parking area. He stated that they were giving up access to Longview Road, so any and all access would come out to Highway 314, which had already been expanded and would support the traffic. He was reminded at a previous Board meeting that traffic was not a condition of zoning. He referenced a presentation by Rick Lindsey where he brought a condition to add a fence, that was approved without being vetted. He asked the Board to update the instructions to the applicants when sending the letter to explain the dates of the meetings and the deadline for submitting the information. It was not communicated at all.

At this time Chairman Hearn brought the discussion back to the Board.

Commissioner Rousseau moved to deny Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. Vice Chairman Gibbons seconded.

Commissioner Rousseau stated that M-1 was a hurdle that he could not reach with all that was going on in the county. He stated that he was pleased to see that the Petitioner was willing to make efforts to clean up the area. He stated that to his vantage point, the area was not ideal for M-1 and all that could be done with M-1 zoning. He stated that as the County moved to review the Comprehensive Plan, an area like this could be looked at with ideal plans of what might benefit the area in terms of future growth and opportunities that exist in the county. He stated that he heard some things that needed clarification and he encouraged staff and Mr. Rapson to work on clearing up those issues going forward to provide clarity on the process. He stated that his reluctance to receive information the night of, did not give him the opportunity to review the information and therefore he could not make a well-informed decision.

Vice Chairman Gibbons stated that the reason he was voting against this item had nothing to do with the Future Land Use Plan saying that the area was low-density residential. He stated that it was an obvious use of light industrial or commercial development. Looking at the proximity of this parcel to the other properties and the corridor that the property was located was not a problem. He stated that his problem was that there was a residential structure and the Petitioner was trying to incorporate that into light industrial. He stated that the Board did not know what the business would end up being, of the many options under M-1.

Commissioner Rousseau moved to deny Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

6. Consideration of Petition 1380-26, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot 70 of the 5th District and fronts Highway 85 South.

The applicant chose to proceed with the hearing.

Mrs. Bell stated that this property was rezoned from A-R to R-40 Conditional under Petition 1132-04 on October 28, 2004. The condition at that time was an extended front yard setback. She stated that if rezoned to C-H it would be subject to the State Route Overlay requirement and that condition would no longer be necessary because the State Route Overlay would meet or exceed that condition. The area was designated commercial under the Future Land Use Plan, so the request was consistent with the Comprehensive Plan. Staff recommended approval and the Planning Commission voted to approve. She stated that the parcel was not significantly impacted by environmental features. There was a stream behind the property, and it would be addressed on any development plan.

David Barber, Agent, stated that he was trying to have the property comply with current land use.

No one spoke in favor or in opposition.

Commissioner Oddo moved to approve Petition 1380-26, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot 70 of the 5th District and fronts Highway 85 South. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

7. Consideration of Petition 1381-26, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential); property located in Land Lots 249 of the 4th District and fronts McBride Rd.

Mrs. Bell stated that the Agent for this request advised that the Petitioner would like to table this request to the June 25, 2026 due to lack of a full Board present.

Vice Chairman Gibbons moved to table Petition 1381-26, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential); property located in Land Lots 249 of the 4th District and fronts McBride Rd to the June 25, 2026, Board of Commissioners meeting. The motion passed 4-0. Commissioner Maxwell was absent.

PUBLIC COMMENT: None

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 with a correction to Item #8 to read, "Resolution 2026-11", instead of Resolution 2025-11. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

8. Approval of Resolution 2026-11 to adopt the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029).

9. **Approval to declare fourteen vehicles and miscellaneous equipment unserviceable and to sell the assets online using a contracted auction services and for all proceeds to be returned to the Vehicle Replacement Fund.**
10. **Approval to transfer funding to and from the appropriate Capital Project Contingency account and to close the related projects.**
11. **Approval to renew a two-year contract with Midwest Employers Casualty Company at an annual cost of \$179,772 from July 1, 2026 to June 30, 2028.**
12. **Approval of the May 14, 2026, Board of Commissioners Meeting Minutes.**

OLD BUSINESS: None

NEW BUSINESS:

13. **Request to appoint Beverly Daniel to the Fayette County Board of Elections for an unexpired term beginning immediately and expiring January 31, 2030.**

Mrs. Beverly Daniel thanked the Board for the opportunity to serve.

Commissioner Charles Rousseau moved to approve to appoint Beverly Daniel to the Fayette County Board of Elections for an unexpired term beginning immediately and expiring January 31, 2030. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

14. **Request to approve Contract 26054-P; Change Order 1 for construction of the Phase II Animal Shelter Project by MEJA for \$3,079,766 for a Guaranteed Maximum Price of \$3,372,266.00.**

Tim Symonds, Morgan Mill Consultant, stated that he was requesting approval of Contract 26054-P; Change Order 1 in the sum of \$1,545,735. This would increase the contract to \$1,838,235. He stated that MEJA was appointed as Construction Manager at Risk on January 22, 2026. MEJA reviewed the design and made some adjustments and offered a Guaranteed Maximum Price (GPM) total of \$3,372,690. Due to a funding issue, discussed at the Retreat, this has been split into two phases to move forward with placing order for the project. He stated that his expectation was that this would come back to the Board in July for approval of the balance of the GMP.

In response to Chairman Hearn, Mr. Symonds stated that this project would allow for 24 kennels.

Chairman Hearn stated that the kennels would be of appropriate size.

Mr. Symonds stated yes.

Vice Chairman Gibbons moved to approve Contract 26054-P; Change Order 1 for construction of the Phase II Animal Shelter Project by MEJA for \$3,079,766 for a Guaranteed Maximum Price of \$3,372,266.00. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

15. **Request to approve Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept \$1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT) and allow the Finance Department to amend FY26 / FY27 revenue and expenditures budget appropriately.**

Phil Mallon, Public Works Director, stated that he was seeking Board approval to accept Local Road Assistance grant in the amount of \$1,184,256. This would be in addition to the annual LMIG (Local Maintenance Improvement Grant) and this was the second year this was offered. If accepted and approved, all the roads on the list are subdivision roads and would receive traditional resurfacing and are in the worse condition in terms of subdivision roads.

Vice Chairman Gibbons moved to approve Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept \$1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT) and allow the Finance Department to amend FY26 / FY27 revenue and expenditures budget appropriately. Commissioner Oddo seconded.

Commissioner Rousseau asked if there were any required matching funds.

Mr. Mallon stated no match is required.

Commissioner Oddo stated if the money was locked in before the tax holiday or abatement.

Mr. Mallon stated yes.

Vice Chairman Gibbons moved to approve Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept \$1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT) and allow the Finance Department to amend FY26 / FY27 revenue and expenditures budget appropriately. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

16. Request to approve Contract 2563-B: Change Order 2: On-Call Annual Contract to Shockley Plumbing, Inc. for Water Distribution and Stormwater Infrastructure in the amount of \$65,580 to replace the Kenwood Road water line at Morning Creek.

Vanessa Tigert, Water System Director, stated that in January 2026, she was before the Board to discuss the need to replace or bore under Morning Creek over Kenwood Road bridge. She stated that this was a Change Order to the original Task Order.

Vice Chairman Gibbons moved to approve Contract 2563-B: Change Order 2: On-Call Annual Contract to Shockley Plumbing, Inc. for Water Distribution and Stormwater Infrastructure in the amount of \$65,580 to replace the Kenwood Road water line at Morning Creek. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Maxwell was absent.

ADMINISTRATOR'S REPORTS:

White Water Nature Creek Area Ribbon Cutting: it was a great turnout of attendees.

Hot Projects: The Multi-Purpose Facility, Darren Drive Culvert Replacement, Cross Creek Culvert Replacement, Brandon Mill Circle Culvert Replacement, Justice Center Buildout, Kenwood Road at Morning Creek Bridge, and Crosstown Generator Project.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were four items for Executive Session. Three items involving threatened litigation and the review of the May 14, 2026, Executive Session Minutes.

COMMISSIONERS' REPORTS:

Vice Chairman Gibbons requested to meet with Mr. Mallon to discuss Spear and Ebenezer Road intersection.

He stated that he was not present at the last meeting because he was attending his nephew's high school graduation, but had he been present he would have mentioned that Memorial Day was to commemorate those who lost their lives serving this country

and not to celebrate the day. Veterans Day was to honor and celebrate all who served. He urged everyone to remember that when speaking to a veteran and when commemorating the Memorial Day holiday. He thanked everyone who offered kind words to him.

Chairman Hearn stated that he was working with the Town of Brooks on a project. He stated that when it was resolved he would bring it back to the Board.

Commissioner Rousseau encouraged community to participate in the Comprehensive Transportation Plan review. He stated that the County was moving toward the review of the Comprehensive Land Use Plan. He stated that in addition, there was some information in respect to the path system that would include some interconnectivity in the community, and he was encouraging people to avail themselves of that process as well.

EXECUTIVE SESSION:

Three items involving threatened litigation and the review of the May 14, 2026, Executive Session Minutes. Vice Chairman Gibbons moved to exit into Executive Session. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The Board recessed into Executive Session at 6:13 p.m. and returned to Official Session at 6:21 p.m.

Return to Official Session: 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 4-0. Commissioner Maxwell was absent.

Approval of the May 14, 2026, Executive Session Minutes: Commissioner Oddo moved to approve May 14, 2026, Executive Session Minutes. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the May 28, 2026, Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The May 28, 2026, Board of Commissioners meeting adjourned at 6:21 p.m.

Tameca P. Smith, 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 June 2026. Attachments are available upon request at the County Clerk's Office.

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to approve the Intergovernmental Agreement for Funding for the Griffin Judicial Circuit Between Fayette County, Georgia, Pike County, Georgia, Spalding County, Georgia, Upson County, Georgia, and the Griffin Judicial Circuit.

Background/History/Details:

At the end of FY2025, the Griffin Circuit judges approached Fayette County to move the budget and financial operations of the circuit to a third party vendor. FY2026 was the first year where this change was implemented.

The County Attorney, along with Fayette County Administration, have developed an Intergovernmental Agreement related to the allocation of expenditures and operations of the Griffin Judicial Circuit. This IGA was forwarded to Upson, Pike, and Spalding counties for review and comments on April 30, 2026. The major change is the allocation of expenditures by County. The IGA uses a blended rate where the percentage allocation for Superior Court cases and the percentage allocation of Juvenile Court cases are blended to make one rate, as follows:

Pike County	8.2%
Upson County	18.2%
Spalding County	36.6%
Fayette County	37.0%

What action are you seeking from the Board of Commissioners?

Approval of the Intergovernmental Agreement for Funding for the Griffin Judicial Circuit Between Fayette County, Georgia, Pike County, Georgia, Spalding County, Georgia, Upson County, Georgia, and the Griffin Judicial Circuit.

If this item requires funding, please describe:

Fayette County's 37% allocation is included in the FY2027 budget.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

COUNTY OF FAYETTE

COUNTY OF PIKE

COUNTY OF SPALDING

COUNTY OF UPSON

GRIFFIN JUDICIAL CIRCUIT

**INTERGOVERNMENTAL AGREEMENT FOR FUNDING FOR THE GRIFFIN
JUDICIAL CIRCUIT BETWEEN FAYETTE COUNTY, GEORGIA, PIKE COUNTY,
GEORGIA, SPALDING COUNTY, GEORGIA, UPSON COUNTY, GEORGIA, AND
THE GRIFFIN JUDICIAL CIRCUIT**

THIS INTERGOVERNMENTAL AGREEMENT, made and entered this ____ day of _____, 2026, by and between FAYETTE COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, hereinafter “FAYETTE COUNTY,” PIKE COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, hereinafter “PIKE COUNTY,” SPALDING COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, hereinafter “SPALDING COUNTY,” UPSON COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, hereinafter “UPSON COUNTY,” (with FAYETTE COUNTY, PIKE COUNTY, SPALDING COUNTY, and UPSON COUNTY sometimes collectively referred to as the “GRIFFIN CIRCUIT COUNTIES”), and the GRIFFIN JUDICIAL CIRCUIT, a state-level judicial circuit part of the Sixth Judicial Administrative District, acting by and through its District Court Administrator, for the purpose providing a formula which sets out the annual

funding allocation for the GRIFFIN JUDICIAL CIRCUIT by the GRIFFIN CIRCUIT COUNTIES, hereinafter the “AGREEMENT,” as follows:

W I T N E S S E T H:

WHEREAS, the GRIFFIN JUDICIAL CIRCUIT is comprised of FAYETTE COUNTY, PIKE COUNTY, SPALDING COUNTY, and UPSON COUNTY with the superior court judges within the GRIFFIN JUDICIAL CIRCUIT hearing and deciding cases in all of the GRIFFIN CIRCUIT COUNTIES; and

WHEREAS, the GRIFFIN JUDICIAL CIRCUIT compiles an annual budget which represents the funding needed to operate and maintain all of the functions of the GRIFFIN JUDICIAL CIRCUIT for all of the GRIFFIN CIRCUIT COUNTIES; and

WHEREAS, the budget for the GRIFFIN JUDICIAL CIRCUIT is circulated annually, for review by each of the GRIFFIN CIRCUIT COUNTIES; and

WHEREAS, each of the GRIFFIN CIRCUIT COUNTIES agrees to fund its fair share of the GRIFFIN JUDICIAL CIRCUIT budget;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and premises contained herein, the receipt and sufficiency of which are acknowledged by the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT, the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT agree to be bound each unto the other, as follows:

ARTICLE 1 – LEGAL AUTHORITY

1.1 This instrument shall constitute a binding, legal contract by and between the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT, in accordance with the authority granted by Article IX, Section III, Paragraph I of the 1983 Constitution of the State

of Georgia. Each of the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT herein covenants that it has the requisite legal authority to provide the services, perform the functions, and otherwise do all things necessary, convenient, and expedient to carry out the obligations and responsibilities herein set forth, either expressly or by reasonable implication.

1.2 For the term of this AGREEMENT, the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT agree to exercise good faith and cooperate fully with one another in the joint undertakings required to further the spirit and intent of this AGREEMENT hereby made including defending the validity and enforceability of this AGREEMENT in any proceeding.

ARTICLE 2 – EFFECTIVE DATE; DURATION OF AGREEMENT

2.1 This AGREEMENT shall become effective on the first day of the next calendar month following the date that the last of the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT approves this AGREEMENT (the “EFFECTIVE DATE”). This AGREEMENT shall remain in effect for FOUR (4) YEARS from its EFFECTIVE DATE.

2.2 This AGREEMENT will automatically renew under the same terms and conditions as the original AGREEMENT, i.e., the duration of the renewed AGREEMENT will last for an additional FOUR (4)-YEAR term, unless a majority of the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT determine to terminate this AGREEMENT. Notice of termination by a majority of the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT must be provided no later than ONE HUNDRED EIGHTY (180) DAYS prior to the end of the AGREEMENT.

ARTICLE 3 – DISTRIBUTION OF BUDGET; PAYMENT OF ALLOCATION

3.1 The GRIFFIN JUDICIAL CIRCUIT shall distribute its budget to the GRIFFIN CIRCUIT COUNTIES, annually, on or before March 1 (the “ANNUAL BUDGET”). The ANNUAL BUDGET will set forth the expenditures for the GRIFFIN JUDICIAL CIRCUIT with the various line-item expenses making up the aggregate ANNUAL BUDGET amount. The ANNUAL BUDGET will provide the aggregate funding total for the GRIFFIN JUDICIAL CIRCUIT, along with the allocation to be borne by each of the GRIFFIN CIRCUIT COUNTIES.

3.2 Upon receipt of the ANNUAL BUDGET, each of the GRIFFIN CIRCUIT COUNTIES shall provide written approval of the ANNUAL BUDGET, along with its respective allocation amount, within thirty (30) days of receipt of the ANNUAL BUDGET. The GRIFFIN CIRCUIT COUNTIES will forward one-twelfth of their respective annual allocation amount on or before July 1 of the current calendar year. The remaining allocation amounts shall be remitted by each of the GRIFFIN CIRCUIT COUNTIES in the same manner, i.e., one-twelfth of the annual allocation on or before the first day of each succeeding calendar month thereafter.

3.3 Should an ANNUAL BUDGET contain an aggregate amount that calls into question the reasonableness of the amount being requested, any one or more of the GRIFFIN CIRCUIT COUNTIES, may raise this issue within thirty (30) days of receiving the ANNUAL BUDGET. The ANNUAL BUDGET will then be adjusted by the GRIFFIN JUDICIAL CIRCUIT, or a certificate will issue that the amount in question is needed by the GRIFFIN JUDICIAL CIRCUIT, within ten (10) business days of receipt of a reasonableness objection by any of the GRIFFIN CIRCUIT COUNTIES. If adjusted, the GRIFFIN CIRCUIT COUNTIES will have ten (10) business days to approve, or disapprove of, the adjustment. Any of the GRIFFIN CIRCUIT COUNTIES is eligible to pursue whatever remedy is available if a

certificate is issued. If none of the GRIFFIN CIRCUIT COUNTIES raises the issue of reasonableness of the amount being requested for the ANNUAL BUDGET within thirty (30) days of receipt, the ANNUAL BUDGET will be deemed approved by the GRIFFIN CIRCUIT COUNTIES.

3.4 Although this AGREEMENT sets out the allocation amount for each of the GRIFFIN CIRCUIT COUNTIES for the ANNUAL BUDGET of the GRIFFIN JUDICIAL CIRCUIT, not all costs of the GRIFFIN JUDICIAL CIRCUIT are represented in the ANNUAL BUDGET. Reasonable and necessary expenses for the efficient functioning of the court will also be invoiced by the GRIFFIN JUDICIAL CIRCUIT to the GRIFFIN CIRCUIT COUNTIES as those needs arise. These expenses may include, but are not limited to, [nonexclusive list of the type of expenses to be provided by the Judges]. See, O.C.G.A. §15-6-24 (a). These are costs over and above the costs reflected in the ANNUAL BUDGET.

ARTICLE 4 – FORMULA FOR DETERMINATION OF ALLOCATION

4.1 The allocation for each of the GRIFFIN CIRCUIT COUNTIES is based upon its percentage of aggregate caseload for the GRIFFIN JUDICIAL CIRCUIT. The Judicial Council of Georgia, through its Administrative Office of the Courts, annually reports the caseload for all judicial circuits in Georgia, with the breakdown of each county's caseload within each judicial circuit. This information is located at research.georgiacourts.gov. The Administrative Office of the Courts sets forth that the total caseload for the GRIFFIN JUDICIAL CIRCUIT for 2024 was 6,704. The Administrative Office of the Courts sets forth that the total caseload for the Juvenile Courts in the GRIFFIN JUDICIAL CIRCUIT for 2024 was 1,323. The total for each of the GRIFFIN CIRCUIT COUNTIES is as follows:

	Sup. Ct.	Juv. Ct.	Total	%
FAYETTE COUNTY	2,383	592	2,975	37.0%
PIKE COUNTY	572	87	659	8.2%
SPALDING COUNTY	2,650	285	2,935	36.6%
UPSON COUNTY	<u>1,099</u>	<u>359</u>	<u>1,458</u>	<u>18.2%</u>
	6,704	1,323	8,027	100.0%

4.2 The allocation percentage for each of the GRIFFIN CIRCUIT COUNTIES will be determined by the most recent caseload data available from the Administrative Office of the Courts at the time the GRIFFIN JUDICIAL CIRCUIT budget is presented to the GRIFFIN CIRCUIT COUNTIES.

ARTICLE 5 – REPORTING OF EXPENDITURES

The GRIFFIN JUDICIAL CIRCUIT shall, upon request, provide reporting on a quarterly basis confirming the expenditures made by the GRIFFIN JUDICIAL CIRCUIT are consistent with the ANNUAL BUDGET amount. The aforementioned quarterly reporting will be specific to each of the line items within the ANNUAL BUDGET.

ARTICLE 6 – EXECUTION AND MODIFICATION

6.1 Upon execution of this AGREEMENT by the GRIFFIN CIRCUIT COUNTIES, in quintuplicate, a fully-executed original shall be spread upon the minutes of the governing bodies of each of the GRIFFIN CIRCUIT COUNTIES, and fully-executed original shall be on file with the GRIFFIN JUDICIAL CIRCUIT as evidence of its existence.

6.2 No modification or amendment to this AGREEMENT shall be effective unless issued in writing, approved by all GRIFFIN CIRCUIT COUNTIES and the GRIFFIN

JUDICIAL CIRCUIT, executed by their duly authorized officers, and spread upon the minutes of the respective governing bodies.

6.3 It is the intention of the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT that this writing represents the full and complete understanding and agreement of the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT to the various matters specifically treated.

6.4 This writing supersedes any prior negotiations between the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT concerning the GRIFFIN JUDICIAL CIRCUIT budget allocations, and all other related matters, and upon its formal execution, this shall be the sole and controlling agreement defining said relationship.

6.5 Notices given, and submission of the ANNUAL BUDGET, pursuant to this AGREEMENT shall be effective if either personally served and delivered, or if sent by certified mail with return receipt requested, or if sent via email, to the address shown below with adequate postage thereon, if applicable:

To FAYETTE COUNTY:

County Administrator
Fayette County, Georgia
140 Stonewall Avenue West
Fayetteville, Georgia 30214
Srapson@fayettecountyga.gov

To SPALDING COUNTY:

County Administrator
Spalding County, Georgia
119 E. Solomon Street
Griffin, Georgia 30223
Sledbetter@spaldingcounty.com

To PIKE COUNTY:

County Administrator
Pike County, Georgia
331 Thomaston Street
Zebulon, Georgia 30295
Cchastian@pikeco.ga.gov

To UPSON COUNTY:

County Administrator
Upson County, Georgia
106 E. Lee Street, Suite 110
Thomaston, Georgia 30286
Ljoyce@upsoncountyga.gov

To GRIFFIN JUDICIAL CIRCUIT:

District Court Administrator
Magnolia Office Pavilion
802 Pavilion Court
McDonough, Georgia 30253
wtsimmons@gmail.com

6.6 Time is of the essence for this AGREEMENT.

6.7 The provisions of this AGREEMENT are hereby deemed and declared to be severable. If any provisions of this AGREEMENT, or the application of any provisions to any circumstances is held to be unconstitutional, unenforceable or invalid for any reason, the remaining terms, conditions and obligations contained herein shall not be affected thereby and this AGREEMENT shall otherwise remain in full force and effect.

IN WITNESS WHEREOF, the GRIFFIN CIRCUIT COUNTIES and the GRIFFIN JUDICIAL CIRCUIT, acting through the duly authorized and empowered Chairmen of the respective GRIFFIN CIRCUIT COUNTIES and the District Court Administrator of the GRIFFIN JUDICIAL CIRCUIT, as attested to by its respective Clerk or Secretary, have executed this AGREEMENT, in quintuplicate originals, under their respective seals, the day and year first above written.

BOARD OF COMMISSIONERS OF
FAYETTE COUNTY, GEORGIA

(SEAL)

By: _____
LEE HEARN, Chairman

Attest:

By: _____
Tameca P. Smith, County Clerk

Approved as to form:

By: _____
County Attorney

DRAFT

BOARD OF COMMISSIONERS OF
PIKE COUNTY, GEORGIA

(SEAL)

By: _____
J. BRIAR JOHNSON, Chairman

Attest:

By: _____
Angela Blount, County Clerk

Approved as to form:

By: _____
County Attorney

DRAFT

BOARD OF COMMISSIONERS OF
SPALDING COUNTY, GEORGIA

(SEAL)

By: _____
CLAY DAVIS, III, Chairman

Attest:

By: _____
_____, County Clerk
(print name)

Approved as to form:

By: _____
County Attorney

DRAFT

BOARD OF COMMISSIONERS OF
UPSON COUNTY, GEORGIA

(SEAL)

By: _____
DAN BRUE, Chairman

Attest:

By: _____
Jessica Jones, County Clerk

Approved as to form:

By: _____
County Attorney

DRAFT

GRIFFIN JUDICIAL CIRCUIT

(SEAL)

By: _____
WILLIAM T. SIMMONS
District Court Administrator

Attest:

By: _____

DRAFT

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to award FY 2027 Property & Casualty Insurance coverage, in the amount of \$924,008 to the Association of County Commissioners of Georgia (ACCG).

Background/History/Details:

FY 2024 was the first year that Fayette County used ACCG as the Property & Casualty Insurance provider. By choosing ACCG, the county no longer requires the services of our Broker of Record, Apex Insurance Services. The county is able to directly communicate with ACCG for any insurance needs or questions.

ACCG offers benefits not offered by other providers, including a 5% premium savings following ACCG/IRMA safety processes after the 1st year. We are now entering our fourth year with ACCG and our Safety Credit this year is \$44,347.

FY2027 premium totals \$968,355 less safety credit of \$44,347 = \$924,008. Travel AD&D is not included in this cost and will be paid separately.

What action are you seeking from the Board of Commissioners?

Approval to award FY 2027 Property & Casualty Insurance coverage, in the amount of \$924,008 to the Association of County Commissioners of Georgia (ACCG).

If this item requires funding, please describe:

Funds are allocated across impacted funds in the FY2027 budget.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Complete page 2 and return to accginsurance@accg.org by 7/1/2026

ACCG-IRMA

Renewal Contribution Worksheet

7/1/2026 to 7/1/2027

Member: Fayette County

COVERAGE	EXPIRING DEDUCTIBLES	RENEWAL DEDUCTIBLES
Auto Liability/Physical Damage (AL/APD)	\$25,000	Same as Expiring
Crime	\$25,000	Same as Expiring
General Liability (GL)	\$25,000	Same as Expiring
Law Enforcement Liability (LEL)	\$25,000	Same as Expiring
Property & Equip. Breakdown (PROP)	\$25,000	Same as Expiring
Public Officials Liability (POL)	\$25,000	Same as Expiring
Privacy & Security (Cyber)	\$25,000	Same as Expiring
CONTRIBUTIONS		RENEWAL PROPOSAL
Renewal Contribution:		\$968,355
Less Safety Credit:		(\$44,347)
Net Contribution Due:		\$924,008

*The deductible will apply to all losses and all lines of coverage subject to a maximum of one deductible for all claims arising from a single loss. For scheduled properties in Special Flood Hazard Areas, the deductible is the maximum limit available under the National Flood Insurance Program or if unavailable, \$500,000 for building or structure and \$500,000 contents. Highest applicable deductible will apply.

ADDITIONAL LIMITS OF LIABILITY COVERAGE	
Your Limit for Liability Coverage (Included in Contribution Above): Note that these are the limits you chose last year.	\$4,000,000 With \$1,000,000 on Auto Liability
Your liability limits may be increased in increments of \$1,000,000. We have provided the cost of any additional limits below.	
(If Automobile Liability is specifically itemized in your Limit of Liability Coverage above, that limit will remain the same even if you increase the other liability limits.)	
<u>Option</u> Increase Limits to \$5,000,000	<u>Additional Annual Cost</u> \$16,282

The Sovereign Immunity Protection Endorsement attached to the ACCG-IRMA Coverage Agreement caps Automobile Liability, where allowed by law, to limits of \$500,000 bodily injury per person / \$700,000 bodily injury per accident / \$50,000 property damage as stated under O.C.G.A. § 36-92-2.

For members buying a General Liability limit of \$4,000,000 or more, liability arising out of dams which are either 25 ft. or more in height or have an impounding capacity of 50 acre ft. or more will be limited to \$3,000,000 per occurrence unless underwriting requirements are met and the ACCG-IRMA Coverage Agreement is endorsed. For questions, please call ACCG Underwriting & Member Services at 1.800.858.2224 or email accginsurance@accg.org.

Complete page 2 and return to accginsurance@accg.org by 7/1/2026

EXPOSURES AND VALUES NOTICE

It is important to maintain an accurate Schedule of Values on your entity’s property in Origami at 100% replacement cost unless otherwise noted to secure sufficient coverage in the event of a claim. Coverage for each location is limited to a maximum of 125% of the scheduled value in Origami at the time of loss. It is the member’s ultimate responsibility prior to renewal to review the appraisal report and subsequent property schedules and make any changes needed in the data or values in Origami. Members should also routinely update the property schedule online for additions, changes, or deletions. Not doing so could impact the amount of coverage provided. Vehicle, equipment, and unmanned aircraft schedule changes also must be updated online. All coverage schedule additions, changes, or deletions should be made online through your Origami Risk Member Dashboard here: <https://live.origamirisk.com/Origami/Account/Login?account=ACCG>

OPTIONAL UNINSURED MOTORISTS COVERAGE – Reduced By At-Fault Liability Limits

NEW: EFFECTIVE July 1, 2026, the Optional Uninsured Motorists Coverage is Reduced By At-Fault Liability Limits. The amount of Uninsured Motorists coverage is reduced by all sums paid by or on behalf of anyone who is legally responsible.

Uninsured Motorists coverage provides a source of recovery for the negligent and tortious acts of an owner or operator of an uninsured motor vehicle. County governments are not legally responsible for the liability caused by uninsured motorists. Any bodily injury suffered by a county employee during and in the course of employment is covered by Workers’ Compensation; otherwise, their injuries should be covered by their health insurance. Physical damage to county-owned vehicles should be covered under the Physical Damage section of the ACCG-IRMA Coverage Agreement.

Your current **Uninsured Motorists – Reduced By At-Fault Liability Limits** limit selection on file is \$75,000. Should you wish to change this coverage selection to a different limit please call ACCG Underwriting & Member Services at 1.800.858.2224.

IMPORTANT: This Contribution Worksheet must be completed, signed, dated and returned to:

**email: accginsurance@accg.org
no later than 7/1/2026**

Please check to bind the Renewal Proposal with the same as expiring deductibles:	
<input type="checkbox"/>	Renewal Deductibles: \$25,000 AL/APD; \$25,000 Crime; \$25,000 GL; \$25,000 LEL; \$25,000 PROP; \$25,000 POL; \$25,000 Cyber
Please check ONE of the following limit options:	
<input type="checkbox"/>	Same Limit of Liability as Expiring Coverage: \$4,000,000 with \$1,000,000 on Automobile Liability
<input type="checkbox"/>	Different Limit of Liability Option (Insert Desired Limit): \$ _____

Accepting For: Fayette County

**SIGN
HERE** →

Signature Title Date

Please do not let the lack of payment delay your return of this worksheet. Until we are otherwise notified, your expiring limits and deductibles will apply in the event of a claim.

****FULL PAYMENT IS DUE BY JULY 1st****

Protecting Georgia's Counties.



ACCG Insurance Programs

ACCG - Group Self-Insurance
Workers' Compensation Fund
(ACCG-GSIWCF)

**ACCG - Interlocal Risk
Management Agency
(ACCG-IRMA)**

ACCG - Group Health Benefits
Program, Inc.
(ACCG-GHBP)

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ACCG-IRMA
Property & Liability Proposal
for:
Fayette County
Effective:
7/1/2026 - 7/1/2027

A large, light grey rounded rectangle containing a map of Georgia. The map shows the outlines of all Georgia counties. Fayette County is highlighted in a darker shade of grey. Overlaid on the map is the text 'ACCG-IRMA Property & Liability Proposal for: Fayette County Effective: 7/1/2026 - 7/1/2027' in a bold, blue font.

ACCG
191 Peachtree Street, Suite 700
Atlanta, GA 30303
(404)522-5022
1(800) 858-2224
www.accg.org

May 14, 2026

The Honorable Lee Hearn, Chairman
Fayette County
140 Stonewall Ave w Ste 100
Fayetteville, GA 30214

Attention: Chairman Hearn

Enclosed is the ACCG – Interlocal Risk Management Agency (ACCG-IRMA) property & liability renewal for the coverage period 7/1/2026 to 7/1/2027. This includes an overview of the pool's benefits, its coverage and services, a list of fellow Members, and a service contact list. The Contribution Worksheet and invoice are separately attached.

The Member-owned, non-profit ACCG-IRMA was created in 1987 by Georgia counties and has successfully provided a stable, cost-effective source of specialized property and liability coverages and services. In the 1980s, commercial insurers abandoned public entities due to costly claims. The situation is similar today, primarily due to increases in auto, law enforcement liability, and property claims. ACCG-IRMA is feeling a similar impact, but is committed to its purpose of protecting Georgia counties and county-related authorities.

To cover expected costs, Members' 2026 overall rate will increase 4%. **Equity is paramount, so each Member's renewal contribution is based upon its exposures, such as property, vehicles, payroll, officer counts, etc.; deductibles; geography; safety efforts; and claims experience.**

Due to the timing between collecting contributions and settling claims, insurance companies and pools conservatively invest in fixed income instruments and stocks to earn interest, dividends, and appreciation. Insurance entity regulators allow insurers and pools to invest only in instruments that are highly rated and easily marketable and require them to maintain specific levels of capital and liquid funds to ensure solvency. **ACCG-IRMA's financial strength has helped Members weather recent challenges and has afforded Members the opportunity to receive \$45 million in dividends since the program began.**

ACCG's dedicated claims staff continues to work diligently to protect and replace Members' assets when a claim occurs. This caliber of service is of great value to Members and to ACCG-IRMA.

ACCG Risk Control also helps protect Members through the prevention and mitigation of claims. Every Member is **strongly urged** to create and maintain a safety culture and utilize the program's comprehensive risk control services to prevent and reduce future claims. **This will help lower the future cost of coverage!**

Members are also encouraged to have strong cybersecurity controls to protect their computer systems and data. Those with better controls will have higher limits for no additional contribution. See the enclosure on cyber limits for more information on limits and the available cybersecurity resources.

ACCG-IRMA Helps Members Reduce Claims By:

- **Risk Control Services:** ACCG Risk Control helps Members understand the causes of claims and works with them to maintain a safer environment.
- **Safety Discounts:** A 5% safety discount is applied when Members meet specified requirements created to encourage loss control. If earned, it is noted on the Contribution Worksheet and invoice.
- **HR Legal Service:** Employment law specialists at Jarrard & Davis provide guidance regarding difficult employment situations in order to avoid preventable lawsuits.
- **Crisis Management Coverage:** A crisis management firm helps Members more effectively respond in certain emergency situations, including workplace violence.
- **Privacy & Security Liability & Expense:** Coverage, loss control, a data breach coach, and incident response services are provided for the actual/reasonably suspected release of private/confidential data. Higher limits may be available based on Member's security controls.

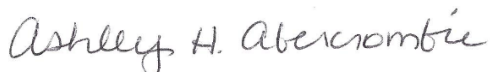
Contribution Worksheet - Options: It is imperative that you return the Contribution Worksheet by July 1st via email (accginsurance@accg.org). If a deductible option is provided and/or higher limits of liability insurance are desired, please check the chosen option(s). If a claim occurs after the new coverage period begins and before we receive notice of a change in deductibles and/or limits, last year's deductibles and/ or limits will apply.

Payment is due upon receipt; kindly mail payment to the NEW BANK ADDRESS noted on the invoice OR pay by ACH using the NEW INSTRUCTIONS by July 1. A finance charge of 7% annual, pro-rated daily interest will be necessary on any contributions 30 days past due.

Flood and Earthquake Coverage: Limited Flood and Earthquake protection is provided as shown in the Coverages and Limits section of this proposal. Higher limits may be purchased. Note that any property located in Special Flood Hazard Areas (SFHAs) must be properly identified as being in Zone A or V on the Statement of Values or Flood coverage will be excluded for that location. Locations in SFHAs have deductibles of \$500,000 per building/structure and \$500,000 contents before the ACCG-IRMA's Flood coverage will apply. Upon your written request, ACCG can assist you with coverage through the National Flood Insurance Program to satisfy the ACCG-IRMA deductible requirements for eligible locations in SFHAs. Should you have questions about any of your affected locations, call 1 (800) 858-2224 or (404) 522-5022. For information purposes only, digital flood maps are available at www.georgiadfirm.com.

On behalf of the ACCG-IRMA Board of Trustees and the other Members, we appreciate your continued support of the ACCG Insurance Programs. Please reach out to us should you have any questions about your renewal.

Sincerely,



Ashley H. Abercrombie, CPCU, ARM
Director of Property & Casualty Programs

cc: Ms. Sheryl Weinmann, Chief Financial Officer

ACCG-IRMA COVERAGE AGREEMENT CHANGES

The following changes to the ACCG-IRMA Coverage Agreement effective July 1, 2026, have been approved by the ACCG-IRMA Board of Trustees, and are subject to review and final approval from the Georgia Office of Commissioner of Insurance and Safety Fire:

SECTION I – PROPERTY COVERAGE

- Subsection D – Loss Adjustment and Settlement; 3. Valuation: K.8 Actual Cash Value, added “Roof Surfacing if originally installed or last fully replaced twenty (20) years or more prior to the date of loss.
- Added definition for “Roof Surfacing.”

LIABILITY SECTIONS II, III, IV, and V

- Changed Money Damages/Damages in all sections to exclude punitive damages.
- Added additional punitive damages exclusion.

SECTION II – GENERAL LIABILITY COVERAGE

- Added \$1,000,000 maximum sublimit for ATV, Golf Cart, low-speed vehicle, multi-purpose vehicle, personal transportation vehicle, or any similar vehicle.

SECTION IV – AUTOMOBILE LIABILITY COVERAGE

- Revised Hired and Non-Owned Automobiles definitions to cover “only while used in connection with the Named Member’s business.”

SECTION VI – CRIME COVERAGE

- Revised Crime Declarations to change “bonds” to “Statutory Bonds.”
- Added clarification that statutory bond coverage is provided until public official’s term expires or secures other statutory bond coverage.

SECTION VII – PRIVACY OR SECURITY LIABILITY AND EXPENSE COVERAGE

- Changed Red Tier Aggregate and Per Claim limits from \$1,000,000 to \$500,000.
- Added punitive damages exclusion.

ADDITIONAL CHANGES

- Uninsured Motorists Endorsement – Changed to Reduced By At-Fault Liability Limits.
- Changed name of Contractual Transit Services Exclusion to Contractual Services Exclusion.
- New: (Not for all Members) Limitation on Roof Surfacing Coverage End. with \$250,000 sublimit.
- New: (Not for all Members) Cosmetic Damage to Roof Surfacing Exclusion Endorsement.

This overview is not part of the ACCG-IRMA Coverage Agreement and does not provide or explain all provisions of the Coverage Agreement. Please review the Coverage Agreement for complete information on all coverages, terms, conditions and exclusions.

PRIVACY OR SECURITY LIABILITY AND EXPENSE

Members' limits are based on answers to the 2026 ACCG-IRMA Renewal Application on cybersecurity controls noted below:

Free Resources for Training, Sample Policies, and Risk Review:

- ACCG-IRMA's eRiskHub®: www.eriskhub.com
- UGA Carl Vinson Institute of Government CyberArch Risk Review: <https://cyberarch.uga.edu>

ACCG-IRMA High-Priority Cybersecurity Controls	Category
Multi-Factor Authentication for remote access	Mandatory
Multi-Factor Authentication for third parties	Mandatory
Multi-Factor Authentication for administrator and privileged access	Critical
Cybersecurity Disaster/Incident Response Plan	Critical
Email Security/Phishing Training	Critical
Endpoint Threat Detection and Response (EDR/EDTR)	Critical
Multi-Factor Authentication for backups	Critical
Isolation of Backups	Critical
Manage Domain Administrator privileges for service accounts	Priority
Random Passwords for Administrators	Priority

Coverage Tier	Privacy or Security Liability & Expense Coverage Requirements
Red	Missing any mandatory control and/or missing 3 or more Critical controls
Yellow	Mandatory controls in place and/or missing 1 or 2 Critical controls
Green	Mandatory controls in place and/or missing 0 Critical controls
Platinum	Meets Green Tier plus additional underwriting requirements

Limits	Red	Yellow	Green	Platinum
Aggregate Limit of Liability	\$500,000	\$1,000,000	\$1,000,000	\$2,000,000
Per Claim Limit of Liability	\$500,000	\$1,000,000	\$1,000,000	\$2,000,000
<i>Sublimits:</i>				
Privacy & Security Liability	\$500,000	\$1,000,000	\$1,000,000	\$2,000,000
Privacy & Security Expense	\$500,000	\$1,000,000	\$1,000,000	\$2,000,000
Regulatory Fines & Penalties	\$250,000	\$500,000	\$1,000,000	\$2,000,000
PCI-DSS Assessments	\$250,000	\$500,000	\$1,000,000	\$2,000,000
Electronic Equipment and Electronic Data	\$250,000	\$250,000	\$500,000	\$1,000,000
Network Interruption Costs	\$250,000	\$250,000	\$500,000	\$1,000,000
Cyber Extortion	\$50,000	\$50,000	\$50,000	\$50,000
Cyber Crime	\$50,000	\$50,000	\$50,000	\$50,000

This overview is not part of the ACCG-IRMA Coverage Agreement and does not provide or explain all provisions of the Coverage Agreement. Please review the Coverage Agreement for complete information on all coverages, terms, conditions and exclusions.

About ACCG

ACCG is a non-profit organization formed in 1914 to enhance the role, stature and responsiveness of county government in Georgia. One of the ACCG's services is providing quality, cost-effective risk management and insurance programs to meet the specific needs of Georgia county governments. The ACCG administers the following insurance programs:

- Group Self-Insurance Workers' Compensation Fund
- Interlocal Risk Management Agency (Property & Liability, Firefighters' Cancer)
- Group Health Benefits Program

About ACCG-IRMA

The ACCG - Interlocal Risk Management Agency (ACCG-IRMA) is a self-insurance pool for Georgia county governments, whereby the members join to provide a source of coverage for their property, liability, and other risks. Instead of relying on traditional insurance, members contribute to a joint fund to cover risks. In return, they receive financial protection and specialized risk management services tailored to Georgia counties and county authorities.

- Established in 1987 under O.C.G.A. 36-85-1 et. seq,
- ACCG-IRMA began with 14 charter members and now has 187 members, with \$197 million in assets.
- Most of the 500+ intergovernmental pools in existence today were originally formed during the hard insurance market in the 1980s.

Financially Sound and Stable Source of Coverage

Despite ongoing difficulties in obtaining commercial coverage for public entities, the consistent growth of intergovernmental pools clearly establishes that pools are a successful long-term, stable alternative to traditional insurance carriers.

In a hard insurance market with changing coverage terms and increased pricing in the commercial insurance industry, one need not worry about whether the ACCG-IRMA will be interested in covering the risk management and insurance needs of Georgia county governments in the future. The ACCG-IRMA was created for this very reason.

As evidenced by its financials, ACCG-IRMA continues to be a financially sound program due to the professionals who service the program and the cooperation and dedication of the membership. The ACCG-IRMA also purchases reinsurance to provide additional financial protection to the pool.

Since 1987, ACCG-IRMA has assisted Georgia's county governments and is owned and operated by its members who understand the unique needs of county governance. The program offers a tailored coverage package, including property and liability protection, designed specifically for Georgia county governments.

- Quality, cost-effective risk management and insurance programs
- ACCG-IRMA is a non-profit organization created specifically for Georgia county governments
- A successful, long-term alternative to traditional insurance carriers
- Financially sound, stable source of property and liability coverages

Specialized, Professional Services

The ACCG-IRMA provides the highest level of comprehensive risk management and insurance services available to Georgia county governments.

Administrative/Brokerage Services ACCG has in-house expertise for underwriting the exposures of all current and prospective members as well as providing daily service to the membership. Marsh & McLennan Agency provides stand-alone policies outside of ACCG-IRMA for members as needed.

Risk Control Services ACCG Risk Control provides specialized loss control and safety engineering services for the membership at no additional cost. Services include on-site and regional training, written communications on timely topics, analysis of and assistance with problem areas, and access to a Learning Management System. ACCG Risk Control provides members with special access to sample policies and procedures as well as other valuable information that will help reduce risk and improve safety for citizens, employees, volunteers and public officials.

Claims Administration Services Effective claims administration is key to a successful program. The ACCG's highly experienced dedicated claims professionals assist in an objective determination of the member's liability and effectively manage expenses based upon that determination. Our claims unit has the unparalleled level of knowledge and expertise that comes from having settled over 190,000 Georgia county government claims. Our Georgia-based professionals manage claims using industry best practices, have extensive knowledge of Georgia law and manageable caseloads, and utilize state-of-the-art claims administration systems so they can handle the members' claims in the most effective, cost-efficient manner.

Cyber Risk eRisk Hub® Members also have free access to a private web-based portal called the eRisk Hub®, which contains a wealth of information and technical resources to assist in the prevention of network, cyber and privacy losses. The website includes a risk assessment designed to help counties identify areas for improvement in data security. It also provides support in the timely reporting and recovery of losses if an incident occurs. If a member experiences and reports a data breach or other privacy/cyber liability incident to the ACCG Claims Unit, we will contact the breach coach, a privacy attorney, to help manage the situation.

Crisis Management Coverage ACCG-IRMA will pay up to \$100,000 per event and annual aggregate, subject to a \$2,500 deductible, for the services of a crisis management firm in certain emergency situations or for workplace violence counseling expenses due to workplace violence events. The first hour of crisis management service per event is free and that is enough time for many crises. Contact the ACCG Claims Unit to take advantage of this service if needed.

Property Appraisals Each ACCG-IRMA member is provided with a professional property appraisal at least once every five years. The appraisals are a valuable tool for county governments to have an accurate accounting and inventory of owned properties. The process often identifies buildings owned by the county which may not have been reported to ACCG-IRMA and buildings scheduled or reported for insurance which have been sold or demolished. Upon completion of the appraisal, the member is provided an electronic copy of the appraisal, which contains a photograph and valuation data on every building valued at \$100,000 or more.

- Member-owned and controlled
- Managed by Georgia county government officials
- Tailored coverage package to meet the needs of Georgia county governments
- Experienced claims professionals dedicated to ACCG-IRMA members
- Unparalleled level of service and expertise in managing Georgia county government claims
- Comprehensive risk control services dedicated to Georgia local governments
- A professional appraisal service to obtain replacement cost values for your property
- Online services for your convenience
- Toll-free numbers for all services

Specialized, Professional Services (continued)

HR Legal Service ACCG-IRMA provides HR legal service designed to help counties handle difficult employment situations. When a problem arises, an appointed county liaison should check with their organization's HR resource and/or legal counsel to determine whether additional guidance is needed. If so, the liaison may contact employment law specialists at Jarrard & Davis through the ACCG's website to seek further input at no additional cost to the member.

The service is available for disciplinary action, including termination, or employee allegations of harassment or retaliation, or questions for any of the following:

- Family and Medical Leave Act (FMLA)
- Americans with Disabilities Act (ADA)
- Reductions in force/ reorganizations
- Title VII of the Civil Rights Act of 1964 (i.e., employment discrimination)
- Age Discrimination in Employment Act (ADEA)
- Fair Labor Standards Act (FLSA)

Success

The ACCG-IRMA has achieved long-term success by providing Georgia counties with a stable, financially sound source of risk management and insurance services tailored specifically to local government operations. As a member-owned, non-profit program, ACCG-IRMA is designed to operate for the benefit of its members rather than to generate profits for shareholders. This structure allows the program to focus on long-term financial stability, broad coverage, responsive service, and cost-effective contributions.

Members benefit from several operational and financial advantages, including:

- Non-profit structure
- Improved cash flow
- Tax-exempt status
- No premium tax
- No commissions
- Low overhead costs

Unlike traditional insurance carriers, ACCG-IRMA retains underwriting and investment gains within the program for the benefit of its membership. As surplus has accumulated, those funds have been returned directly to members through dividends and program stability. To date, ACCG-IRMA has returned more than \$45 million in dividends to participating counties!

In conclusion, pool members benefit from having more control over their program costs and from receiving high quality risk control and claims management services that tend to make them better risks in the future. The ACCG-IRMA appreciates the continued commitment and support of its members and service providers which have made this program so successful.

- HR Legal Service included
- Surplus accrues to the benefit of the members
- ACCG-IRMA has returned \$45 million in dividends to the membership!
- We can help make you a better risk in the future
- Success due to continued commitment and support of our members and service providers

INTERLOCAL RISK MANAGEMENT AGENCY AUTHORITIES

Atkinson County Solid Waste Authority
 Bartow-Cartersville Joint Development Authority
 Bartram Trail Regional Library System (Wilkes)
 Bryan County Public Facilities Authority
 Butts County Water & Sewer Authority
 Carroll County Water Authority
 City of Dublin & Laurens County Development Authority
 Clinch County Development Authority
 Coastal Plain Regional Library (Tift)
 Conyers-Rockdale Library System
 Development Authority of Bartow County
 Development Authority of Bryan County
 Development Authority of DeKalb County
 Development Authority of Jefferson County
 Development Authority of Long County
 Development Authority of Monroe County
 Development Authority of Rabun County
 Development Authority of Walton County
 Douglasville-Douglas County Water & Sewer Authority
 East Georgia Regional Airport (Emanuel)
 Emanuel County Development Authority
 Fall Line Regional Development Authority (Wilkinson)
 Fannin County Water Authority
 Fitzgerald-Ben Hill County Regional Solid Waste Authority
 Flint River Regional Library (Spalding)
 Franklin County Industrial Building Authority
 Hart County Water & Sewer Utility Authority
 Henry County Library System
 Hospital Authority of Colquitt County
 Houston County Development Authority
 Jasper County Water & Sewer Authority
 Jefferson County Library System
 JDA of Jasper, Morgan, Newton & Walton County (Walton)
 Lamar County Regional Solid Waste
 Lee County Utilities Authority
 Lower Chattahoochee Regional Transit Authority (Sumter)
 Lumpkin County Water & Sewerage Authority
 McIntosh County Industrial Development Authority
 Meriwether County Water & Sewerage Authority
 Middle Flint Regional 911 Authority (Schley)
 Moultrie Colquitt County Parks Recreation Authority
 Oconee County Industrial Development Authority
 Paulding County Airport Authority
 Paulding County Industrial Building Authority
 Pike County Parks & Recreation Authority
 Pine Mountain Regional Library System (Meriwether)
 Polk County Water, Sewer, & Solid Waste Authority
 Satilla Regional Water & Sewer Authority (Ware)
 Sinclair Water Authority (Putnam)
 South Georgia Regional Library System (Lowndes)
 Southwest Georgia Regional Commission (Mitchell)
 Stephens County Development Authority
 Stewart County Water & Sewer Authority
 Thomas County Public Library
 Treutlen County Development Authority
 Tri-County Joint E-911 Authority (Clinch)
 Upper Oconee Basin Water Authority (Oconee)
 Valdosta-Lowndes County Airport Authority
 Valdosta-Lowndes County Conference Center & Tourism Authority
 Washington County Airport Authority
 Washington County Development Authority
 Wayne County Industrial Development Authority

**Association County Commissioners of Georgia
Interlocal Risk Management Agency**

**Balance Sheet
March 31, 2026**

ADMITTED ASSETS

Bonds, amortized cost	\$87,319,157
Stocks, market value	39,342,222
Investment in County Re Limited	3,594,804
Investment in CRL Property Plus Separate Account	15,044,569
Cash and short-term investments	47,966,981
Total cash and invested assets	193,267,733
Contribution receivable	\$76,475
Pending trade receivable	2,581,892
Deductible receivable	807,785
Reinsurance recoverables on paid claims	(728,326)
Accrued interest and dividends receivable	909,175
Total admitted assets	\$196,914,734

RESERVES, LIABILITIES AND MEMBERS' FUND BALANCE

RESERVES AND LIABILITIES

Open claims reserves*(Exhibit B)	\$68,242,456
Incurred but not reported claims reserves*(IBNR)	35,714,215
Unallocated loss adjustment expense*(ULAE)	8,852,701
Unearned contributions	14,156,914
Pending trade payables	3,247,603
Accrued expenses and payables	1,339,810
Total reserves and liabilities	131,553,700

MEMBERS' FUND BALANCE

Statutory surplus	450,000
Net unrealized gain	31,776,908
Undesignated members's fund balance	33,134,126
Total members' fund balance	65,361,034
Total reserves, liabilities and members' fund balance	\$196,914,734

View ACCG-IRMA's latest audited financial report:
[ACCG-IRMA's Audited Financial Statements as of June 30, 2025](#)

Staff**ACCG — accg.org /email: accginsurance@accg.org**

191 Peachtree St NE, Suite 700

Atlanta, GA 30303

404-522-5022 / 800-858-2224 / 404-522-1897 (Fax)

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Underwriting & Member Services

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Lisa Wood, Senior Member Services Associate	404.589.7874	lwood@accg.org
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Claim Services**ACCG Claims Administration Services – accg.org**

678-591-4079 / 877-421-6298 / 888-221-4079 (Fax)

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Risk Control**ACCG Risk Control – accg.org /email: riskcontrol@accg.org**

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Megan Estes, Training & Engagement Manager	404.589.7866 ext 233	mestes@accg.org

This overview is not a part of your Coverage Agreement and does not provide or explain all provisions of the Coverage Agreement. Please review the Coverage Agreement for complete information on all coverages, terms, conditions and exclusions.

Third-Party Liability Coverage Overview

COVERAGES	
Primary General Liability (Occurrence Form) *	Yes
• Per Occurrence & Aggregate Limits	\$3,000,000; No Aggregate
• Deductible	\$25,000
Excess General Liability (Occurrence Form) *	
• Per Occurrence & Aggregate Limits	\$1,000,000/\$2,000,000
Law Enforcement Liability (Occurrence Form) *	Yes
• Per Wrongful Act & Aggregate Limits	\$4,000,000; \$8,000,000
• Deductible	\$25,000
Automobile Liability (Occurrence Form) *	Yes
• Per Occurrence & Agg. Limits**	\$1,000,000; No Aggregate
• Deductible	\$25,000
• Uninsured Motorists	\$75,000
Public Officials E&O Liability (Part A) and Employee Benefits Liability (Part B) *	Yes
• Per Wrongful Act & Aggregate Limits	\$4,000,000; \$8,000,000
• Deductible	\$25,000
• Coverage Form	(A) Occurrence (B) Claims Made
EXTENSIONS (Including but not limited to)	
Blanket Contractual Liability	Yes
Broadened Personal Injury Definition	Yes
Broadened Named Insured Definition	Yes
Care, Custody & Control	Yes
Defense in Addition to Limits	Yes
Incidental Malpractice	Yes
Independent Contractors	Yes
Limited Pesticide/Herbicide Applicator Coverage	Yes
Limited Pollution from Hostile Fire, Firefighting Activities, etc.	Yes
Terrorism Coverage	Yes
Sexual Misconduct	Yes
Single Occurrence Deductible for Multiple-Line Program	Yes
EXCLUSIONS (Including but not limited to)	
Aircraft/Airport Operations; Unmanned Aircraft (Unless Endorsed)	Yes
Asbestosis	Yes
Communicable Disease	Yes
Condemnation/Inverse Condemnation	Yes
Fungus	Yes
Hospital/Clinic Malpractice	Yes
Nuclear Incidents	Yes
Perfluoroalkyl and Polyfluoroalkyl Substances	Yes
Pollution, Contamination and Seepage	Yes
Professional Malpractice (other than Incidental Malpractice)	Yes
War and Risks	Yes
Workers' Compensation/Employers' Liability/Occupational Disease	Yes

- Covers entity, authorized volunteers, employee, public officials, and commissioners, boards and committees and their members appointed by the county governing authority while acting behalf of the county.
- All liability on occurrence basis, except for Employee Benefits Liability
- Defense in addition to the limits
- Includes malpractice for emergency medical services
- Coverage for employment-related claims included
- Excess liability limits available; Dams 25 feet in height and/or 50 acre feet storage capacity must be underwritten separately.

* Higher limits are available upon request. The limits for Part A and Part B apply in total over Part B and not separately to each part.

** Automobile Liability is subject to limits of \$500,000 bodily injury per person / \$700,000 bodily injury per accident / \$50,000 property damage as stated under O.C.G.A. § 36-92-2 and provided by Sovereign Immunity Protection Endorsement attached to the ACCG-IRMA Coverage Agreement.

Property and Crime Coverage Overview

PROPERTY

Real & Personal Property Limit	Per Schedule on file
• Include Increased Cost of Construction	Yes - \$2,500,000
• Include Builders Risk Coverage for New Construction	Yes - \$5,000,000 max
All Risks (subject to the standard exclusions)	Yes
Replacement Cost Coverage (as scheduled; except Auto/Mobile Equipment)	Yes
• Requirement to Rebuild on Same Site	No
• Limitation on combined loss per Location	125% of scheduled value
Deductible	\$25,000*

CRIME

Blanket Employee Dishonesty Bond	\$500,000 per Employee **
Statutory Bonds	Statutory Minimum **
Funds Transfer Fraud	\$500,000
Forgery & Alteration	\$500,000
Money & Securities (Loss Inside/Outside)	\$500,000
Social Engineering Fraud – Annual Aggregate	\$25,000
Deductible	\$0 on Statutory Bonds; otherwise, \$25,000

EXTENSIONS (Including but not limited to)

Accounts Receivable	\$1,000,000
Automobile Physical Damage	Per Schedule on File
Business Income and Extra Expense Combined	\$5,000,000
Contingent Business Income and Extra Expense	\$250,000
Coinsurance Requirements	No
Debris Removal	Lesser of \$2,500,000/25% loss
Earthquake (Annual Aggregate) *	\$5,000,000
Flood (Annual Aggregate)* (Except \$1,000,000 per occurrence and aggregate for scheduled properties in Special Flood Hazard Area)	\$5,000,000
Landscaping (subject to \$15,000 any one shrub or tree)	\$100,000
Miscellaneous Unnamed Property	\$100,000
Mold Resulting from a Defined Peril	\$1,000,000
Newly Acquired Property and Automobile and Mobile Equipment	\$5,000,000
Outdoor Property (Defined Perils)	Yes
Personal Effects (Property of Employees and Others)	\$50,000
Terrorism	Yes
Transit	\$100,000
Unmanned Aircraft Systems	\$100,000
Upgrade to Green	Yes
Valuable Papers & Records	\$1,000,000

EXCLUSIONS (Including but not limited to)

Aircraft and/or Watercraft (>26ft.)	Yes
Communicable Disease	Yes
Cosmetic Damage to Roof Surfacing Exclusion	No
Limitations on Roof Surfacing (\$250,000)	No
Nuclear, Biological & Chemical Incidents	Yes
War Risks	Yes
Wear, Tear, Deterioration	Yes

- Replacement cost/stated value coverage
- Newly acquired vehicles and property valued under \$500,000 automatically covered mid-term without notice to ACCG-IRMA; not auditable
- Crime and blanket bond coverages, including statutory

* Additional limits per occurrence and aggregate available upon request. For scheduled properties in Special Flood Hazard Areas, the deductible is the maximum limit available in the National Flood Insurance Program or if unavailable, \$500,000 for building or structure and \$500,000 contents.

** In no event will IRMA pay more than \$500,000 per Occurrence for Blanket Employee Dishonesty and Faithful Performance and Statutory Bonds combined Higher limits are available for all Crime coverages upon written request and payment of additional contribution.

Equipment Breakdown Coverage Overview

COVERED OBJECTS (Including but not limited to)	PER VALUES SUBMITTED
Air Conditioning Systems / Boilers & Pressure Vessels	Yes
Combustion Engines / Generators / Electrical Motors	Yes
Compressors	Yes
Electronic Computer or Electronic Data Processing Equipment, Media or Data	Yes
Fans/Blowers	Yes
Hot Water Heating System Piping	Yes
Pumps	Yes
Refrigeration Systems	Yes
EXTENSIONS (Including but not limited to)	
Business Income/Extra Expense	Yes
Refrigeration Interruption	Yes
Replacement Cost Valuation	Yes
Spoilage & Contamination	Yes
SUBLIMITS (Including but not limited to)	
Spoilage	\$500,000
Service Interruption	\$1,000,000
Expediting Expenses	\$500,000
Business Income and Extra Expense	\$10,000,000
Hazardous Substances	\$1,000,000
Electronic Data and Media	\$1,000,000
Computer Equipment	\$50,000,000
Deductible	\$25,000

- Jurisdictional inspections included
- Efficiency upgrade enhancement
- Infrared services available at discounted cost
- Privacy & Security incident response services coverage

Privacy and Security Liability and Expense

COVERAGES INCLUDED (Including but not limited to)	
Coverage Tier:	Green
Liability – Per Occurrence & Aggregate (subject to \$10,000,000 IRMA Annual Aggregate for all Members)	\$1,000,000
EXTENSIONS (Including but not limited to)	
Breach Counsel	Yes
Forensic Investigation Costs	Yes
Cyber Terrorism	Yes
SUBLIMITS (Including but not limited to)	
Data Breach Expenses	\$1,000,000
Cyber Extortion Coverage – Annual Aggregate	\$50,000
Deductible	\$25,000

ACCG-IRMA Renewal Proposal Summary 7/1/2026 to 7/1/2027

Member: Fayette County

COVERAGE	EXPIRING DEDUCTIBLES	RENEWAL DEDUCTIBLES
Auto Liability/Physical Damage (AL/APD)	\$25,000	Same as Expiring
Crime	\$25,000	
General Liability (GL)	\$25,000	
Law Enforcement Liability (LEL)	\$25,000	
Property & Equip. Breakdown (PROP)	\$25,000	
Public Officials Liability (POL)	\$25,000	
Privacy & Security (Cyber)	\$25,000	
RENEWAL PROPOSAL		
Renewal Contribution:		\$968,355
Less Safety Credit:		(\$44,347)
Net Contribution Due:		\$924,008

*The deductible will apply to all losses and all lines of coverage subject to a maximum of one deductible for all claims arising from a single loss. For scheduled properties in Special Hazard Zones for Flood, the deductible is the maximum limit available under the National Flood Insurance Program or if unavailable, \$500,000 for building or structure and \$500,000 contents. Highest applicable deductible will apply.

ADDITIONAL LIMITS OF LIABILITY COVERAGE	
Your Limit for Liability Coverage (Included in Contribution Above): Note that these are the limits you chose last year.	\$4,000,000 With \$1,000,000 on Auto Liability
Your liability limits may be increased in increments of \$1,000,000. We have provided the cost of any additional limits below.	
(If Automobile Liability is specifically itemized in Your Limit of Liability Coverage above, that limit will remain the same even if you increase the other liability limits.)	
<u>Option</u> Increase Limits to \$5,000,000	<u>Additional Annual Cost</u> \$16,282
The Sovereign Immunity Protection Endorsement attached to the ACCG-IRMA Coverage Agreement caps Automobile Liability, where allowed by law, to limits of \$500,000 bodily injury per person / \$700,000 bodily injury per accident / \$50,000 property damage as stated under O.C.G.A. § 36-92-2.	
For members buying a General Liability limit of \$4,000,000 or more, liability arising out of dams which are either 25 ft. or more in height or have an impounding capacity of 50 acre ft. or more will be limited to \$3,000,000 per occurrence unless underwriting requirements are met and the ACCG-IRMA Coverage Agreement is endorsed. For questions, please call ACCG Underwriting & Member Services at 1.800.858.2224 or email accginsurance@accg.org.	

Final rates and pricing are subject to review and final approval from the Georgia Office of Commissioner of Insurance and Safety Fire.

ACCG

Risk Control

ONLINE SAFETY TRAINING



ACCG Risk Control is pleased to offer a comprehensive online safety training catalog through our new Learning Management System (LMS), hosted by SafetySkills. This platform gives members convenient, on-demand access to high-quality safety and risk management training.

Training is accessible anytime, anywhere, making it easy to deliver consistent education across departments. These training courses are unlimited and free to IRMA and GSIWCF members.

Members may request LMS Administrator access to manage enrollments, track progress, and monitor completion by emailing riskcontrol@accg.org.

We've highlighted a selection of our 700+ courses, organized into suggested training tracks by department or job function.

Administrative Services

- Office Ergonomics
- Office Safety Series
- Security Threat Awareness: Digital Security Considerations
- Slips, Trips, Falls

Cross-Functional Safety Training

- Human Resources Liability: Title VII
- Defensive Driver Series
- General Fire Safety
- Drug & Alcohol-Free Workplace
- Security Threat Awareness
- Active Shooter Response

Facilities & Maintenance

- Electrical Safety: Hazards, Controls & Best Practices
- Accident Prevention Signs and Tags
- Ladder Safety
- Hand & Pinchpoint Safety
- Hand & Powertool Safety
- Chemical Safety

First Responders

- Build Your Personal Resiliency Strategy as a First Responder
- Bloodborne Pathogens
- Lifting and Transferring Patients

Parks & Recreation, Animal Control, and Outdoor Workers

- Severe Weather and Outdoor Work
- Heat Stress in the Workplace
- Lawn Mower & Lawncare Safety
- Traffic Control Flagger
- Animal Safety: Snakes, Insects, Dogs, Mammals 4-Part Series

Warehouse Operations

- Rigging Safety: Tools and Equipment
- Forklift Operator Training

ACCG RISK CONTROL LAW ENFORCEMENT IN-PERSON TRAINING PROGRAMS

Law Enforcement Risk Specialist (LERS) Liability Training

The Law Enforcement Risk Specialist (LERS) training and certification prepares a designated risk specialist within each agency to recognize and address potential liability or officer-injury events, while supporting leadership before, during, and after incidents.

The LERS serves the head of the agency as either a primary or collateral duty, acting as the point of contact and coordinating with the ACCG Law Enforcement Risk Consultant.

Supervisor Liability Training

Strong supervision and smart risk management are the foundation of a successful law enforcement agency. This course shows how the intersection of supervisory responsibility and risk management strategies can significantly reduce liability, prevent misconduct, and protect both officers and departments.

The course also provides an overview of qualified immunity and summary judgment, helping supervisors understand how these legal protections work and why consistent supervision and constitutional compliance remain essential.

Below 100

Below 100 is a national law enforcement training initiative aimed at reducing annual line-of-duty deaths to fewer than 100, a level not seen since 1943.

Focusing on reducing preventable deaths, Below 100 influences law enforcement culture by providing innovative training and awareness through presentations, social media, and webinars on identifying the leading causes and current trends.

National Safety Council Defensive Driver Training

Defensive Driver Training is a relevant, leading-edge course to motivate and educate employees to be safe, responsible drivers. You can trust the National Safety Council (NSC) to best train drivers to avoid collisions, crashes, injuries, or worse.

This course is recommended for those frequently operating motor vehicles as part of their regular work duties, and as a corrective action class for anyone who has had an at-fault accident.

LEADERS

LEADERS training provides hands-on driver instruction focused on improving verbal commentary skills for hazard identification, decision-making, and real-time observation. The course enhances situational awareness, communication, and focus under various driving conditions to help reduce vehicle-related incidents.

Due Regard

Law Enforcement Officers are significantly more likely than the average citizen to be involved in a vehicle collision, making safe driving decisions critical every time you get behind the wheel.

The biggest threats to officer safety on the road are often not speed or traffic—they are overconfidence and poor decision-making under pressure. This course confronts those risks head-on by focusing on the real factors that lead to vehicle damage, injury, and loss of life, while equipping officers with practical strategies to stay focused, make sound decisions, and drive safely in high-stress situations.



COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to approve the Board of Assessors' recommendation to deny a disposition of tax refund, as requested by United Spirit of America Inc. dba Warrior Win Your Battles for tax year 2025.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

Request made by United Spirit of America Inc. dba Warrior Win Your Battles for personal property account 20200280. On May 1, 2026, a request for a partial refund was received for tax year 2025. The request was based on the taxpayer's contention that the bill was based on incorrect data. Review of the account reveals that the 2025 assessment was derived from values reported by the taxpayer and that discrepancies stem from the use of financial data from an incorrect reporting period and inconsistencies within the taxpayer's submitted information, not an error by the Assessors' Office. Taxpayer is not eligible under the refund statute for a refund for tax year 2025.

Board of Assessors recommends denial. Legal has reviewed and concurs with the Board's recommendation.

What action are you seeking from the Board of Commissioners?

Approval of Board of Assessors' recommendation to deny a disposition of tax refund, as requested by United Spirit of America Inc. dba Warrior Win Your Battles for tax year 2025.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

MEMORANDUM

TO: Fayette County Board of Commissioners

FROM: Fayette County Board of Assessors

DATE: May 14, 2026

Re: Tax Refund Request – United Spirit of America Inc dba Warrior Win Your Battles (Parcel # 20200280)

The Board of Assessors has requested that the Board of Commissioners deny a refund of taxes on behalf of United Spirit of America Inc dba Warrior Win Your Battles for tax year 2025.

The 2025 assessment was derived from the values reported by the taxpayer on the filed PT-50 return. The Assessor's Office did not make an error in valuing the property, and the final assessed value of \$537,562 is less than the value reported by the taxpayer. Subsequent review indicates that discrepancies identified by the taxpayer stem from the use of financial data from an incorrect reporting period and inconsistencies within the taxpayer's submitted information, rather than an error made by the Assessor's Office.

The provisions of O.C.G.A. § 48-5-380 were designed to enable correction of an error or illegality that exists in the record of assessment and is discovered after the payment of taxes. In this case, no such error or illegality has been identified. The assessment reflects the taxpayer's reported values, and Assessors' Office staff has confirmed that the valuation was established in accordance with the information provided at the time of filing. Accordingly, staff recommends that the refund request be denied.

TOTAL REFUND RECOMMENDED: \$0 2025

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of an agreement with Neal W. McEwen and Patricia H. McEwen regarding the status of permitted structures on their property located at 413 Morgan Mill Road.

Background/History/Details:

Details are included in the agreement.

What action are you seeking from the Board of Commissioners?

Approval of an agreement with Neal W. McEwen and Patricia H. McEwen regarding the status of permitted structures on their property located at 413 Morgan Mill Road.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Return To:
Kellie Lambert
Lindsey & Lacy, PC
200 Westpark Drive, Suite 280
Peachtree City, GA 30269

AGREEMENT

State of Georgia
County of Fayette

Parcel ID: 0423 037

Cross Reference: Warranty Deed at Deed Book _____, Page ____

THIS AGREEMENT made this ____ day of _____, 2026, between FAYETTE COUNTY, a political subdivision of the State of Georgia (“Fayette County”), as party of the first part, and NEAL W. McEWEN and PATRICIA H. McEWEN (“McEwens”), individual residents of the State of Georgia, as party or parties of the second part, (“Fayette County” and “McEwens” may be referred to as “Parties” and shall also include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, McEwens own certain real property in Fayette County Land Lots 98 and 99 of the 4th District of Fayette County, more particularly described in Exhibit “A” attached hereto (“Property”).

WHEREAS, McEwens contracted with others to erect a garage with heated floor space in excess of 700 square feet on the unimproved Property.

WHEREAS, at a later date after construction of the garage was completed, McEwens contracted to have a house erected attached to the garage by an open-air breezeway and not a heated hallway.

WHEREAS, McEwens properly applied with Fayette County for all permits to construct the garage and house and provided plans showing the detachment of the two structures and the use of a breezeway between the two structures.

WHEREAS, Fayette County properly inspected the garage during construction as provided by law.

WHEREAS, Fayette County issued a certificate of occupancy in 2017 upon completion of the garage.

WHEREAS, Fayette County properly inspected the house during construction as provided

by law.

WHEREAS, Fayette County issued a certificate of occupancy in 2018 upon completion of the house.

WHEREAS, Fayette County never informed McEwens that the use of the breezeway to connect the garage to the house violated Code Section 110-79(c)(1)(b), which limits the size of a residential accessory structure to a footprint not to exceed 1,800 square feet with up to 700 square feet of heated and finished floor area.

WHEREAS, when McEwens in 2025 decided to transfer a portion of the Property to an adjacent property owner and discussed the same with Fayette County, McEwens learned for the first time that the Property was in violation of Code Section 110-79(c)(1)(b).

WHEREAS, due to McEwens following all required procedures in seeking to construct the garage and house and Fayette County's failure to alert McEwens of the violation of Code Section 110-79(c)(1)(b), failure to stop the construction of house, and grant of a certificate of occupancy for the house, Fayette County shall permit the garage and house structures to remain under the conditions set forth herein.

NOW, THEREFORE, in exchange of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency whereof are acknowledged, the Parties agree as follows:

- (1) Fayette County shall pay to enclose the open breezeway upon submission of plans to that end, on or before December 31, 2026; or
- (2) The garage structure and house may remain attached by an open breezeway provided that neither is demolished, destroyed, or suffers significant damage, as such is defined herein. "Significant damage" shall include damage to either the garage structure or house that exceeds 75 percent of the fair market value of the structure immediately preceding the damage.
- (3) If either the garage or house should be demolished, destroyed, or suffer significant damage, such structure cannot be rebuilt unless:
 - (a) in the event of significant damage to the garage structure, the heated square footage in the garage is no larger than permitted under Code Section 110-79(c)(1)(b), as may be amended; or
 - (b) in the event of significant damage to the house, the garage structure, as it exists in June 2026, shall become the primary residence and, if the house is to be rebuilt, the garage structure must be altered and conform to the requirements of Code Section 110-79(c)(1) & (2) for a residential accessory

structure prior to the issuance of a permit to rebuild the house.

- (4) Should an event occur in which either or both the garage structure and house has been demolished, destroyed, or suffered significant damage, McEwens shall report said event and conform to all Fayette County building and zoning ordinances in any efforts to rebuild.
- (5) If the structure that is damaged or destroyed is not to be rebuilt, an application for a demolition permit shall be submitted to Fayette County.
- (6) Miscellaneous Provisions.
 - (a). Cooperation. The Parties shall cooperate with each other and furnish each other with all necessary information needed to fulfill their obligations set forth herein.
 - (b). Assignment. The Parties hereto agree that the rights and obligations of the McEwens shall run with the land and, as such, are assigned to subsequent owners of the Property.
 - (c). Successors and Assigns. The terms, covenants and provisions of this Agreement shall extend to and be binding upon the respective executors, administrators, personal representatives, heirs, successors and permitted assigns of Parties.
 - (d). Governing Law. This Agreement shall be governed, interpreted, construed and regulated by the laws of the State of Georgia and any disputes hereunder shall be subject to the exclusive jurisdiction of the courts located in Fayette County, Georgia.
 - (e). Partial Invalidity. If any provision in this Agreement is held to be unlawful, invalid or unenforceable under any present or future laws, such provision shall be fully severable, and this Agreement shall then be construed and enforced as if such unlawful, invalid or unenforceable provision had not been a part hereof. The remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such unlawful, invalid or unenforceable provision or by its severance herefrom.
 - (f). Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire agreement of the parties, replacing any and all prior agreements relating to the subject matter hereof. No oral or implied agreements or representations will be binding upon the parties hereto. Unless otherwise provided in this Agreement, this document may only be modified by a written agreement executed by the parties hereto.
 - (g). Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach

thereof or of any other covenant or provision contained herein. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving party, which will be extended by a period of time equal to the period of the delay.

- (h). Notices. All notices hereunder shall be in writing and shall be given by: (i) established express delivery service which maintains delivery records; (ii) hand delivery; or, (iii) certified or registered mail, postage prepaid, return receipt requested. Notices may also be given by facsimile, provided the notice is concurrently given by one of the above methods. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses (or at such other address or addresses as either party may designate to the other by written notice hereunder):

County:

County Manager
140 Stonewall Ave., West
Suite 100
Fayetteville, GA 30214

McEwens or Property Owner, if different from McEwens:

413 Morgan Mill Road
Brooks, GA 30205

[Signatures affixed next page]

IN WITNESS WHEREOF, the Parties have affixed their hands and seals themselves or by duly authorized representatives on the date first written above.

Signed, sealed, and delivered
in the presence of:

FAYETTE COUNTY

Unofficial Witness

LEE HEARN
Chairman of the Board of Commissioners

[SEAL]

Notary Public

ATTEST:

TAMECA P. SMITH

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

NEAL W. McEWEN

[SEAL]

Notary Public

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

PATRICIA H. McEWEN

[SEAL]

Notary Public

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of Resolution 2026-12 to provide a homestead exemption from Fayette County ad valorem taxes.

Background/History/Details:

The Georgia Legislature expanded its special session to allow consideration of a local act for LHOST (Local Homestead Option Sales Tax) referendums, authorized by SB33.

LHOST enables counties to levy a 1% sales tax to heavily reduce or eliminate county and city property taxes on homesteaded properties. It provides a mechanism to reduce property taxes through the use of local sales tax revenue.

The following notice will be provided to the County's legal organ:

Notice is given that there will be introduced at the 2026 special session of the General Assembly of Georgia a bill to provide a homestead exemption from Fayette County ad valorem taxes for county purposes; and for other purposes.

What action are you seeking from the Board of Commissioners?

Approval of Resolution 2026-12 to provide a homestead exemption from Fayette County ad valorem taxes.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes: