

## BOARD OF COUNTY COMMISSIONERS

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



## 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

January 27, 2022

5:00 p.m.

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

### Call to Order

Vice Chairman Edward Gibbons called the January 27, 2022 Board of Commissioners meeting to order at 5:21 p.m. A quorum of the Board was present. Chairman Lee Hearn was absent.

### Invocation and Pledge of Allegiance by Commissioner Charles Rousseau

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

### Acceptance of Agenda

Commissioner Oddo moved to accept the agenda as written. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Lee Hearn was absent.

### PROCLAMATION/RECOGNITION:

#### 1. Recognition of the retirement of Community Services Director Pete Frisina for 32 years of service to Fayette County.

County Administrator Steve Rapson, on behalf of the Board, recognized Community Services Director Pete Frisina for 32 years of service to Fayette County. Mr. Rapson congratulated Mr. Frisina on his retirement and thanked him for his 32 years of dedicated service and countless contributions to Fayette County. He added that he would truly be missed.

Water System Director Vanessa Tigert stated that Mr. Frisina had served as the Water Committee Chairman since 2000. She expressed her appreciation to Mr. Frisina for his efforts and commitment as he served on the Water Committee.

Mr. Frisina expressed his appreciation for having worked in Fayette County and was thankful for the opportunity. He stated that there had been a lot of changes in the county over his 32 years with several successes and some "not-successes". Mr. Frisina stated that what made his time with Fayette County special was the people he had the opportunity to work with. He noted that this included staff, administration, elected officials, both in the County and the municipalities, as well as developers, surveyors and engineers. Mr. Frisina expressed his appreciation to Mr. Rapson and the Board for the recent recruitment and retention pay increases which would do a lot in retaining employees. He added that he hoped they stayed for 32 years. He concluded with his heartfelt appreciation to his wife who worked double duty raising their children and working secularly, allowing him the opportunity to do what he needed for Fayette County.

**2. Recognition of Water Committee Chairman and Planning & Zoning recognized Pete Frisina for his service to the Water Committee.**

Water System Director Vanessa Tigert, on behalf of the Water Committee and Planning & Zoning recognized Pete Frisina for his service to the Water Committee.

**PUBLIC HEARING:**

**3. Consideration of Petition No. 1313-21 A, Phillip & Thomas Real Estate Holdings, LLC, Owner, and William T. James, Agent, request to rezone 2.09 acres from R-70 to R-45 to develop a residential subdivision; property located Land Lot 21 of the 7th District and fronts on Eastin Road and Sandy Creek Road.**

Vice Chairman Gibbons moved to table this item until the February 24, 2022 Board of Commissioners Meeting. Commissioner Maxwell seconded.

Commissioner Maxwell stated as clarification that this item was not being tabled arbitrarily but based on Fayette County ordinance regarding Public Hearings. A petitioner had the option to table or postpone consideration of an item until the next Board of Commissioners Public Hearing, if less than a full Board was present at the Board meeting, provided that the Petitioner made this request prior to the presentation of the item and only one such request could be made. He stated that in an effort to follow the county ordinance the item would be tabled to the February 24, 2022 Board of Commissioners Meeting.

*Item tabled until the February 24, 2022 Board of Commissioners Meeting.*

**4. Consideration of Petition No. 1313-21 B, Phillip & Thomas Real Estate Holdings, LLC, Owner, and William T. James, Agent, request to rezone 2.09 acres from R-70 to R-45 to develop a residential subdivision; property located Land Lot 21 of the 7th District and fronts on Eastin Road.**

*Item tabled until the February 24, 2022 Board of Commissioners Meeting.*

*Community Services Director Pete Frisina read the Introduction to Public Hearings.*

**5. Consideration of Petition No. 1315-21, Brandon Harp, Owner, request to rezone 6.34 acres from A-R to R-70 to develop three (3) residential lots; property located Land Lot 247 of the 4th District and fronts on S.R. 92 South and Hills Bridge Road.**

Mr. Frisina stated that because there was not a full Board present, the Petitioner had the option to table this item if he desired prior to presentation of the Public Hearing.

Petitioner Brandon Harp stated that he would like to proceed with the Public Hearing with less than a full Board.

Mr. Frisina stated that both Planning and Zoning and the Planning Commission recommended Petition No. 1315-21 for approval, with one condition that the applicant would dedicate the required right-of-way along Hillsbridge Road.

No one spoke in favor or opposition.

Commissioner Oddo moved to approve Petition No. 1315-21, Brandon Harp, Owner, request to rezone 6.34 acres from A-R to R-70 to develop three (3) residential lots; property located Land Lot 247 of the 4th District and fronts on S.R. 92 South and Hills Bridge Road, with one condition. Vice Chairman seconded. The motion passed 4-0. Chairman Lee Hearn was absent.

**6. Consideration of the Fayette County Comprehensive Plan 2017-2040 Update for the submittal of the plan to the Atlanta Regional Commission and Georgia Department of Community Affairs for review.**

Mr. Frisina stated that to maintain the “qualified local government” status/qualifications it was required that the county have a Comprehensive Plan. Which the county does and every five years, that plan needed to be reviewed and updated, then submitted to the state for review and approval. Mr. Frisina stated that in 2017 an extensive planning effort was initiated. At that time an updated Comprehensive Plan was adopted which included new policies, new land use, and public input. He stated that the plan was a 20-year plan and ran through 2040. Mr. Frisina stated that as a part of this 5-year review being presented before the Board, there were no major policy changes, no land use changes, and no density increases or decreases. There were some data enhancements included on various graphs and charts. Mr. Frisina stated that a Steering Committee was comprised to assist with reviewing the Comprehensive Plan and public input was gathered. He stated that there was an initial public hearing earlier in the process to get public input and this was the second public hearing. Mr. Frisina stated that if approved by the Board, the document would be sent to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review and subsequent approval. He added that if any correction or additions were requested by ARC and DCA, although he would be retired, he would be available to come back and assist. Mr. Frisina stated that the only new component of the Comprehensive Plan was the broadband element. Which was a part of the broadband initiative being facilitated by the State. He stated that the broadband element honed in on census tracts within the county where internet download and upload speeds were at a lower level. Mr. Frisina stated that most of these areas were the least populated in the county and included the northwestern corner but were mainly in the southern portion of the county where population was very sparse. He stated that the broadband element included two steps, the first of which was included with the county’s Comprehensive Plan. He added that his recommendation was that the county work towards obtaining a “broadband ready designation” from the State. Mr. Frisina stated that with his recommendation the goal was for the county to begin a dialogue with the two major broadband providers on ways they could initiate/facilitate broadband accessibility within the county. He continued that it was recommended that the County adopt an ordinance, which would outline a responsive time that the County must respond when a provider requested access to go into county right-of-way to place fiber, wire, or cable to facilitate broadband availability. Mr. Frisina stated that the ordinance should include a single contact person that would be contacted for such matters, which he suggested should be the “County Engineer or his/her designee”.

No one spoke in favor or opposition.

Commissioner Rousseau thanked Mr. Frisina for his effort and acknowledged how tedious this process was. He also expressed he appreciation to citizens and stakeholders who provided input during the review process of the Comprehensive Plan. Commissioner Rousseau stated that being a part of the Comprehensive Plan process helped to educate citizens on zoning, growth pattern etc. within Fayette County. He stated that he was very interested in some of the comments that were received from public input and from the Steering Committee, with respect to the future outlook of the County, such as automated/electric vehicles, park space, and senior services. He stated that if ARC continues to say that Fayette County was an aging in place community, he wanted to know if our service delivery strategizes were adequate enough to meet that need, and now was the time to prepare for it. Commissioner Rousseau stated that he had noticed an increased interest in paths and wanted to encourage heightened dialogue amongst the Board regarding interconnectivity within the County. He also noted broadband accessibility as a concern. In light of the pandemic, broadband accessibility and the lack there of, was a major discussion point with the school board.

Commissioner Oddo moved to approve the Fayette County Comprehensive Plan 2017-2040 Update for the submittal of the plan to the Atlanta Regional Commission and Georgia Department of Community Affairs for review. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Lee Hearn was absent.

**PUBLIC COMMENT:**

**CONSENT AGENDA:**

Commissioner Oddo moved to accept the Consent Agenda as written. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Lee Hearn was absent.

7. **Approval of Resolution 2022-03 to adopt the Fayette County 2021 Annual Report on Fire Services Impact Fees (FY2021), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2022-FY2026).**
8. **Approval to authorize staff to acquire all fee simple right-of-way, easements, and appraisals for the proposed 2017 SPLOST Stormwater; Category II, Tier II Project: 448 Inman Road Culvert Replacement (20SAD).**
9. **Approval to authorize staff to acquire all fee simple right-of-way, easements, and appraisals for the proposed 2017 SPLOST; Stormwater; Category II, Tier II Project: 170 Ridge Way Culvert Replacement (19SBM).**
10. **Approval of staff's recommendation to award RFP #2018-P, Public Works Engineer of Record to Pond & Company, expiring on June 30, 2023 with provisions for two 12-month renewals.**
11. **Approval of the January 13, 2022 Board of Commissioners Meeting Minutes.**

**OLD BUSINESS:**

**NEW BUSINESS:**

12. **Consideration of staff's recommendation to award Bid #2035-B HA 5, High Density Mineral Bond to Blount Construction Company, Inc. in the amount of \$352,077.54.**

Road Director Steve Hoffman asked for Board approval to award Bid #2035-B for HA 5 which was a high-density mineral bond to Blount Construction Company, Inc. in the amount of \$352,077.54.

Commissioner Rousseau moved to approve to award Bid #2035-B HA 5, High Density Mineral Bond to Blount Construction Company, Inc. in the amount of \$352,077.54. Commissioner Oddo seconded. The motion passed 4-0. Chairman Lee Hearn was absent.

13. **Consideration of staff's recommendation to award Bid #2014-B Micro Surfacing to Asphalt Paving Systems, Inc. in the amount of \$550,783.00.**

Road Director Steve Hoffman asked for Board approval to award Bid #2014-B micro surfacing to Asphalt Paving Systems, Inc. in the amount of \$550,783.00.

Commissioner Rousseau moved to approve to award Bid #2014-B Micro Surfacing to Asphalt Paving Systems, Inc. in the amount of \$550,783.00. Commissioner Oddo seconded. The motion passed 4-0. Chairman Lee Hearn was absent.

**ADMINISTRATOR'S REPORTS:**

- A. **Contract 1823-S: Vertical Software Maintenance & Support Services Amendment 3: Analog to IP**

**Hot Projects**

County Administrator Steve Rapson advised that an updated "Hot Projects" listing was sent out via email to the Board to keep them abreast of the status of various projects throughout the county. He highlighted the Brogdon Road and New Hope Road roundabout, Silverleaf Drive culvert replacement and Patricia Lane culvert replacement.

**Criminal Justice Coordinating Council (CJCC)**

Mr. Rapson stated that he received notification today, January 27, 2022, that the Criminal Justice Coordinating Council (CJCC) had approved a grant request from Juvenile Court for \$72,379 that would be presented before the board at a future meeting for ratification.

**ATTORNEY'S REPORTS:** County Attorney Dennis Davenport stated that there were no items for executive session.

**COMMISSIONERS' REPORTS:**

**Commissioner Maxwell**

Commissioner Maxwell thanked Mr. Frisina for his years of service. He added that he had lived in Fayette County a little longer than Mr. Frisina worked here, and he appreciated the way the county looked and how he was leaving it. Commissioner Maxwell stated that Mr. Frisina had done a wonderful job.

He stated that he did not make it to the previous Board meeting but was glad the Board was able to elect a Chairman and Vice Chairman. He added that if he had been present, he would have voted for both the Chairman and Vice Chairman.

**Commissioner Oddo**

Commissioner Oddo thanked Mr. Frisina and added that he appreciated all his efforts. Commissioner Oddo noted that Mr. Frisina worked tirelessly to help each applicant, citizen, or developer do what they were requesting to do, which he appreciated greatly.

**Commissioner Rousseau**

Commissioner Rousseau echoed previous sentiments and thanked Mr. Frisina for his willingness to return for the Comprehensive Plan, if needed. He stated that recruitment and retention was a major factor for any agency or company and retaining someone with as much institutional knowledge as Mr. Frisina was valuable. He stated that he hoped for an easily and smooth transition.

Commissioner Rousseau stating that it was good to see Frank who had not attended the Board meeting in a while and added that he had been missed. He concluded by extending a Happy New Year to all in attendance.

**Vice Chairman Gibbons**

Vice Chairman Gibbons reiterated the comments expressed by the Board and thanked Mr. Frisina for his service. To that note, Vice Chairman Gibbons provided a few personal anecdotes relaying his firsthand experience with Mr. Frisina demonstrating his dedication and hard work. Vice Chairman stated that he knew it was a difficult helping his wife as she worked through the zoning process so she could fulfill one of her lifelong dreams of building her training facility, and she was one of many that Mr. Frisina helped through the process.

Vice Chairman conclude stated that one of his best friends had recently decided to move to Fayette County from another state, and the reason he chose Fayette was because he visited and felt "it looked great". Vice Chairman stated that he and his friend recently went on a drive through some of the surrounding counties and his friend acknowledged that there was a visible difference as you cross county lines. Vice Chairman proudly stated "welcome to Fayette County".

**EXECUTIVE SESSION:** None

**ADJOURNMENT:**

Commissioner Oddo moved to adjourn the January 27, 2022 Board of Commissioners meeting. Vice Chairman Gibbons seconded the motion. The motion passed 4-0. Chairman Lee Hearn was absent.

The January 27, 2022 Board of Commissioners meeting adjourned at 5:55 p.m.

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Marlena M. Edwards, Chief Deputy County Clerk

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Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 10<sup>th</sup> day of February 2022. Referenced attachments are available upon request at the County Clerk's Office.

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Marlena Edwards, Deputy County Clerk