

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

600 W. Lanier Avenue, Suite 205
Fayetteville, GA 30214

RETREAT MINUTES

May 9, 2025
8:00 a.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 9, 2025 Board Retreat to order at 8:01 a.m.

Invocation and Pledge of Allegiance by Commissioner Charles Oddo

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

Acceptance of Agenda

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

FY2024 FINANCIAL REVIEW: Chief Financial Officer Sheryl Weinmann presented to the Board the following:

General Operating Fund Balance – Ms. Weinmann stated that Fiscal Year (FY) 2024 ended with \$19.9M and stabilization was three months of expenses and Maintenance and Operations (M&O), \$2M for emergencies, \$6M for Capital Improvement Plan/Projects (CIP), and \$2.1M for Unassigned Fund Balance. The projections for FY2025 show the property taxes coming in under budget at \$897K and \$640K of that was in appeals. She stated that the Local Option Sales Tax (LOST) was helping the LOST and Title Ad Valorem Tax (TAVT) with a positive \$495,776. The projections for the licenses and permits, intergovernmental, charges for services, fines and forfeitures and other revenues were under budget but not by large amounts. Revenues were approximately \$1.8M less than budgeted.

Ms. Weinmann reported that Expenditures was going well. This was due to County vacancies and expense savings. She stated that there was a positive net operation of \$903K variance but an impact to the Fund Balance of \$-1.171M. This would come out of the Unassigned Fund Balance.

Tax Digest/Revenue – Ms. Weinmann stated that the projection for Real Property Tax Digest would be around \$10.6B.

Mr. Rapson stated that because of House Bill 581 (HB581), it did not matter what the digest was because the bill slated the County to last year's digest.

Ms. Weinmann stated that in this year's projection there was a 5.91% reassessment estimate percentage and a growth of 2.02%.

Mr. Rapson stated that the County had a full rollback over the past decade. The rollback allowed the County to capture growth. The 2.02%, if there was a Consumer Price Index (CPI) year, this year, it would be irrelevant to the way the County balanced the budget. This year was odd because the County did not have the CPI “kicker” from the State.

Ms. Weinmann stated that for the motor vehicles versus TAVT collected, \$1.999M was the base rate for 2013. In 2013, the auto collections were rolled back and were replaced with the TAVT collections. Auto collections were going down 20% a year and are now around 6-8% per year. TAVT was projected to be around \$7.2M. The projection for 2025 showed a decrease from the prior year to negative \$344,792.

LOST revenue was continuously increasing. The estimate was \$20M for the year. The final collections for the 2017 SPLOST (Special Purpose Local Option Sales Tax) were \$179,933,848.32 and the total collections variance (\$38,919,691.32) were reallocated to other SPLOST projects. For the 2023 SPLOST the County collected \$17.338M in FY2024 and around \$30M for FY2025.

Special Revenue Funds:

911 – Ms. Weinmann stated that 911 Special Revenue Funds are restricted. The unassigned fund balance was \$8M and \$1.3M was set aside last year for Stabilization and \$1M for Capital Projects.

Vice Chairman Gibbons asked if that amount represented the total outlay for running 911 for the County.

Mr. Rapson stated yes. He stated that there were two primary components, property taxes and the fees associated with 911. When referencing Peachtree City running their own 911 Center, Mr. Rapson stated that Peachtree City would get the property taxes and the user fees. He continued that the County received about \$2M in revenues from property taxes. If Peachtree City received \$1M, in order to stand up their own PSAP (Public Safety Answering Point), Peachtree City would need their own 911 console, radios, systems and somewhere between 15 to 17 people on staff. He stated that Peachtree City could do it, but it would not be the same level of service as the County, and it would be more complicated than others think. He stated that in addition, to get on the County's cell towers, there would be a cost for that, because right now, the County paid for all that. If Peachtree City wanted to be self-sustaining, they would have to be self-supporting as well. Mr. Rapson stated that he and staff had a good meeting with Peachtree City public safety staff. He stated that the consultants would look at all the components and there may be some things that the County could do better, and staff would review those recommendations and implement those things. He stated that the City of Fayetteville was a good example. There should be a consolidated fire department, but we do not have that and so the City of Fayetteville paid over \$3M to have their own fire department. He stated that it was up to the political leadership to decide where the dollars are spent.

Vice Chairman Gibbons stated that he wanted to know the financial impact to Peachtree City so when asked he knew how to respond.

Mr. Rapson stated substantial. He stated that Peachtree City bought a shoot range, and he believed the City wanted to morph it into something bigger by adding a 911 Center. He stated that the County was in the process of standing up the new Emergency Operations Center (EOC) building.

Ms. Weinmann stated that the backup [radios] was being funded through SPLOST. The 2017 SPLOST was originally \$15M for all the revenues. She stated that the expenses for FY2025 were approximately \$4.6M, not including the other projects.

Mr. Rapson stated that 911 had a healthy fund balance and it was not an issue of affording Motorola, it was that the County tried to do what was fiscally prudent for the entire system and all the residents of Fayette County. He stated that the Board recently approved enhancements that would take about a year to implement. He stated that one thing staff did not do was rush public safety implementation.

Ms. Weinmann continued the presentation. She stated that the revenues totaled around \$5.5M. The property taxes and the charges for services and the expenditures. She stated that it had a positive impact, estimated around \$900K. Staff estimated a \$11.2M Restricted Balance.

Fire – Ms. Weinmann stated that at the end of last year, Fire's Fund Balance was \$13.4M with a Restricted Fund of \$8.8M, Stabilization Fund was \$4.2M and \$300K for Capital Projects. The revenues for FY2025 were higher for property taxes and other taxes were mostly the insurance premium tax received. The estimated revenues for FY2025 totaled \$19,641,468 and expenses \$15,663,745. This would have a positive impact of \$2.9M.

Mr. Rapson stated that the current EMS (Emergency Medical Services) millage rates were arbitrarily established. He stated that EMS was driving the Fire and EMS budget, but the EMS millage rate was just a fraction of the Fire millage rate. He stated that Fire services dropped by \$3M this year, and later, staff would be discussing switching the millage rates.

Ms. Weinmann stated that expenses were around \$15.6M, under budget by \$600K due to vacancies, for a positive impact of \$2.9M.

EMS – Ms. Weinmann stated that the Fund Balance last year was \$4.7M, Restricted Fund was \$3.2M and Stabilization was \$1.3M. This year, staff were estimating total revenues of \$6.4M and expenses at \$4,955,583, for a positive impact of \$1M.

Enterprise Funds:

Water System – The Water System's revenues were \$21M, slightly under what was budgeted. Ms. Weinmann stated that the expenses were \$600K and the estimated Change in Net Position was \$4.7M, increasing the Net Position to \$103M.

Mr. Rapson stated that five-year CIP was funded within the Fund Balance of the General Fund, unlike the Water System's. Because the Water System was an Enterprise Fund, it was only funded for one year. Last year the entire five-year CIP for all the General Fund was \$6M, the Water System consistently spent around \$3.5M a year in capital projects. In reference to paying off the plant, Mr. Rapson stated that in one more year there would be an additional \$3.8M in play as the debt service went away.

Solid Waste – The transfers from the General Fund totaled \$100K and without the transfer it was still a Change in Net Position of \$64K, so the Net Position would drop to \$91K.

Mr. Rapson stated that there was really no way to make this a profit center or to break even. The County had been fortunate that staff were able to find a vendor to run the station. The tipping fees were increased and are competitive.

Other Operating Funds:

DUI / Accountability Court – The revenue net impact was negative, bringing the Fund Balance down, however staff was estimating a positive hit to the Fund Balance, largely due to the Accountability Court finding cheaper services for treatment and therapy.

Mr. Rapson stated that this account was funded by DATE (Drug Abuse Treatment and Education) Funds. This was the fund of surcharges on citations. The Superior Court judges allowed 20% of the funds to be given to the State Court for Accountability Court. The DATE Funds were not enough to keep the Accountability Court Grant Coordinator employed, so staff pulled that out of the grant fund and moved it over to the General Fund. Another program under the Solicitor to handle drug cases and DUI cases, would be put into the General Fund to offset the Grant Coordinator's salary.

Jail Surcharge Fund – The revenues for FY2025 show transfers in the General Fund of \$325K and it was still a negative impact of \$37K. The revenues increased 10% and the expenses 52%. The assumption was that next year \$390K will be needed. Ms. Weinmann stated that it would be nice to adjust the fee paid by the other municipalities from \$57.60.

Mr. Rapson stated that this was about inmate meals. He stated that by keeping the population down, there was a revenue component associated with the cost per day. The cost per day was understated and had been adjusted about four or five years

ago. He stated that it was time to adjust it again. The population had been stable, and the fee had a large impact on incarcerations. Judge Thompson's diversionary programs have also impacted the populations. As the populations remain down, the inmate meal costs will rise around \$1.71. He stated that staff would do a complete analysis and work with the cities and bring an intergovernmental agreement, for new rates, to the Board.

Ms. Weinmann stated that the fee was \$50, and it increased to \$57.60 but it was supposed to be \$80.

Mr. Rapson was directed to start the conversations with the municipalities regarding increased fees.

Victim's Assistance – Ms. Weinmann stated that staff met with the District Attorney's office regarding next year's budget. She stated that the plan was that no transfers would be added to that fund from the General Fund. Whatever was collected would be given to the Victim's Assistance fund each quarter.

Drug Court – There was a positive impact to the Fund Balance of \$471,806 but it decreased from \$731K.

Internal Service Funds:

Worker's Compensation – Ms. Weinmann stated that there was a transfer of \$50K last year. This usually depended on the claims and settlements paid out. This year staff anticipated a transfer of \$100K. Staff was also reevaluating the increased administrative cost (from Association of County Commissioners of Georgia-ACCG) and what can be done to lower that cost.

Vice Chairman Gibbons pointed out that it had almost doubled.

Dental/Vision – This year there was a positive impact to the Fund Balance. The total Net Position ending was \$53,099.

Major Medical – Ms. Weinmann stated that staff was estimating a \$1.2M Stop Loss. This was money coming back to the County beyond a certain number of claims dollar amounts. The Net Position was \$1.7M but \$1.5M was the Stabilization that the County had in case we needed to switch providers.

Mr. Rapson stated that it was close to \$11M that was paid by the County, excluding dental and vision.

Tax Digest/Millage Rates – Ms. Weinmann stated that the total M&O Digest, less exemptions were estimated to be \$10.9M. The Tax Digest was estimated to be \$25M. Even though there was an exemption of personal property that went from \$7,500 to \$20,000, staff believed some of the QTS items would be coming onboard.

Commissioner Charles Oddo asked if QTS had impacted the County, yet.

Ms. Weinmann stated that there was an abatement.

Mr. Rapson stated that it would be for FY2025. They completed Phase I, which was \$2.6M, so the County would receive 10% of that next year. The total digest was \$10.9B. When QTS was completed, it was estimated to be \$15B alone. Ten years from now it would be \$25B. He stated that it would not be all at once.

Assessor's Office Director Lee Ann Bartlett stated that there was one \$44M in value for the personal property and that it was not abated.

Ms. Weinmann stated that the numbers reflected a 5% decrease in auto tax and 4% increase in personal property.

Fire had a millage rate since 2003, 911 started in 2011, and EMS in 2008. The current millage rate for 911 was 0.21, EMS was 0.5, 3.07 for Fire and 3.76 for the County.

Mr. Rapson stated that the digest was different. The Fire digest did not include Fayetteville and Peachtree City and EMS did not include Peachtree City.

Ms. Weinmann stated that 72% of taxpayers' property tax bill went to the Board of Education, 11.31% to Fire, 1.84% to EMS, 0.77% to 911 and 13.86% to the County for the General Fund. She stated that if the County had left the millage rate the same at 5.714, the County would have \$101M in the General Fund. Because the County rolled back the millage rate, this was a \$101M savings to the citizens.

CIP & 2017 SPLOST Projects:

Completed and Closed Projects – Ms. Weinmann stated that there were twenty-six (26) projects totaling \$3.063M that have been completed this year, since last year.

The Board reviewed the completed/closed project list.

Vice Chairman Gibbons stated that it would be nice to have a slide that showed a comprehensive list of all projects completed, as a summary, on an annual basis to show constituents.

Commissioner Charles Rousseau stated during the budget hearing also.

The meeting recessed at 9:16 a.m.

The meeting was reconvened at 9:19 a.m.

HB 581, HB 92 and Millage Rates – Ms. Weinmann updated the Board regarding HB 581 and HB 92. She stated that HB 581 implements a statewide floating homestead exemption for all local governments – Counties, Cities, and School Boards. The floating homestead adjusts to reduce property tax increases based upon the increases in the taxable value of the property and includes an annual inflationary adjustment beginning in 2026. The base 2024 value was the base value.

Mr. Rapson stated that this law attempts to have local government increase the millage rate to increase the taxes and HB 581 was that effort. A later presentation will show how it will impact the Assessor's Office.

Ms. Weinmann stated that the Department of Revenue selected which CPI "inflationary factor" to use. Per the Regulation Notice on December 30, 2024, the factor will be Consumer Price Index – All Urban Consumers (CPI-U): US City Average. The CPI Adjustment does not begin until 2026 for the 2027 budget. The property tax bill will only increase if the millage rate increases or not rolled back. She stated that the floating homestead will apply to the County's and City's M&O, Fire, EMS, 911 and other special districts. Fayette County did not opt out and neither did the other municipalities. Increases in floating homestead will force increases in millage rates to maintain service delivery.

Mr. Rapson stated that special districts were not normally included in the equation. This change will now impact all the other funds and not just the General Fund. The Board of Education (BOE) opted out.

Mrs. Lee Ann Bartlett discussed changes made through House Bill 92 (HB92). She stated that HB92 gave different opt out options that changed the time period a resident can apply for homestead exemption. She stated that there would be an assessment notice that would show just the M&O. There will be one line for BOE, one line for County operations. If a resident was within city limits, there will be a line for City operations and that was all a resident would see. On past notices, residents would see all the tax entities. She stated that the taxpayers were going to be angry. The appeal time will have passed and although the value can be appealed, the tax bill cannot be appealed. There will be nothing staff can do about it. State legislators have forced this issue.

Commissioner Oddo asked if a statement could be placed on the bill.

Mrs. Bartlett said, "We cannot." She stated that because the assessment notice was a State form it cannot be changed by the County without permission from the Department of Revenue.

Mr. Rapson stated that the County was trying to follow the state laws in place.

Vice Chairman Gibbons stated that he realized there was nothing the County could do, but he was looking at ACCG and other lobbying organizations. He stated that he spoke with representatives of the organizations, and they did not seem to do anything about the bill.

Mrs. Bartlett stated that the new County vendor was doing all the programming for these changes, and it was helping her department.

Commissioner Rousseau stated that residents should appeal the assess value and not wait because there was no opportunity to appeal once the bill was sent out.

Mrs. Bartlett stated that was correct. She reiterated that residents cannot appeal the tax bill, but they can appeal the value. She stated that her department will have to kept up with several values and these are individual values.

Mr. Rapson stated that without the CPI, staff did not know what to float the exemption to.

Mrs. Bartlett stated that allegedly, DOR will have the values to them by late fall each year. In response to Commissioner Rousseau, she stated that there was some language in legislation regarding reevaluations happening every three years. She stated that her department looked at values every year so that change did not impact the County.

Commissioner Oddo asked how much lead time between receiving the CPI would be given before sending out the tax bill.

Mrs. Bartlett stated that the CPI information will be needed in the fall in order to send out the notices, which are sent out in May. Residents have forty-five days from the date of the notice to appeal values. If a resident appealed to Superior Court but did not attend the settlement conference, then there are consequences handed down from the court.

Ms. Weinmann stated that staff was proposing to decrease the Fire millage rate from 3.070 mills to 2.820 mills. This would be a negative impact to the Fire Fund of -\$1,164,495, however, staff was proposing to increase EMS from 0.500 mills to 1.000 mills which would be an impact of \$3,230,000. The County M&O remained at 3.763 and 911 remained at 0.210.

Mr. Rapson stated that the proposed budget would include the impact of this change if the Board agreed. He stated that it would be part of the budget hearing. He stated that this realignment was part of the proposal to add six additional EMS officers to stand up two new EMS units. There was no impact to the SPLOST.

Proposed Fee Updates: Ms. Weinmann stated that the proposed State Court violation fee increases remained competitive with neighboring municipalities. She stated that State Court was requesting to increase fees. This increase would help to maintain the functions of the Accountability Court.

Mr. Rapson stated that Judge Jason Thompson could not attend the meeting. He stated that the increased fees would also help to fund the requested additional case manager positions. He stated that Judge Thompson wanted to stress that the fees had not been increased in a long time, and he wanted to stay consistent with other jurisdictions.

Commissioner Oddo asked what the impact for the increased fees was.
Ms. Weinmann stated about \$100,000/year.

Mr. Rapson stated that the \$100,000 would help the backlog. He stated that the County had not paid for that. This was paid for through ARPA (American Recuse Plan Act) funds and now the Judge would like to address this by hiring the position full time to continue to address the backlog.

Ms. Weinmann stated that the next proposed fee increase was for EMS billing. She stated that this fee increase was due to Georgia Medicaid and Medicare. The estimated increase was \$116k and would be effective as of July 1, 2025. The estimated EMS Ambulance charges in the budget were \$3.2M for FY2026.

The Board approved the Utility Permit fees increase at the May 8, 2025 Board meeting. The estimated revenue was \$46k for FY2026 and it was incorporated into the budget. The increase will help to fund the new Utility Manager position that was added to the FY2025 budget. The increased fees will take effect on June 1, 2025.

The meeting recessed at 9:48 a.m.

The meeting reconvened at 9:56 a.m.

Commissioner Rousseau left the meeting.

2004, 2017, and 2023 SPLOST Review

Public Works Director Phil Mallon introduced his team. Transportation Engineer Paola Kimbell stated that she was using a new interactive mapping tool to present the projects, called Story Maps. She stated that for the 2004 SPLOST projects, 17 were completed and two have been studied and require no further action. She stated that there were 67 total projects for the 2017 SPLOST and 35 are complete, four are in construction, two are in right-of-way acquisition, four in design, six are studied; no further action needed and sixteen are no action taken.

Mr. Mallon stated that of the “no action taken”, there were about six that are city path projects.

Ms. Kimbell presented the 2004 SPLOST active projects; Coastline Road; Veterans and Eastin Road; East Fayetteville Bypass; State Route 85 and Highway 85 Connector Traffic Signal; Path Projects; Sandy Creek and Eastin Road; State Route 92 and Hampton Road; South Jeff Davis, County Line and Inman Road Roundabout; and the Goza Road Realignment Project.

Veterans and Eastin Road: Mr. Mallon stated that staff would bring an agreement between the County and Trilith before the Board for consideration to address some of the cost sharing. He stated that the hold up was that there was an agreement for all the right-of-way and at the last minute a property owner that was impacted by a Georgia Power project, did not want to move forward until they had an agreement for both projects.

Chairman Hearn asked if this parcel was one that needed to be condemned to move the project along.

East Fayetteville Bypass: The County was in the process of acquiring a mitigation bank. Mr. Mallon stated that the requirement for acquiring that land was that it would have to be accessible to the public. Staff proposed a passive park with paths. The County was waiting for permission to get into the wetland to perform “geo-type” work to start the designing.

Mr. Rapson stated that he could send Laura Benz an email requesting that she reach out to the Corps of Engineers to move this forward.

State Route 85 and Highway 85 Connector Traffic Signal: Going out to bid in following weeks.

Path Project: Ms. Kimbell stated that the grant application had been submitted for the GDOT Path Program. She stated that we would move forward with or without the grant. If the County received the grant, we would be able to extend the project limits.

State Route 92 and Hampton Road: Mr. Mallon stated that this project was important to the Town of Woolsey. It had been delayed due to utility locates and relocations with the gas station. The initial concept that was approved in 2019, the design guidelines changed, and the concept needed an update.

South Jeff Davis, County Line and Inman Road Roundabout: Ms. Kimbell stated that the project was in right-of-way phase and staff will be applying for a Safe Streets and Roads for All (SS4A) Grant for construction.

Mr. Mallon stated that there was already an intergovernmental agreement in place with Clayton County. He stated that there was a grant application that ends late June. He stated that he and Ms. Kimbell believed this to be the highest-ranking project for Fayette County for the grant application. The crash data supports it, and it can be delivered in five years. He stated that he may spend another \$150k on design to get a \$2M grant.

Chairman Hearn stated that he was good with that. Vice Chairman Gibbons agreed.

Goza Road Realignment Project: Ms. Kimbell stated that State Route (SR) 85 and Goza Road had 27 crashes in the last five years, compared to five crashes at the intersection of Goza Road and Bernhard Road, two crashes at the curb of Bernhard Road, and 17 crashes at Bernhard and SR85. She stated that staff was actively working with GDOT to look at improvements at SR85 and Goza Road.

Chairman Hearn stated that he and Mr. Mallon discussed making SR85 and Goza prohibitive to make a left turn.

Ms. Kimbell stated that almost 70% of the crashes involved a left turn conflict.

Commissioner Oddo asked if there was a signal at Bernhard and Goza.
Ms. Kimbell stated yes. No fatality in five years.

Mr. Mallon stated that before prohibiting left turns at Goza Road, GDOT wanted to be convinced that we would not overwhelm the traffic signal at Bernhard Road.

Ms. Kimbell stated that staff was looking at a right-hand bypass on Goza Road for cars to turn onto Bernhard Road. Almost all five crashes are rear-end crashes at this intersection. The next concept would be to correct the curb at Bernhard Road and the other one was a right-hand bypass on SR85 and Goza Road to prevent the rear-end crashes.

2017 SPLOST – Ms. Kimbell stated that there were 21 completed projects and 33 total projects. Two are in construction, two in right-of-way acquisition stage, two in design, four are ongoing and are maintenance projects, and two are inactive.

Commissioner Oddo asked if there would be a roundabout at Ebenezer Church Road and Redwine Road.

Ms. Kimbell stated that it was completed in the 2023 SPLOST. Staff has begun concept design soon.

Mr. Mallon stated that research was being done at the intersection and staff would be evaluating options.

Ms. Kimbell continued the presentation that included updates on New Hope Road and Brogdon Road, Ebenezer Road, Ebenezer Church Road and Spear Road Intersection Improvement, Tyrone Road and Flat Creek Road Traffic Signal Improvements, Camp Creek Trail Phase I, Redwine Road Path Project. Redwine Road, Bernhard Road, and South Peachtree Parkway project were completed this year. Crash trends for completed projects were included to showcase how much the intersections are improving.

Mr. Mallon stated that information regarding crash data has improved in recent years and staff has available information that was once not easily available.

Ms. Kimbell gave an update of the construction project at Starrs Mill School Tunnel. She stated that staff was considering a road closure for May 27 to work on the tunnel. The closure would be for 28 days. Project completion was scheduled for late summer, early fall of 2025.

She continued with updates for Banks Road and Ellis Road Intersection Improvement. She stated that the city of Fayetteville provided a request for annexation of this area that was scheduled before the City Council on May 15.

Mr. Rapson stated that the County provided the City objections to the annexation. He stated that this would be a viable objection based on density.

Ms. Kimbell stated that the concept phase was complete, and they received two concepts. One was a single lane roundabout with an R-cut and the other was a traffic signal and a right-hand turn lane onto Ellis Road.

Mr. Mallon stated that staff was struggling with the decision to put any money into this intersection knowing that there was City development planned for the area. The developers have offered to build a roundabout. He stated that if the development did not happen, this was one of the highest crash rated areas and if the County wanted to do something at this intersection, the options were roundabout or traffic signal. He stated that his preference was to put in a low-cost traffic signal (\$250,000), similar to the one at Tyrone and Flat Creek Roads.

Chairman Hearn stated that even if the current development was not approved by the City, there will eventually be development there and a traffic signal was the right way to go, in the interim, because of the high crash data.

Commissioner Oddo asked if it should be a three-way stop.

Mr. Mallon stated that a three-way stop would create a terrible delay on Banks Road and that would increase the problem.

Vice Chairman Gibbons stated that there were two courses of actions. One was to ignore the proposed annexation and in that case the County would proceed with a roundabout or traffic signal. The other course of action was that because we are unsure if the development was going to happen, the County could put in an interim traffic signal. He asked if the development was denied, would the County then put in a permanent traffic signal.

Mr. Mallon stated that staff would consider that.

Vice Chairman Gibbons stated that the interim traffic signal would mitigate the crashes for the next three to four years, regardless of what happened. Mr. Mallon confirmed, and Vice Chairman Gibbons stated he was good with that.

Commissioner Oddo asked if, at that point, it would be within the city of Fayetteville.

Mr. Rapson stated only if it was annexed.

County Attorney Dennis Davenport stated that the intersection was still Fayette County's road.

Mr. Mallon stated that with the interim traffic signal would minimize the drainage improvements, and pedestrian improvements.

Ms. Kimbell addressed the Transportation Studies.

Chairman Hearn stated that Peachtree City wanted and GDOT supported, a Highway 54 Corridor study. GDOT would like for the County to reach out into Coweta County, slightly past Fischer Road, to conduct the study. The study would include Fayette, Coweta, Peachtree City, and Fayetteville. He asked Mr. Mallon to see if there was money available with Atlanta Regional Commission (ARC) for the study. He stated that the project should not be conducted until the current project was completed at SR 54 and SR 74. Once the project was completed GDOT committed to retiming the signals from SR 74 going west on SR 54.

Commissioner Oddo asked the point of doing the study in Coweta County.

Chairman Hearn stated that GDOT wanted to include Coweta County. The forecasted growth will affect the traffic.

Vice Chairman stated that he was good with doing a study.

Commissioner Oddo stated that the only thing that concerned him was – was this a study to see how to move more cars through Fayette County or was Coweta going to be part of it to help move cars through Coweta. He stated that he did not have a problem with it. He stated that he would like to expand it to include Coweta County to move the traffic.

Mr. Rapson stated that discussions about an East/West Corridor connection may come from this. The question was if that was something that the County wanted to have a conversation about. He stated that the question would be who would move the conversation forward and if it was something that both jurisdictions were interested in doing. Mr. Rapson stated that before going to GDOT with the conversation, Mr. Mallon, staff and Chairman and Vice Chairman should have a discussion.

Discussion of the Public Safety Training Facility and Tactical Training Track was moved up on the agenda. Sheriff Barry Babb and Major Michelle Walker were present.

Project Consultant Tim Symonds stated that this presentation was for the Sheriff's Office Tactical Driving Course. He stated that Phase I, at \$2,567,710.63, was completed by McLeroy, and Piedmont Paving started Phase 2, at \$2,421,698.61, in December 2024. The project was scheduled for completion in June 2025. The total project cost is \$5,139,015.26.

Sheriff Babb stated that there were no other jurisdictions with anything on the scale as this project on the local level. That was what made this the Regional Academy. He stated that this facility would allow Fayette County law enforcement to be certified faster.

Sheriff Babb and Major Walker left the meeting.

2017 Stormwater SPLOST Infrastructure Improvement Projects

Environmental Management Director Bryan Keller and Assistant Environmental Management Director Courtney Hassenzahl made a presentation to the Board.

Category I: Mr. Keller stated that the last projects in this category were Longview Dam and Kozisek Dam. He stated that there would be a more detailed presentation on these after lunch.

Category II, Tier I: There are 14 total projects, four programmed, five are in design, and five completed. Mr. Keller stated that he believed a lot of the projects would be completed this year.

Category II, Tier II: There are 51 total projects. Mr. Keller stated that there were a lot of open task orders for design. He stated that there were four notable projects in this category, and one was Darren and Shoal Creek Drive. He stated that the Darren Drive culvert was set to be released for bid. This culvert was triple 9X9 boxes with three 9X5 on the side. Staff looked at trying to put in a bridge, but it is a one-way in and one-way out, and after consulting experts, it was determined that there was no way to construct a bridge without cutting off access. Shoal Creek Drive was located upstream, and it was triple 9X9 and one additional 9X4. He stated that Matthew and Mark [roads] would be going to construction soon.

Category III: Consist of smaller projects done in-house or in the right-of-way. There are 153 total projects. Mr. Keller stated that staff was working with the Water System and their annual contract, to move forward with an annual contract for stormwater pipe replacement to complete the 95 programmed projects. He stated that he was hoping for 15 to 20 additional projects being completed a year to help move the projects forward.

Category IV: These projects consist of repairs and replacements as discovered. Completed projects include Ridge Way, Lowery Road and Cedar Trail. Mr. Keller thanked the Road Department for their assistance with this project. He stated that as of this presentation, Old Ivy was near completion.

2023 SPLOST Project Updates:

Stormwater SPLOST Infrastructure Improvement Projects: Mr. Keller stated that there were currently only two projects in design. He stated that per the Board's direction, staff was spending money available in 2017 SPLOST first. One of the two projects in design was Hartford Place located in Brandon Mill Subdivision and the other was Westbridge Drive. Hartford Place was an emergency project where the right-of-way was failing. There are currently six projects in the Brandon Mill Subdivision.

Transportation Overview: Ms. Kimbell stated that for the 2023 reallocation of SPLOST the projects were Creek Road - new construction, Intersection Safety Improvements, and Road Maintenance. Creek Road project would be connecting SR 54 to First Manassas Mile Road. Staff was working on a new task order to look at the feasibility of the project. This was a joint venture with the City of Fayetteville. The main challenge for the project was left turns from construction on SR 54.

Mayor Eric Dial blessed the food.

The meeting recessed for lunch at 11:09 a.m.

The meeting reconvened at 12:24 p.m.

Justice Center Build-out Update: Mr. Rapson made presentation for Consultant David Jaegar. He stated that the Justice Center was proceeding along. The bid open date for this project was June 17, 2025. The concept phase and final design was completed. The difficulty of the project was moving courtroom between floors. The project continued to move forward.

Parks and Recreation Multi-Use Facility: Mr. Symonds stated that there was a full set of design documents. The Construction Manager at Risk was awarded to MEJA Construction in February 2025. In April, the Board approved the Guaranteed Maximum Price of \$20,640,302 for this project. The site work has started. The timeline for completion was scheduled for September 2026. He stated that comments from the community open house was used to create the design. There were some things that were not included, i.e. the pool. He walked through the layout of the building.

Senior Services Renovation and Transportation Vehicles: Fayette Senior Services Director of Operations Dan Gibbs stated that there were three components. The first was vehicles. There was \$675,000 from SPLOST for transportation vehicles. He stated that they have purchased three vans at the beginning of the fiscal year and put into service, three wheelchair capable vans. He stated that they currently have 19 vehicles in service. The second component was the Meals-on-Wheels. He stated that he was attempting to build a walk-in refrigerator/freezer to store meals and to expand the capacity for refrigerator storage for the café. The Café expansion would include an enclosed porch area. The Café was already at capacity so the Meals-on-Wheels refrigeration would also be used for the Café storage. The budget for the expansion was about \$750,000. There was a reallocation of \$500,000 to add to the Senior Services budget. He split that by \$100,000 to increase the Meals-on-Wheels expansion and remainder on the Café. The goals for FY2026 were to complete design work for the Café, which the contract for architectural design with Jefferson was recently signed. ARC contributes \$138,000 for transportation, \$250,000 for meals, \$290,000 for home delivery meals, \$73,000 for case management, \$220,000 for other transportation funds and some in-home and personal services care at \$100,000. All these funds come to Fayette Senior Services through ARC. This year Fayette Senior Services received about \$780,000 in federal funds. The total budget was about \$2.8M.

Road Department Pavement Management Update: Road Department Director Steve Hoffman gave a staffing highlight. He also highlighted some of the recent projects completed: Crabapple Lane, Snow Plowing, Booker Avenue Parking Lot, and Brooks Park Drainage. Mr. Hoffman shared that most of the "tools in the toolbox" are done through contractors; crack sealing, crack relieve layer, micro surfacing, scrub seal, fog seal, hot-in-place recycling, full depth reclamation (FDR) and asphalt rejuvenation. The PCI (Pavement Condition Index) was a scoring system used to evaluate the roads. Mr. Hoffman stated that the County had a score of 75.5. This score was above average for other jurisdictions. The score was slightly under rated because the scoring took place right before some resurfacing was completed. There was \$291,000 proposed for FY2026 for the LMIG (Local Maintenance and Improvements Grant) county match. Some of the funds received will be used to improve roads. He shared the FY2026 proposed spending. In-House patching at \$430,000, contractor resurfacing at \$4.1M for approximately 14.25 miles of road. The

FDR will be funded through SPLOST funds. In FY2026, the department planned to use most of its available SPLOST funds to rebuild roads that are in poor conditions.

Chairman Hearn stated that he mentioned to Mr. Hoffman that there was a project in Brooks on Woods Road, that was part of the SPLOST, that he would like Mr. Hoffman to work with them and share his experiences and contractors.

Update on Fayette County Path and Trail Initiatives: Mr. Mallon introduced Eric Dial representing Fayette Forward, Erin Fortner with Trilith and Nikki Vanderslice with Fayette County Development Authority.

Mr. Dial stated that when the group traveled to Bentonville, Arkansas there were two take-aways. He stated that one was the need for an entity that would work with all the local governments and partners to achieve things for community development, economic growth and quality of life issues. He stated that one of the major projects of Fayette Forward was the countywide path systems.

Mr. Fortner stated that he was a city planner and that he did a lot of work with local government. He stated that he and his family moved to Trilith about four years ago. Trilith was his client and one of the things he was responsible for was helping with mobility strategies.

Mr. Mallon stated that the Starrs Mill Tunnel and Path project was one of the largest federal aid projects. He stated that when completed it would have sidewalks and paths along the entire project limits. He stated that there was an existing GDOT project coming from Clayton south to where the County's project limits will start. The existing project was to put sidewalks on SR85 to establish or maintaining corridor continuity. The path would go close to the Kenwood Road Park on SR279. The next project needed would be to extend the paths to the park.

Commissioner Oddo asked if the section would be six lanes.

Mr. Mallon stated that it would not be six lanes. The federal aid project was not a capacity project. He stated that the project may be increasing left turn lanes. He stated that the widening project stopped in Clayton County.

Camp Creek Trail Phase II – Mr. Mallon stated that one of the high priority projects he would like to advance out of concept was the Camp Creek Trail Phase II project. Phase I was completed a year ago. This project would go from Starrs Mill through land owned by Fayette County and tie into the Starrs Mill School Complex. A long-range vision would be to go from Starrs Mill to Trilith or the Soccer Complex. He stated that he believed the Board was supporting this initiative and he would move forward with design on the project.

Eastin Road to U.S. Soccer – Mr. Mallon stated that this project would be more of a trail than a path. The project was being placed on hold for now and was being discussed for future consideration. He stated that by trail, he meant an infrastructure designed to be away from roads, along water, through woods, or utility easements. He stated that it could be ten to twelve feet wide or a mountain bike trail; it could vary. He stated that through outreach work, there was a lot of support for trails instead of paths.

Vice Chairman Gibbons stated that as a personal preference, having the traditional paths would mean less chances of being injured because it would be easier to walk on, than a mountain bike trail. He stated that he saw that most people walking on the paths for exercise were not teenagers.

Mr. Mallon stated that two examples of trails was Lake Horton and Ridge Nature Preserve. He stated that the trails do not connect destinations and were heavily used.

Mr. Dial stated that the system would be one of connectivity but there would be spurs of trail systems to give options. He stated that the goal would be to meet a variety of needs of the community. There would be multiple types of paths and uses of those paths.

Mr. Rapson stated that staff would need direction on some of the issues with environmental issues with wetlands and environmental setbacks. He stated that the County had a much higher standard than what the State allowed. One of the things needed was how to mitigate that. He stated that one of the paths on the eastside of the road was primarily wetlands. The Development Authority wanted to create a wetland mitigation bank. He stated that staff had to figure what type of path it should be. The project from U.S. Soccer to Piedmont Fayette Hospital was another project. There was a long-term agreement with the City of Fayetteville to do the connection from Trilith to Piedmont Fayette Hospital. The bridge over Piedmont Fayette had been completed to connect to Fayetteville. The path would be to connect it all. He stated that maybe the first piece would be the front half as Phase IA because the County may be able to get more money for that part. It would require modifications to the County ordinances and to make a decision about some land that the County owned. There are continued discussions about the project including who would maintain the property, who would have ownership, and more.

Chairman Hearn stated that he was comfortable with putting a path in the County's right-of-way. He stated that if the impact to the wetlands could be minimized, he would want to go that route. He stated that it may be further minimized by putting in a catwalk.

Mr. Rapson stated that when talking about putting paths near creeks, the roadblock was the County owning the property. He stated that if the property was condemned that would require Board action. He asked if that was something the Board was willing to do.

Vice Chairman Gibbons stated that one of the top issues when talking about residents was density. He stated that from his perspective if looking at a Master Plan for path continuity throughout the county, how could the County leverage where the paths were placed to minimize the potential for future development in certain areas. He stated that it was like the greenspace in Peachtree City. The area was designated undevelopable land. He wanted to know how the County could leverage the land with paths for recreational purposes to minimize potential future development. He stated that was what he would like to see.

Mr. Mallon stated that he spoke with Carroll County, who had a nice 18-mile path system and that was their strategy, to protect desirable land by putting in a path system.

Commissioner Oddo stated that the more the County built, the more the County would have to maintain. He stated that he did not know what cost would be involved. He did not want to set up future Commissioners and staff to maintain property that would be costly. He stated that when discussing trails through wooded areas he wanted to be sure that safety was addressed. He stated that regarding connectivity, he did not believe people would use the paths to get from Peachtree City to Trilith and would be used more by people in the area, except for bikers, who want to get out a little. He stated that he did not know if this was warping into an alternate transportation system or just an amenity. If it was amenity, he was not in favor of condemnation.

Mr. Rapson stated that amenity was the aspect associated with Camp Creek and connectivity was what he would describe the U.S. Soccer to Piedmont Fayette path to be. He stated that, regarding safety and connectivity, it was at the lower end of the risk. He continued that there were already maintenance commitments from the pathway communities and other stakeholders to maintain the Trilith paths and the County would maintain the piece from Trilith to Piedmont Fayette and there were agreements in place to that effect.

In response to Vice Chairman Gibbons, Mr. Rapson stated that U.S. Soccer and Trilith will pay for the land that they own. The Development Authority's plan was to buy acres and build the paths. He stated that staff wanted to know if the Board was amenable to the connectivity and would like staff to work toward making it happen. He did not want staff going to meetings that ultimately the Board was not supporting.

Vice Chairman Gibbons stated that he supported leveraging the funding sources from County partners and looking at this to reduce some of the development density.

Mr. Rapson stated that if ARC would fund another project funded in the SPLOST, he would reallocate some of the path SPLOST dollars to this project. In the same regards, if there was a project that was under funded that money would be used first.

Mr. Dial stated that they would be building a spreadsheet that would have all the criteria, such as, public funding, private funding, connectivity, efficiency, public support, etc. It will be a scorecard, and that input would be used to determine what the Board considered priorities for the staff. He stated that Fayette Forward would not be doing things that the Board did not want to see. He stated that safety and maintenance would all be considered.

In response to Vice Chairman Gibbons, Ms. Vanderslice stated that having paths and trail in Fayette County would be something that industries would look at when deciding to come to Fayette County. She stated that it was a quality-of-life piece. She stated that the Development Authority hosted the Arkansas trip. There was a 130-miles of existing paths that have been paid for by the County and municipalities. She stated that they did not need to find something new but build on what was existing and make it connected. She stated that some employees from U.S. Soccer wanted to be able to ride their golf carts from Peachtree City to U.S. Soccer, so some of it would be alternative transportation available. The Development Authority was funding Fayette Forward to see if this was an opportunity. Fayette Forward was a 501(c)3 so other funding can be considered. She stated that she did not think there should be any expectations that Development Authority would fund all the paths throughout the county. She stated that at Eastin and Veterans Parkway there was wetland mitigation bank and there was a cost associated with developing the bank, that would then be a revenue stream.

Vice Chairman Gibbons stated that, assuming this was approved for funding, there should be cost sharing among the entities – employees and families, because not all will live in Fayette County – that should share in the cost of development.

Mr. Dial stated that one of his primary tasks was building those partnerships.

Commissioner Oddo stated that one other consideration was the ultimate vision of all the partnerships. He stated that he was not comfortable with one partner branching off to the northwest part of the county just to build a path. He wanted to have a reason for what was being done because it was going to require maintenance and more personnel.

Chairman Hearn stated that he would like to keep condemnation to an absolute minimum but by the same token, he did not want to have one or two people hold up a project where there was a huge benefit to the whole county.

Mr. Dial stated that they never ignore that topic.

Mr. Mallon stated that he would like to add that the main goal was to get a sense from the Board that staff was on the right track, and he got the sense that he was. He stated that identifying and vetting the projects would be an elaborate long public process that would be presented to the Board.

Mr. Fortner stated that there were times when the property owner, through the development of their property, could integrate the path system and pay for the path system in the Master Path Plan that Fayette Forward would help to incubate along with the CTP (Comprehensive Transportation Plan) process. The property that was in ownership by Trilith was identified as a way to build roughly five miles of the segment of path so that it would be privately funded by Trilith. He stated, in response to the maintenance of the trails and paths, that Carroll County shared that the maintenance for their 18-miles of greenway with a 12-foot paved section, was \$150,000/yr and it was one of the lowest things to maintain of all their recreational amenities, compared to the need. He stated that regarding mobility and transportation, it would always be cheaper to maintain infrastructure that was moving people in ways other than cars.

Commissioner Oddo asked if ten percent of the travel moved to the alternative would it cause congestion while using the alternative means of transportation, i.e. the paths.

Mr. Fortner stated that a beltline was not always an apple-to-apple example in the region. He stated that the eastside of the beltline was so congested. To answer the question, it would depend on how the paths were designed. He stated that the CTP process was a good process to determine what it would look like to embrace multiple-mode transportation in the next twenty years.

Vice Chairman Gibbons stated that keeping people who are invested in this type of project was important.

Dam Projects Update: Environmental Management Transportation Engineer Christian Smith presented an update on the dam projects and an overview of the dam requirements per the Georgia Safe Dam Act of 1978. He stated that the Kozisek Dam and the Phillips Lake Dam are categorized as Category I structures, which meant that they hold enough water back that a failure would cause a probable loss of life. He stated that when he completed the last cost analysis the estimated damages would be \$18M+ should the dams breach.

Mr. Keller stated that in 2019 the County received a Consent Order from EPD regarding the dams.

Mr. Smith stated that there were four options for compliance; 1. upgrade the dam, 2. breach the dam, 3. modify the dam to remove the downstream flood risks and 4. to remove or modify the downstream structures at risk. He stated that #4 was the most expensive. All work would have to be reviewed by the Engineer of Record as required by the Safe Dam program. The dams are located on Neely Road and Longview Road and was close to Highway 314. He stated that the project was currently on hold because the cost of the bid amounts was extremely high. As of 2020, the estimated total cost of the project was \$5.1M, with a grant amount of \$1.8M, and a local contribution of \$1.3M, which was in the SPLOST budget. After receiving the bid amounts, it left a shortfall of \$8.7M. Staff regrouped and concluded that in the past four years with inflation, the construction cost ballooned. Mr. Smith stated that staff spoke with GEMA (Georgia Emergency Management Agency) about the grant program and additional funding was made available. GEMA was confident that they could get the County back to 75% on the grant once the appropriate paperwork was completed. He stated that the faster solution was to continue with the rebuild since plans are already in place, however the cost was estimated to be another \$2.4 to continue with this solution. The other option was to breach or modify the dams. There would be more ambiguity and risk involved because the engineers would have to look at the hydro analysis and redesign the plans. There was no cost estimate for breaching.

Mr. Keller stated that staff spoke with the County Attorney, and it was clear that the County had a fee simple ownership, so there was nothing in the deed that stated that the County had to rebuild the dam.

Mr. Smith stated that the current bid prices were expired.

Chairman Hearn stated that if the ponds were treated as retention ponds so that there was minimum impact downstream that would take away the potential damage downstream. He stated that the County owned Phillips Lake Dam so why rebuild the dam, other than to turn it into a passive recreation area.

Vice Chairman Gibbons stated that he was uncomfortable with this because he was not an expert on this topic. He wanted to know what staff recommended.

Mr. Mallon stated breach.

Mr. Rapson stated that from a cost perspective, staff would breach the dam and determine if there was something that could be done to keep the road intact.

Mr. Mallon stated that if the option was to breach, staff could explore that option and bring numbers back to the Board.

Vice Chairman Gibbons asked if the County was under a timeline.

Mr. Rapson stated that the State gave a Consent Order but not a timeline. The State understood the problem that the County was having. He stated that the State was looking at this as one project, not two.

Vice Chairman Gibbons stated that the State was still willing to help if the decision was to breach.

Mr. Rapson stated that there was enough money with SPLOST for the local match, assuming they do the 75%, and therefore the County could do a breach.

Commissioner Oddo stated if the State was worried that the dams could “go”, he did not know how the County could keep extending the repairs. He asked if it would really take another 15 months if the dam was breached.

Mr. Keller stated that in order to get the grant funds, the County would have to go through the entire process again if the decision was to breach. That included revising the plans at three to six months, submit to the federal government for review at another six to eight months, approval of Safe Dams and then the bid process.

Mr. Rapson stated that it sounded like the Board was in favor of staff moving forward with a breach.

Commissioner Oddo asked if there was any possibility to tying this into the Water System.

Mr. Rapson stated that there was not enough capacity in the lakes to move the dial because the lakes are very shallow.

Advanced Metering Infrastructure (AMI): Water System Director Vanessa Tigert stated that everyone with a Fayette County water meter should download the EyeOnWater application. She stated that she did not anticipate so many leaks on the customer’s side. She stated that there were 30,140 small meters installed and 100% of the large meters; wholesale meters, retrofitted. The project was 97% complete. She stated that the project was projected to be completed in October 2025, but it will be completed by the end of June. There were 59 work orders added, and 57 work orders completed.

Enhanced Monitoring Services: About two years ago, staff presented to the Board, and it was approved to charge \$3.00 for the leak protection program. Staff would be requesting to change the amount to \$1.00 and charge \$1.00 for Enhanced Monitoring Services. She stated that the highest number of users for the EyeOnWater app was 20% and she would like for Fayette County to change that number. Badger Meters promoted their meters as saving water but did not have a program in place to say how much water was saved. Arcadis developed a dashboard that set up different parameters to calculate the estimate savings on water. In March, the County saved \$12,041.

Vice Chairman Gibbons stated that he remembered when staff pitched AMI that it would give a more accurate picture of the water being used and that it would help to find leaks throughout the system faster.

Mrs. Tigert stated yes, it was giving a more accurate picture of the water being used.

Mr. Rapson stated that it was doing both because AMI was notifying staff at the end point so if there was a leak, staff knew exactly where the leak was located.

Vice Chairman Gibbons asked if it notified staff of a burst pipe.

Mrs. Tigert stated yes.

Vice Chairman Gibbons stated that this meant that the leaks were being caught faster, which also meant less cost passed to the customer.

Mrs. Tigert stated that the leak protection program was implemented in 2014. The program collected \$3.00 per customer that totaled about \$500,000 in revenue. She stated that staff was cutting that down with the Enhanced Monitoring fee to \$1.00 per month. She stated that staff recommended eliminating the \$1/month fee based on the impact of the enhanced monitoring. Mrs. Tigert stated that the recommendation would be to make the fee \$2/month to go into effect on July 1, 2025.

Chairman Gibbons asked if the revenue would be needed once the debt was paid off.

Mrs. Tigert stated that she would always need revenue.

Mr. Rapson stated that this had nothing to do with debt. One dollar was for the leak protection and the other dollar was for the monitoring fee. Because this was new technology and basically changed the paradigm for the Water System in regard to customer service, the dollars would go to the additional staffing needed for the monitoring. He stated that it would be \$1.00 for the leak protection fee, and \$2 for enhanced monitoring fee.

Fayette County Animal Control Master Plan Phase II: Animal Control Director Tracy Thompson gave an update of the existing facility and upcoming plans. She stated that they have received two sets of commercial grade washers and dryers. One set was installed and the other will be placed in the new building. Staff was working on plans to improve air quality while still maintaining the climate control in the building. Larry Mitchell, Building and Grounds Director had the heat and air company to move the large exhaust fan. The kennels will be larger than the others. The rabies kennels will be reconfigured to allow for safer handling of the animals. The drainage will be corrected as part of Phase II. The patio (CATIO) will be completed by Eagle Scouts for the cats to play outside. Two citizens have requested to sponsor the Volunteer Play Yard, saving the County money.

Mr. Rapson stated that the Animal Shelter Project Phase II had an available budget of approximately \$2,151,000. The concept plans are currently underway. The Task Order was approved for POND on April 10, 2025. He stated that since Phase II was funded through the SPLOST, Phase I was a separate funding, so an additional \$25,000 was added to the budget to address the mechanical fans.

Public Safety Radio System Update: 911 Director Katie Vogt stated that the radio contract was initiated November 2018. There were three tower sites added, microwave added to the current system and an upgrade added to the P25 system. Several transmittal antennas were upgraded and since then, E.F. Johnson (Consultant) admitted that there should have been more upgrades. Staff was working on the other upgrades. The contract included a not-to-exceed amount of \$14,964,675.53 and included contingency of \$2,750,000. Ms. Vogt stated that the AVL and ESChat modules have been implemented. As of May 2, 2025, 271 radios have been completed under the preventive maintenance plan. She stated that 14.3% of the mobile radio antennas were found to have issues and were replaced. Upcoming changes include changing the tower to improve coverage. The tower will be moved from Willowbend to Huddleston Road. The Huddleston Road tower will be a 4-cabinet unit instead of an actual building structure, a cover will be placed on top and new equipment will be placed there. This should improve Peachtree City's reception significantly. The existing Willowbend site will be moved to Highway 138, Commerce Drive. This will be an additional site, to total eleven (11) sites. The timeline will depend on the lease negotiations and the equipment acquisition. After the completion of the changes, the system will be evaluated with respect to the contract requirements. There will be a coverage acceptance test (CATP) and system failure mitigation testing. The project group: E.F. Johnson, Mission Critical Partners and the County will conduct the CATP.

Mr. Rapson stated that this was the process all along.

Chairman Hearn asked that staff continue to push to keep this project going and get updates.

Ms. Vogt stated that weekly meetings were held and monthly scheduled meetings with the consultants were held for updates. She stated that they add meetings when needed.

Vice Chairman Gibbons stated that his one of his top priority projects.

Ms. Vogt stated that they continue to do everything possible to complete this project.

Fire and Emergency Services Regional Training Center: Fire Chief Jeffrey Hill stated that there was a ribbon cutting for the building on May 22. The building, concourse, burn building/tower, and classroom building were all complete. Staff continued to purchase items for the building. He stated that the grading cost was \$6,126,092.10 and \$5,671,105 for MEJA Construction to complete the project. He thanked everyone responsible for supporting the project. He stated that it was a huge undertaking to get the project completed.

Vice Chairman Gibbons asked if the Fire Department had all the resources needed to deal with the recent electric vehicles and their battery fires.

Chief Hill stated that it was new technology and there were up-and-coming technologies to deal with that and he was staying on top of what it took to put out those type fires.

Fayette County Community Health Facility: Consultant Tim Symonds gave a review of the building. Construction started in December 2023, Certificate of Occupancy was received December 18, 2024, Health Department moved in January 2025, roof recovery project started March 24, 2025 and was completed, and the Ribbon Cutting was held April 10, 2025.

Mr. Rapson stated that there was funding remaining from the project that was being used in the "Stonewall Shuffle", as part of the Capital Improvement Projects. He stated that a ramp was being put in near the McIntosh Trail Community Service Board side of the building for ADA (Americans with Disabilities Act) compliance and a mural for the walls was being evaluated.

Plan for Elections and Clerk's Office Space Issue: County Clerk Tameca Smith stated that there was an issue with the records compliance and space for the Elections office. The Records Center and Elections office storage are in the same location. With the newest voting machines, Elections needed more space. The excess storage meant an interruption of space to the Clerk's side of the Records Center. Since the McIntosh Trail Community Service Board moved out of the location at 715 Bradley Drive, the plan was to move the Public Defender's Office to that location and extend the Elections Office to the current Public Defender's Office side of the building. There are renovations needed at the Bradley Drive location and will be handled through an existing CIP for Elections, and it will also be used for any renovations and equipment needed once the Public Defender's move out. Building and Grounds have helped to do some of the renovation work to help mitigate the cost.

Fayette County Citizen Academy: Mr. Rapson stated that this item was requested by Commissioner Rousseau.

Mrs. Smith stated that the object of the academy was to educate the community about their local government. She stated that there have been bootcamps for Homeowner's Associations, but this would be an actual academy where citizens sign up to come for a 6-week series with all "citizen facing" departments giving presentations. The goal was to make the series interactive between the presenters and citizens. Staff was proposing 6:30 p.m. to 8:30 p.m. each Tuesday of the month for six weeks. Information flyers will be provided, and promotion of the program will include help from the local media. Mrs. Smith asked when the Board would like to start the program.

Vice Chairman Gibbons asked how many academies would be in session a year.

Mrs. Smith stated that the plan was to see how well received the program was and evaluate how often to continue.

Commissioner Oddo asked if materials had to be developed for presentations.

Mrs. Smith stated yes, each department developed materials for the program. Some departments already do citizen outreach within their department, so they were prepared.

Commissioner Oddo asked if any thought was given to those who want to use this as a venting opportunity.

Mrs. Smith stated that there will be opportunities for attendees to leave comments/feedback and ask questions. She stated that staff would create a learning environment where everyone can enjoy and learn.

Chairman Hearn stated that he would start in September or October.

Vice Chairman Gibbons stated that was a good idea. Staff can take the feedback and incorporate it for future academies, maybe at the first of the year.

ADJOURNMENT: Mr. Rapson stated that concluded the retreat items. He thanked everyone for their contribution.

Commissioner Oddo moved to adjourn the May 9, 2025, Board Retreat. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

The May 9, 2025 Board Retreat adjourned at approximately 3:45 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 12th day of June 2025. Attachments are available on request at the County Clerk's Office.