

BOARD OF COUNTY COMMISSIONERS

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



FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

Minutes

September 25, 2025
5:00 p.m.

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

OFFICIAL SESSION:

Call to Order

Vice Chairman Edward Gibbons called the September 25, 2025 Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present. Chairman Lee Hearn was absent.

Invocation and Pledge of Allegiance by Commissioner Eric Maxwell

Commissioner Eric Maxwell gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

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

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

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

1. Consideration of Ordinance 2025-04 amending Chapter 110. Zoning Ordinance, regarding Article VII. Zoning Board of Appeals. Sec. 110-242. - Powers and duties.

Ms. Bell stated that staff was presenting a recommendation to amend Sec. 110-242. Powers and Duties. She advised that the amendment addressed the powers and duties of the Zoning Board of Appeals. It provided criteria for variances for unimproved nonconforming lots. The Planning Commission also recommended Ordinance 2025-04 to amend Chapter 110. Zoning Ordinance, regarding Article VII. Zoning Board of Appeals. Sec. 110-242. - Powers and duties for approval. She noted that the attached staff report detailed the proposed amended language. Ms. Bell stated that there were some existing nonconforming lots in the County that did not meet the criteria for minimum lot size in their zoning districts but might otherwise support the development of a single-family home. Staff prepared a graphic showing the required elements for a single-family home on a typical 1-acre lot. This included the house, driveway, well with buffer, septic tank, primary septic field and backup septic field. There would still be space for an accessory structure or a pool to be added to the property in most instances. In addition, the State Department of Environmental Health has a 1-acre minimum lot size requirement for homes served by well and septic system. She added that there were other variables that would affect the approval of the septic system, such as the size of the

house, number of bedrooms, and the presence or absence of suitable soil, lot shape and topography. This did not supersede the requirements of the Health Department, which may have additional criteria, depending on each individual project.

No one spoke in favor or opposition.

Commissioner Maxwell moved to approve Ordinance 2025-04 amending Chapter 110. Zoning Ordinance, regarding Article VII. Zoning Board of Appeals. Sec. 110-242. - Powers and duties. Commissioner Oddo seconded. The motion passed 4-0. Chairman Hearn was absent.

PUBLIC COMMENT:

CONSENT AGENDA:

Commissioner Oddo moved to approve the Consent Agenda. Commission Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

2. **Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by George R. Redlich in the amount of \$126.13 for tax year 2024.**
3. **Approval to adopt final supplemental budget adjustments for the fiscal year ended June 30, 2025, and authorization to adjust and close capital projects, moving remaining funds to project contingency.**
4. **Approval of the Georgia Department of Transportation's Title VI Non-Discrimination Agreement and Assurances.**
5. **Approval for staff to acquire all fee simple right-of-way and easements for the proposed roundabout and signalized RCUT at the intersection of Hampton Road and SR 92 (2004 SPLOST R-21).**
6. **Approval to declare fifty-seven (57) vehicles and miscellaneous equipment as un-serviceable, and to sell the assets online utilizing contracted auction services and for all proceeds to be returned to the vehicle replacement fund.**
7. **Approval of September 11, 2025 Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

8. **Request to approve the Public Facilities Authority Selection Committee's recommendation to reappoint Thomas Gray to the Public Facilities Authority for a term beginning July 24, 2025 and expiring July 23, 2026, and to extend said appointment to the next successive term ending July 23, 2027 per County Policy 100.19; Board Appointments.**

Chief Financial Officer Sheryl Weinmann stated that the next three items were requests for appointment to the Public Facilities Authority. The Public Facilities Authority is a volunteer body, comprised of three (3) individuals who are appointed to one-year terms by the Fayette County Board of Commissioners. Ms. Weinmann stated that some of the duties included the issuance of bonds for the acquisition, construction, equipping, maintaining, and operating of building and facilities. The Public Facilities Authority meets infrequently, on an as-needed basis, approximately once a year. She stated that based on County Policy 100.19 which states that, "If less than one year remains at the time an individual is appointed to fill such a vacancy, that individual shall also be reappointed to the position for the next successive term." The Selection Committee recommended appointment of the next successive term, July 24, 2026 to July 23, 2027.

Commissioner Oddo moved to approve to reappoint Thomas Gray to the Public Facilities Authority for a term beginning July 24, 2025 and expiring July 23, 2026, and to extend said appointment to the next successive term ending July 23, 2027 per County Policy 100.19; Board Appointments. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

9. Request to approve the Public Facilities Authority Selection Committee's recommendation to reappoint Edward Outlaw to the Public Facilities Authority for a term beginning July 24, 2025 and expiring July 23, 2026 and to extend said appointment to the next successive term ending July 23, 2027 per County Policy 100.19; Board Appointments.

Commissioner Oddo moved to approve recommendation to reappoint Edward Outlaw to the Public Facilities Authority for a term beginning July 24, 2025 and expiring July 23, 2026 and to extend said appointment to the next successive term ending July 23, 2027 per County Policy 100.19; Board Appointments. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

10. Request to approve the Public Facilities Authority Selection Committee's recommendation to reappoint Alice Reeves to the Public Facilities Authority for a term beginning July 24, 2025 and expiring July 23, 2026 and to extend said appointment to the next successive term ending July 23, 2027 per County Policy 100.19; Board Appointments.

Commissioner Oddo moved to approve to reappoint Alice Reeves to the Public Facilities Authority for a term beginning July 24, 2025 and expiring July 23, 2026 and to extend said appointment to the next successive term ending July 23, 2027 per County Policy 100.19; Board Appointments. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

11. Request to award Bid #26015-B: 2017 SPLOST; Stormwater Category II, Tier II; 19SBJ Darren Drive Culvert Replacement to the lowest responsive, responsible bidder, Piedmont Paving, Inc., in the amount of \$1,404,158.93.

Public Works Director Phil Mallon stated that this request was to award Bid #26015-B: 2017 SPLOST; Stormwater Category II, Tier II; 19SBJ Darren Drive Culvert Replacement to Piedmont Paving, Inc., in the amount of \$1,404,158.93. Mr. Mallon stated that this was a very complicated project. The project consisted of removing the existing deteriorating triple 96-inch corrugated metal pipes conveying Shoal Creek below Darren Drive and replacing with triple 9-foot x 9-foot and triple 9-foot x 5-foot concrete box culverts. This project also included utility coordination and/or relocation, grading, and asphalt paving. Mr. Mallon highlighted that the County had worked with Piedmont Paving on past project and was happy with their performance.

Vice Chairman Gibbons moved to approve to award Bid #26015-B: 2017 SPLOST; Stormwater Category II, Tier II; 19SBJ Darren Drive Culvert Replacement to the lowest responsive, responsible bidder, Piedmont Paving, Inc., in the amount of \$1,404,158.93. Commissioner Oddo seconded.

Commissioner Maxwell stated that he was concerned with the large variance in the bid amounts received for this project.

Mr. Mallon stated that based only on speculation, he knew Piedmont Paving had recently started in the pre-cast culvert business, where they would be able to manufacture the culverts [according to appropriate standards] themselves. As a result, some of the work they are about to do in-house, while other companies still have to outsource, which would contribute to the price variance seen via the other bids.

County Administrator Steve Rapson also advised that he had noticed the variance in the bid amounts and reached out to the vendors to ensure they understood the project scope and specifications.

Vice Chairman Gibbons moved to approve to award Bid #26015-B: 2017 SPLOST; Stormwater Category II, Tier II; 19SBJ Darren Drive Culvert Replacement to the lowest responsive, responsible bidder, Piedmont Paving, Inc., in the amount of \$1,404,158.93. Commissioner Oddo seconded. The motion passed 4-0. Chairman Hearn was absent.

12. Request to award Bid #26016-B: 2017 SPLOST; Stormwater Category II, Tier II; 19SBK Mark Lane Culvert Replacement to the lowest responsive, responsible bidder, Piedmont Paving, Inc., in the amount of \$476,388.72 and to reallocate \$99,437 from 17SAS Stormwater Improvement Plans CAT IV.

Mr. Mallon stated that this item was to award Bid #26016-B: 2017 SPLOST; Stormwater Category II, Tier II; 19SBK Mark Lane Culvert Replacement to Piedmont Paving, Inc., in the amount of \$476,388.72 and to reallocate \$99,437 from 17SAS Stormwater Improvement Plans CAT IV. Mr. Mallon stated that he failed to mention that the construction schedule was 215 days for completion from the notice to proceed for the previous project item #11, and because this was a simpler project the construction schedule was 150 days for completion.

Commissioner Oddo moved to approve to award Bid #26016-B: 2017 SPLOST; Stormwater Category II, Tier II; 19SBK Mark Lane Culvert Replacement to the lowest responsive, responsible bidder, Piedmont Paving, Inc., in the amount of \$476,388.72 and to reallocate \$99,437 from 17SAS Stormwater Improvement Plans CAT IV. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

13. Request to accept an \$800,000 federal-aid grant from Atlanta Regional Commission (ARC) for the Preconstruction Engineering (PE) of the Sandy Creek Road at Eastin Road/Sams Drive/Trustin Lake Drive Intersection Improvement project (I-2) and approval for the Chairman to execute the Project Framework Agreement (PFA) with Georgia Department of Transportation.

Mr. Mallon stated that this item was seeking Board approval to accept an \$800,000 federal-aid grant from Atlanta Regional Commission (ARC) for the Preconstruction Engineering (PE) of the Sandy Creek Road at Eastin Road/Sams Drive/Trustin Lake Drive Intersection Improvement project (I-2) and approval for the Chairman to execute the Project Framework Agreement (PFA) with Georgia Department of Transportation. He stated that the Board approved staff to apply to the ARC in response to their open solicitation for Transportation Improvement Program (TIP) projects. Mr. Mallon stated that the County was awarded funding. If the Board approves acceptance, next steps in this process would be to present before the Board a design contract to a qualified vendor. Mr. Mallon noted that the estimated total cost of this project was \$5M, with the design work costing about \$1M and the grant award being \$800K.

Commissioner Oddo moved to approve to accept an \$800,000 federal-aid grant from Atlanta Regional Commission (ARC) for the Preconstruction Engineering (PE) of the Sandy Creek Road at Eastin Road/Sams Drive/Trustin Lake Drive Intersection Improvement project (I-2) and approval for the Chairman to execute the Project Framework Agreement (PFA) with Georgia Department of Transportation. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

ADMINISTRATOR'S REPORTS:

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics with updates to the Parks and Recreation Multi-Use Facility, Starrs Mill Tunnel, and Coastline Bridge Improvements, North Bend Ct. Culvert Replacement, and the QTS Traffic Signal and guardrail project. He also advised that an email regarding the Brooks/school system adjacent road project was sent discussing the project status.

Mr. Rapson advised that staff propose that the October 9th BOC Meeting be cancelled. There are currently no agenda items and both leadership staff and some of the Board would be traveling to attend the ACCG Legislative Leadership Conference.

Mr. Rapson also advised that the Digest had been reconciled so a Special Called Meeting would be convened on October 16th at 10 am and 6 pm to conduct the Public Hearings for the 2025 Property Tax Millage Rate. The final Public Hearing would be held on October 23rd.

As a reminder Mr. Rapson outlined the end-of-year Board meeting schedule [which was approved last year] noting that there would only be one meeting in October (with the recent cancellation of the October 9th meeting), November, and December.

October 9 BOC Meeting

Vice Chairman Gibbons moved to cancel the October 9, 2025 BOC meeting. Commissioner Oddo seconded the motion passed 4-0. Chairman Hearn was absent.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were three items for Executive Session. Two items involving threatened litigation, and the review of the September 11, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Rousseau

Commissioner Rousseau stated that he received great feedback from residents regarding the Citizens Workshop and wanted to thank the team for a job well done in keeping the community informed and engaged.

Vice Chairman Gibbons

Vice Chairman Gibbons stated that he just returned from a trip to Fresco, TX with Mr. Rapson and others via the Development Authority. He expressed his appreciation to the Development Authority for hosting the trip as they endeavor to keep Fayette County a viable location for incoming development projects.

EXECUTIVE SESSION:

Two items involving threatened litigation, and the review of the September 11, 2025 Executive Session Minutes. Commissioner Oddo moved to go into Executive Session. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent

The Board recessed into Executive Session at 5:25 p.m. and returned to Official Session at 5:26 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Commissioner Rousseau moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Commissioner Oddo seconded. The motion passed 4-0. Chairman Hearn seconded.

Approval of September 11, 2025 Executive Session Minutes Commissioner Rousseau moved to approve September 11, 2025 Executive Session Minutes. Commissioner Oddo seconded the motion. The motion passed 4-0. Chairman Hearn was absent.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the September 25, 2025 Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 4-0. Chairman Hearn was absent.

The September 25, 2025 Board of Commissioners meeting adjourned at 5:26 p.m.

Marlena Edwards, Chief Deputy County Clerk

Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 23rd day of October 2025. Attachments are available upon request at the County Clerk's Office.