

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

November 13, 2025
2:00 p.m.

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

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the November 13, 2025 Board of Commissioners meeting to order at 3:00 p.m. A quorum of the Board was present. Commissioner Maxwell was absent.

Invocation and Pledge of Allegiance by Commissioner Charles Rousseau

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

Acceptance of Agenda

Commissioner Oddo moved to approve the agenda except for item #4, which was moved for discussion, and #11 which was moved to the January 8th BOC Meeting. Vice Chairman Edward Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

- 1. Consideration of a change in ownership of a 2025 Retail Alcohol Beer and Wine License (M25-06074) for Sana Gorar, Ashnaz, LLC, doing business as County Land Country Store, located at 2708 Highway 92, Fayetteville, Georgia 30215.**

Chief Marshal Lem Miller stated that this item was requesting approval of a change in ownership of a 2025 Retail Alcohol Beer and Wine License (M25-06074) for Sana Gorar, Ashnaz, LLC, doing business as County Land Country Store, located at 2708 Highway 92, Fayetteville, Georgia 30215. He stated that the applicant met all requirements per the Fayette County Code of Ordinances and had been approved by the following departments: Code Enforcement, Fire Marshal's Office, and the Planning and Zoning Department. He noted that there were no outstanding violations prohibiting this applicant from consideration.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve the 2025 Retail Alcohol Beer and Wine License (M25-06074) for Sana Gorar, Ashnaz, LLC, doing business as County Land Country Store, located at 2708 Highway 92, Fayetteville, Georgia 30215. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PUBLIC COMMENT:

Alice Jones with Fayetteville expressed her support of item #4, placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence. She stated that these markers would be a sign of respect to the families of those who tragically lost their lives and a way to bring awareness and acknowledgement to the events that happened.

Bill Graybill with Fayette County Community Remembrance Coalition (FCCRC), expressing his support for the placement of a historical marker at the Fayette County Old Courthouse, outlined several community events and activities the coalition hosted in an effort to garner community engagement and bring awareness to past injustices, giving honor and homage to those who suffered due to the prejudice and bias of others. He noted that the coalition was an organization that “embraced a vision of a beloved community where their shared history is known and understood, and where its residents can flourish”.

Janice Bryant of Fayetteville with Fayette County Community Remembrance Coalition (FCCRC) expressed her support for the placement of a historical marker at the Fayette County Old Courthouse. She stated that the coalition had been working on this project since January 2021, and it was a collaborative effort with the Equal Justice Initiative (EJI). She stated that the mission of the FCCRC was to seek to honor victims of racial terror lynching and honestly reflect the history and legacy of racial and economic injustice in our community; and to aim to raise awareness, motivate, and inspire action through dialogue, community education, and public memorials.” Ms. Bryant stated that through these educational events immortalizing the victims they hoped to bring understanding, peace, and harmony among the community”.

CONSENT AGENDA:

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

- 2. Approval of the amendment and renewal of a contract between Fayette County and Judicial Correction Services (JCS), LLC for probation supervision and rehabilitation services for Superior Court beginning January 1, 2026 and terminating December 31, 2026, with an option to renew for five (5) additional one-year terms.**
- 3. Approval of the amendment and renewal of a contract between Fayette County and Judicial Correction Services (JCS), LLC for probation supervision and rehabilitation services for State Court beginning January 1, 2026, and terminating December 31, 2026, with an option to renew for five (5) additional one-year terms.**
- 4. Approval of the placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence.**

Commissioner Oddo stated that while he understood the goal of the markers and supported it, he was concerned that they would only highlight the tragedies of these victims but not mention the progression and advancement of the community since these horrible events occurred. He noted that remembering the past was beneficial; he wanted it to be acknowledged and potentially added to the wording of the markers that progression and change had occurred both locally and on a national level, as it related to race relations, to ensure tragedies like this never happened again. Commissioner Oddo stated that he felt mentioning the advancement and changes made over the years would be unifying. He continued relating a personal experience from his childhood regarding a monument in Mankato, Minnesota, where a marker was placed commemorating the hanging of 38 Sioux Indians; however, upon investigation, there had originally been 338 Sioux Indians condemned to be hanged, but Abraham

Lincoln commuted the sentences of 300. He stated that he wished the marker would have acknowledged those who had been saved, providing more context to the situation. Similarly, while he understood the purpose of the markers, he suggested adding language acknowledging progression over the years.

Commissioner Oddo moved to approve the placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence. Commissioner Rousseau seconded.

Commissioner Rousseau thanked the Fayette County Community Remembrance Coalition (FCCRC) for bringing this initiative to the Board for consideration. He stated that he appreciated the “bridge-building efforts” in working with the community. He noted that these markers existed around the state of Georgia and counties nationally, with Fayette County being the latest addition. Commissioner Rousseau stated that while he understood his colleagues’ comments, his retort to changing the language for these markers was that no other markers added text that provided context, which could/would be in and of itself very controversial. He continued, stating that he agreed with adding text noting the contributions and efforts of the Fayette County Community Remembrance Coalition (FCCRC).

Commissioner Oddo moved to approve the placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Maxwell was absent.

5. **Approval to add Eva Gardens subdivision to Fayette County’s Street Light Program.**
6. **Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Heather Stewart, in the additional amount of \$610.73 for the tax year 2024.**
7. **Approval of the 2026 County Commissioner Meeting schedule.**
8. **Approval of October 16, 2025 10 a.m. Special Called Meeting Minutes**
9. **Approval of October 16, 2025 6 p.m. Special Called Meeting Minutes**
10. **Approval of October 23, 2025 Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

11. **Discussion, at the request of Chief Judge Scott Ballard, of the Superior Court Judges' compensation, pursuant to House Bill 85, and the request for a merit-based increase for Superior Court Judges' staff members.**

Pulled from the agenda, moved to the January 8, 2026 BOC Meeting.

12. **Request to approve an agreement between Georgia Power Company and Fayette County for an underground easement located at 340 Hewell Road, Jonesboro, Georgia 30238, (Parcel ID: 0540 041) in Land Lots 141, 172, 173, 180, 181, and 182 of the 5th District, to allow Georgia Power to install lines for the new viewing tower for the Tactical Driving Course Phase II Project.**

Tim Symonds, Project Manager, stated that this request was seeking approval of an agreement between Georgia Power Company and Fayette County for underground easement located at 340 Hewell Road, Jonesboro, Georgia 30238. This agreement would facilitate providing a new electrical supply to the viewing tower.

Vice Chairman Gibbons moved to approve an agreement between Georgia Power Company and Fayette County for underground easement located at 340 Hewell Road, Jonesboro, Georgia 30238, (Parcel ID: 0540 041) in Land Lots 141, 172, 173, 180, 181, and 182 of the 5th District, to allow Georgia Power to install lines for the new viewing tower for the Tactical Driving Course Phase II Project. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

13. Request to approve amendments to the Fayette County Code of Ordinance; Chapter 2-ADMINISTRATION; ARTICLE V. PURCHASES; SALES; DIVISION 2.-DEPARTMENT OF PURCHASING.

Purchasing Director, Ted Burgess, stated that this item was seeking approval of amendments to the Fayette County Code of Ordinances; Chapter 2-ADMINISTRATION; ARTICLE V. PURCHASES; SALES; DIVISION 2.-DEPARTMENT OF PURCHASING. He noted that these amendments were needed due to the passage of state legislation, more types of procurements being used and the need to minimize administrative costs where possible. Mr. Burgess stated that the major functions of these amendments would be to: 1. Streamline future Purchasing Ordinance updating; 2. More closely align the Purchasing Department's stated duties with the county's organizational structure; 3. Clarify when purchases must be made through the purchasing director or department; and 4. Clarify when emergency purchasing procedures apply.

Commissioner Rousseau expressed his appreciation to Mr. Burgess for his thoroughness in outlining the updates to the ordinances. He noted that he was able to easily understand what was being amended.

Commissioner Oddo moved to approve amendments to the Fayette County Code of Ordinances; Chapter 2-ADMINISTRATION; ARTICLE V. PURCHASES; SALES; DIVISION 2.-DEPARTMENT OF PURCHASING. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

14. Request to approve amendments to the Fayette County Policies and Procedures; Policy 200.01; Operational Functions; Procuring Goods/ Services.

Mr. Burgess stated that these amendments were needed because of inflation and other factors that have had an impact on the price of goods and services. This request asks that these dollar limits be updated to more closely reflect current prices.

Commissioner Oddo stated that as a part of his review of this item on page 128 of the agenda packet under "contract", he asked if the third line should include the vice chairman.

Mr. Burgess stated that was correct, the vice chairman should be added.

Vice Chairman Gibbons moved to approve amendments to the Fayette County Policies and Procedures; Policy 200.01; Operational Functions; Procuring Goods/ Services, with the correction of adding the vice chairman as outlined on page 128. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

15. Request to approve Resolution 2025-12 to amend the minimum standards and Specifications for infrastructure for the Fayette County Water System.

Vice Chairman Gibbons moved to approve Resolution 2025-12 to amend the minimum standards and specifications for infrastructure for the Fayette County Water System. Commissioner Rousseau seconded.

Vice Chairman Gibbons withdrew his motion.

Vice Chairman Gibbons moved to table this item to the December 11th Board of Commissioners' Meeting. The motion passed 4-0. Commissioner Maxwell was absent.

16. Request to approve Ordinance 2025-05 to revise Article IV of Chapter 28, Fayette County Code of Ordinance establishing new provisions pertaining to cross connection control.

Water System Director, Vanessa Tigert, stated that this item was seeking approval of Ordinance 2025-05 to revise Article IV of Chapter 28, Fayette County Code of Ordinances, establishing new provisions pertaining to cross-connection control. She stated that this was last revised in 2005, and practices and procedures have since changed. This ordinance would allow the Water System to maintain and enforce a backflow prevention program as required by the state safe drinking rules for drinking water. Ms. Tigert stated that the major change was that for any testable device, the customer was not responsible for installation, certified testing when installed, inspections, and annual reporting.

Chairman Hearn asked who this would apply to.

Ms. Tigert stated that this would apply to all residential customers who had connections that were 1.5 inches or greater; all irrigation meters, regardless of size, and all non-residential customers, which was about 7% of their customers.

Chairman Hearn asked how much they had anticipated testing would cost.

Mr. Davenport stated (as a Coweta County resident) that it cost him \$55 annually to test. He also noted that this was a complete rewrite of the entire section of the ordinance.

Vice Chairman Gibbons moved to approve Ordinance 2025-05 to revise Article IV of Chapter 28, Fayette County Code of Ordinances, establishing new provisions pertaining to cross connection control. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

17. Request to reduce the amount payable to the Georgia Department of Transportation (GDOT) under contract PI 0013726 by \$221,681.22 to a revised contracted total of \$1,819,817.10 to be used for construction engineering and contract supervision of work at the intersection of State Route 54 and State Route 74.

Ms. Tigert stated that in August 2025, the Board approved an increase of the contracted amount to \$2,041,498.22. This was based on an updated pre-bid estimate. It also included \$221,681.22 for additional construction costs due to (1) stand-by time for delayed delivery of materials and (2) the need for a 16-inch water valve and related items, which were not in the scope of GDOT's construction contract with CMES, Inc. For these reasons, staff request that the Board approve a reduction of the GDOT contract amount by \$221,681.22.

Vice Chairman Gibbons moved to approve reducing the amount payable to the Georgia Department of Transportation (GDOT) under contract PI 0013726 by \$221,681.22 to a revised contracted total of \$1,819,817.10 to be used for construction engineering and contract supervision of work at the intersection of State Route 54 and State Route 74. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

18. Request to ratify Contract #26052-S; Emergency Water Line Improvements with CMES, the General Contractor for GDOT PI 0013726 Hwy. 54 and 74, in the amount of \$211,055.22.

Ms. Tigert stated that as a continuation of the previous item, the work still needs to be completed. This item was seeking approval of Contract #26052-S; Emergency Water Line Improvements with CMES, the General Contractor for GDOT PI 0013726 Hwy. 54 and 74, in the amount of \$211,055.22.

Vice Chairman Gibbons moved to approve to ratify Contract #26052-S; Emergency Water Line Improvements with CMES, the General Contractor for GDOT PI 0013726 Hwy. 54 and 74, in the amount of \$211,055.22. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

19. Request to award Contract #2558-P, Elevated Water Storage Tank Maintenance for Fiscal Year 2026 to American Tank Maintenance, with a not-to-exceed amount of \$740,691 and to transfer \$54,691 to CIP 507-24WSG from CIP 507-20WSA.

Ms. Tigert stated that this request was seeking approval of Contract #2558-P, Elevated Water Storage Tank Maintenance for Fiscal Year 2026 to American Tank Maintenance, with a not-to-exceed amount of \$740,691 and to transfer \$54,691 to CIP 507-24WSG from CIP 507-20WSA. She explained that this item was an annual contract with four 1-year renewals. Having this contract enables the Water System to perform required inspections for the Georgia Environmental Protection Division and perform rehabilitation, as-needed repairs, re-coating, washout services, and other preventative maintenance as identified.

Commissioner Rousseau asked what the benefit of a 3-year renewal was.

Mr. Rapson stated that the benefit of this contract was that all of the water storage tanks would be maintained and the costs associated with that would be leveled out over the applicable years, and also consistency of the same vendor evaluating and maintaining the tanks.

Commissioner Rousseau asked if these renewals would come back before the Board or were they automatic.

Mr. Rapson stated that the dollar amounts would be incorporated into the Water System CIP budget which was approved annually.

Vice Chairman Gibbons moved to approve Contract #2558-P, Elevated Water Storage Tank Maintenance for Fiscal Year 2026 to American Tank Maintenance, with a not-to-exceed amount of \$740,691 and to transfer \$54,691 to CIP 507-24WSG from CIP 507-20WSA. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

20. Request to award Contract #2522-P Asset Management Software to AtkinsRéalis USA Inc., provider of the VUEWorks GIS-Based Asset Management System, in the amount of \$260,400.00, with the option to renew the contract by the County for four additional one-year renewal terms at \$39,900 a year and to reallocate \$10,430 from the General Fund Project contingency to CIP 37540250 522236 254AI.

Environmental Management Director, Bryan Keller, stated that he was requesting approval of Contract #2522-P Asset Management Software to AtkinsRéalis USA Inc., provider of the VUEWorks GIS-Based Asset Management System, in the amount of \$260,400.00, with the option to renew the contract by the County for four additional one-year renewal terms at \$39,900 a year and to reallocate \$10,430 from the General Fund Project contingency to CIP 37540250 522236 254AI. Mr. Keller stated that this project was a "long time coming" and extended his appreciation to the Fayette County Water System, Road Department, Information Technology, and Purchasing for their collaboration. Mr. Keller stated that Fayette County issued Request for Proposals (RFP #2522-P: Asset Management Software) seeking a unified, GIS-based solution to manage the County's roadway, stormwater, and water infrastructure assets. The objective was to consolidate multiple legacy platforms, SEMS Technologies, PubWorks, spreadsheets, etc. into a single, integrated system that enhances efficiency, data integrity, and reporting across departments.

Commissioner Oddo asked how this would benefit the citizens.

Mr. Keller stated that the objective was to consolidate multiple legacy platforms, SEMS Technologies, PubWorks, spreadsheets, etc. into a single, integrated system that enhances efficiency, data integrity, and reporting across departments.

Vice Chairman Gibbons moved to approve Contract #2522-P Asset Management Software to AtkinsRéalis USA Inc., provider of the VUEWorks GIS-Based Asset Management System, in the amount of \$260,400.00, with the option to renew the contract by the County for four additional one-year renewal terms at \$39,900 a year and to reallocate \$10,430 from the General Fund Project contingency to CIP 37540250 522236 254AI. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

21. Request to approve Resolution 2025-11 to amend and adopt the Fayette County 2025 Safe Streets and Roads for All Safety Action Plan.

Transportation Engineer Paola Kimball stated that on June 12, 2025, the Fayette County Board of Commissioners approved the Safe Streets and Roads for All (SS4A) Planning Study (25TAA). The Federal Highway Administration (FHWA) requested that Fayette County include a more detailed Vision Zero commitment by formally establishing a target year of 2040 for achieving zero roadway deaths and serious injuries. This resolution includes these details.

Commissioner Oddo asked if there was any penalty for not meeting the 2040 target date.

Mrs. Kimball stated that it was her understanding that if the target was not met, the County would have to reassess the plan and continue tracking crashes with fatalities and serious injuries.

Vice Chairman Gibbons moved to approve Resolution 2025-11 to amend and adopt the Fayette County 2025 Safe Streets and Roads for All Safety Action Plan. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

ADMINISTRATOR'S REPORTS:

BOC Meeting Schedule

As a reminder, Mr. Rapson advised that the last BOC Meeting would be December 11th at 2 p.m., which was previously approved on the BOC Meeting schedule at the end of last year.

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics report with updates to the Parks and Recreation Multi-Use Facility, Starrs Mill Tunnel, Coastline Bridge Road improvements, North Bend Court Culvert replacement, the QTS Traffic Signal and guardrail, project and Mark Lane.

200th Courthouse Anniversary

Mr. Rapson advised that the 200th Courthouse Anniversary would be held on Saturday, November 15th, starting at 10 a.m.

Thanksgiving Holiday

Mr. Rapson advised that the Thanksgiving Holiday would be observed November 27-28, 2025, with County administrative offices closed.

Tax Millage Public Hearings

Mr. Rapson advised that there would be a second round of Public Hearings for the Tax Millage. They will be held on Monday, December 1st at 10:00 a.m. and 6:00 p.m. and December 8th at 5:00 p.m.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were two items for Executive Session. One item involving real estate acquisition and the review of the October 23, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Oddo wished everyone a happy Thanksgiving encouraging all to enjoy the holidays.

Vice Chairman Gibbons extended his apologies for his late arrival to the meeting. He also stated that he was glad to see local organizations engaging with the youth and taking high school students to museums. He encouraged them to also consider taking them to the local veterans' museums, recognizing the contributions of veterans in the country.

Chairman Hearn outlined his recent Atlanta Regional Commission (ARC) meeting, noting that they approved a \$102M budget for the upcoming year, which would be used to manage over 200 programs.

EXECUTIVE SESSION:

One item involving real estate acquisition and the review of the October 23, 2025 Executive Session Minutes. Commissioner Oddo moved to go into Executive Session. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The Board recessed into Executive Session at 3:56 p.m. and returned to Official Session at 4:07 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Commissioner Oddo moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

Approval of October 23, 2025 Executive Session Minutes: Commissioner Oddo moved to approve October 23, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 4-0. Commissioner Maxwell was absent.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the November 13, 2025 Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The November 13, 2025 Board of Commissioners meeting adjourned at 4:08 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 11th day of December 2025. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk