

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 24, 2026
5:00 p.m.

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

OFFICIAL SESSION:

Call to Order

Vice Chairman Edward Gibbons called the September 24, 2026, Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present.

Invocation and Pledge of Allegiance by Commissioner Charles Rousseau

Vice Chairman Gibbons gave the Invocation and led the audience in the Pledge of Allegiance

Acceptance of Agenda

Commissioner Charles Oddo moved to approve the agenda as presented. Commissioner Maxwell seconded. The motion passed 3-0. Commissioner Charles Rousseau and Chairman Lee Hearn were absent.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

- 1. Public Hearing to brief the community on the process of the Full Plan Update of the Fayette County Comprehensive Plan.**

Planning and Zoning Director Debbie Bell introduced the Fayette County Comprehensive Plan and Caroline Evans of Blue Cypress Consulting, the consultant leading the project. Ms. Evans explained that the plan would guide future growth, land use, rezoning, and development decisions. The update would address the county's vision, goals, priorities, implementation plan, and five-year work program. The team was completing project initiation and beginning needs assessment and visioning, with adoption planned ahead of the state's October deadline. Ms. Evans continued stating that the project team planned stakeholder interviews, a steering committee meeting on October 5, an online survey in early October, and a public visioning workshop at the health department on October 27. Evans said the county would coordinate outreach with the City of Fayetteville, which was updating its own plan and had a workshop scheduled for October 13.

Vice Chairman Gibbons clarified that Fayette County could coordinate its comprehensive plan with the City of Fayetteville but could not determine the city's land-use decisions. He highlighted the survey, workshops, and future public hearings as opportunities for residents to provide input before the Board considered adopting the county's plan.

Ms. Evans confirmed that each municipality controlled its own land use plan; the county could coordinate with the cities but could not determine their plans.

Commissioner Oddo Commissioners urged residents to participate before the plan came to the Board for adoption.

County Administrator Steve Rapson emphasized the value of coordinating the county and city planning efforts where their jurisdictions met.

No one spoke in favor

George Von Walhousen of Fayetteville expressed concerns about noise, construction, and other negative effects he attributed to the data center near his home. He questioned the effectiveness of a 100-foot buffer and a proposed future multi-use path connection.

Alice Jones of Fayetteville expressed concerns about traffic congestion near Highway 279 and along Highway 54 and urged careful planning and feasibility analysis.

Carol Martin of Peachtree City asked about county and municipal responsibilities and raised concerns about the potential tax, utility, employment, environmental, and emergency-response effects of data centers.

Diana Deitz of Fayetteville played an audio recording that she said captured construction noise near the QTS site.

Evelyn Bella of Fayetteville asked that the Comprehensive Plan distinguish between golf cart paths, pedestrian paths, and hiking trails when discussing trails.

PUBLIC COMMENT: None.

CONSENT AGENDA:

Commissioner Oddo moved to approve the Consent Agenda. Commissioner Maxwell seconded. The motion passed 3-0. Commissioner Rousseau and Chairman Hearn were absent.

2. **Approval to adopt final supplemental budget adjustments for the fiscal year ended June 30, 2026, and authorization to adjust and close capital projects, moving remaining funds to project contingency.**
3. **Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Brenda Thompson Pope, in the amount of \$3,132.85 for tax year 2025.**
4. **Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Damian Yerger, in the amount of \$351.27 for tax year 2025.**
5. **Approval of an Intergovernmental Agreement with the City of Fayetteville allowing for the Fayette County Board of Elections to host their homestead election in conjunction with the county election to be held on November 3, 2026.**
6. **Approval of Water Committee recommendation to close Lake McIntosh Park on October 27th -Nov. 1, 2026 for the Greater Atlanta Air Show.**
7. **Approval of the September 10, 2026, Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

8. Request to award Contract #27039-S to the U.S. Department of the Interior Geological Survey (USGS) for surface water monitoring in the amount of \$284,300.

Water Production and Operations Manager, Susan Lee, joined by Laboratory & Compliance Specialist Emily Larrimore, requested renewal of the annual agreement with the U.S. Department of the Interior's U.S. Geological Survey for surface water monitoring in the amount of \$284,300. Ms. Lee identified two corrections to the document in the Board's packet, 1. adding monitoring site 02344628 at Lake McIntosh near Peachtree City, and 2. updating the Water System contact from Ben Bayer to Robert Bayer with the corresponding email address. She stated that a revised document was being drafted and expected to arrive the following week.

Vice Chairman Gibbons asked for a brief overview of what the surface monitoring involved.

Ms. Lee explained that the monitoring supported permit requirements for reservoir levels, stream flows, and water quality.

Commissioner Oddo moved to approve to award Contract #27039-S to the U.S. Department of the Interior Geological Survey (USGS) for surface water monitoring in the amount of \$284,300. Commissioner Maxwell seconded. The motion passed 3-0. Commissioner Rousseau and Chairman Hearn were absent.

9. Request to award Quote #27022-A: 2023 SPLOST; R23AE Starr's Mill Educational Facility Building Modifications to the lowest responsive, responsible responder, E&E Construction Company, in the amount of \$171,600.00.

Environmental Manager Director, Bryan Keller, requested award of Quote 27022-A for building modifications to the 2023 SPLOST Starr's Mill Educational Facility to the lowest responsive bidder, E&E Construction Company, in the amount of \$171,600. Mr. Keller explained that the work would renovate the building interior, provide water service, and address ADA accessibility and compliance. He noted that parking and restroom work was expected to come before the Board separately.

Commissioner Oddo reiterated that this project was funded through a voter-approved SPLOST.

Commissioner Oddo moved to approve to award Quote #27022-A: 2023 SPLOST; R23AE Starr's Mill Educational Facility Building Modifications to the lowest responsive, responsible responder, E&E Construction Company, in the amount of \$171,600.00. Commissioner Maxwell seconded.

Commissioner Maxwell raised a safety concern about limited visibility for drivers turning left from the Starr's Mill entrance onto State Route 85. He suggested having a "No Left Turn Sign" posted there to help mitigate accidents in the future.

Mr. Rapson noted that Highway 85 was a State Route and stated that they would reach out to the Georgia Department of Transportation about a possible sign and noted that relocating and realigning the entrance was also being evaluated.

Commissioner Oddo moved to approve to award Quote #27022-A: 2023 SPLOST; R23AE Starr's Mill Educational Facility Building Modifications to the lowest responsive, responsible responder, E&E Construction Company, in the amount of \$171,600.00. Commissioner Maxwell seconded. The motion passed 3-0. Commissioner Rousseau and Chairman Hearn were absent.

ADMINISTRATOR'S REPORTS:

- A. Contract 2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure; Task Order 27-02: Water line Extension, New Hydrant and Service line at 115 Waterfall Way**
- B. Contract 2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure; Task Order 27-4: 130 Deerfield Lane Culvert Replacement**

C. Contract 2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure; Task Order 27-5: 161 Deerfield Lane Culvert Replacement.

D. Update to Fayette County Policies and Procedures: Administration- Commission Agenda 100.03

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics updates for the Parks and Recreation Multi-Purpose Facility, Darren Drive culvert replacement, Cross Creek culvert replacement, Justice Center buildout, the Crosstown Generator Project, Animal Shelter Phase II – Livestock Building project, and the Senior Center Project.

Vice Chairman Gibbons asked if the update to the policies and procedures manual had been updated.

Mr. Rapson stated that the updated agenda policy was effective under authority previously delegated to him and required no additional Board vote.

ATTORNEY'S REPORTS:

Notice of Executive Session: Assistant County Ali Cox stated that there were three items for Executive Session: Two items involving threatened litigation, one item involving personnel and the review of the September 10, 2026 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Oddo encouraged residents to attend comprehensive plan open houses to ask questions and provide input.

Commissioner Maxwell commented on the progress of the new recreation multi-use facility on Redwine Road. He encouraged everyone to take an opportunity to ride pass and see how amazing it looked and expressed how excited he was to see it almost complete and close to opening.

Vice Chiarmman Gibbons asked staff to explain the Citizens Academy as a resource for learning about county services and the roles of local governments.

Mr. Rapson stated that upcoming sessions started at 6:30 p.m .and would cover recreation and library services, public safety, public health, public works and transportation, and elections and courts. He noted that academy was an annual event that hosted 35 registered residents each year.

EXECUTIVE SESSION:

Two items involving threatened litigation, one item involving personnel matter, and the review of the September 10, 2026 Executive Session Minutes.

Commissioner Oddo moved to go into Executive Session. Commissioner Maxwell seconded. The motion passed 3-0. Commissioner Rousseau and Chairman Hearn were absent.

The Board recessed into Executive Session at 5:42 p.m. and returned to Official Session at 5:57 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 3-0. Commissioner Rousseau and Chairman Hearn were absent.

Approval of the September 10, 2026 Executive Session Minutes: Commissioner Oddo moved to approve the September 10, 2026 Executive Session Minutes. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Rousseau and Chairman Hearn were absent.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the September 10, 2026, Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Rousseau and Chairman Hearn were absent.

The September 10, 2026 Board of Commissioners meeting adjourned at 5:57 p.m.

Marlena Edwards, Chief Deputy County Clerk

Edward Gibbons, Vice Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 8th day of October 2026. Attachments are available upon request at the County Clerk's Office.