

April 5, 2022

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**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, April 5, 2022, 9:00 a.m., at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough GA. HenryTV also streamed this live online at its website, as well as Charter/Spectrum Channel 180 and Facebook Live.

Carlotta Harrell, Chair
Johnny Wilson, District I Commissioner
Dee Clemmons, District II Commissioner
Dee Anglyn, III, District III Commissioner
Vivian Thomas, Vice-Chair/District IV Commissioner
Bruce Holmes, District V Commissioner

Also in attendance: Cheri Hobson-Matthews, County Manager; Nancy Rowan, County Attorney; and Nathifa Cunningham, Deputy County Clerk

ABSENT: Stephanie Braun, County Clerk

HENRY COUNTY CODE OF CONDUCT

(Sec. 2-2-128: Conduct during public meetings)

INVOCATION

The Invocation was given.

PLEDGE OF ALLEGIANCE

The Pledge was recited.

CALL TO ORDER

Carlotta Harrell, Chair, called the Regular Meeting of the Henry County Board of Commissioners for Tuesday, April 5, 2022 at 9:00 a.m. to order.

RECOGNITION OF HENRY COUNTY EMPLOYEE RETIREMENTS

Harold Cooper, Human Resources Director, announced the following employees retiring from service with Henry County:

- *Jerome Thrash - Henry County Sheriff's Office - 33 years*
- *Vince Farah - Henry County Animal Care & Control - 29 years*
- *Rick Goodwin - Henry County Technology Services - 18 years*
- *Leroy Jones - Henry County Sheriff's Office - 18 years*
- *Frank Hancock - Henry County Extension Services - 15 years*

PROCLAMATIONS

Fair Housing Month

Raven Bodine, Community Development, Planner I, read the following Proclamation into the record:

PROCLAMATION DECLARING APRIL 2022 NATIONAL FAIR HOUSING MONTH

WHEREAS, the Chicago Freedom Movement, led by the Reverend Dr. Martin Luther King, Jr., expanded the fight for civil rights, raised the national consciousness about housing discrimination and shaped the debate that led to the landmark Fair Housing Act; and

WHEREAS, the National Advisory Commission on Civil Disorder, appointed by President Lyndon B. Johnson, known as the “Kerner Commission”, founded on February 29, 1968, that our nation is moving toward two societies - one black, one white - separate and unequal; and

WHEREAS, a precursor, the Universal Declaration of Human Rights and International Covenant on Economic, Social and Cultural Rights recognized adequate housing as a human right in 1948 with Congress passing the Fair Housing Act as part of the Civil Rights Act of 1968, and then-President Lyndon B. Johnson signed the Act into law on April 11, 1968, one (1) week after the assassination of the Reverend Dr. Martin Luther King, Jr.; and

WHEREAS, April 11, 2022 marks the 54th anniversary of the enactment of the Civil Rights Act of 1968, where Title VIII, commonly known as the “Fair Housing Act”, which addresses discrimination faced by everyday Americans in the United States, housing and housing-related transactions on the basis of race, color, national origin, sex, sexual orientation, gender identity, familial status, disability and religion (as amended); and

WHEREAS, the mission of the Department of Housing and Urban Development reflects the commitment to building inclusive and sustainable communities, free from discrimination, and recognizes one’s housing conditions impact health, educational attainment, employment opportunities and personal wealth; and

WHEREAS, private, non-profit, fair housing organizations funded by the Fair Housing Initiatives Program serves as a front-line to housing discrimination and train local housing providers on compliance with the Fair Housing Act; and

WHEREAS, the Fair Housing Assistance Program funds state and local, civil and human rights enforcement agencies to investigate and process housing discrimination complaints, conduct special enforcement projects and take part in training and other projects designed to enhance the state’s enforcement of its fair housing law; and

WHEREAS, the Fair Housing Act remains an essential component of our civil rights legislation with fair housing education and enforcement playing a pivotal role in increasing housing choice and homeownership opportunities for members of protected classes in combating predatory lending.

NOW THEREFORE, BE IT PROCLAIMED, that the Henry County Board of Commissioners promotes and supports the goals and ideals of the Fair Housing Act and recognizes April as Fair Housing Month and acknowledges the importance of the work performed by the fair housing

organizations and programs such as Metro Fair Housing Services, Incorporated, and the Georgia Commission on Equal Opportunity/Office of the Governor, and encourages individuals, agencies and institutions - private and public - in Henry County to abide by the letter and spirit of fair housing law.

Upon question by the Chair whether or not to have photographs, **Shannan Sagnet, Community Development Director**, approached and advised the Board that individuals representing both organizations, from the Governor's Office and Metro Fair Housing Services, are present for photographs.

PHOTOGRAPHS ARE TAKEN

Child Abuse Prevention Month

Nathifa Cunningham, Deputy County Clerk for Henry County, read the following Proclamation into the record:

***PROCLAMATION RECOGNIZING APRIL AS
CHILD ABUSE PREVENTION MONTH***

WHEREAS, children are key to the state's and county's future success, prosperity and quality of life, and although children are our most valuable resource, they are also our most vulnerable; and

WHEREAS, all children have a right to be safe and to be provided an opportunity to thrive, learn and grow, free from abuse and neglect; and

WHEREAS, child abuse and neglect can be prevented by supporting and strengthening Henry County's families, working to prevent the far-reaching effects of maltreatment, providing the opportunity for children to develop healthy, trusting family bonds which is the foundation for strong communities; and

WHEREAS, effectively intervening on behalf of children threatened with abuse is a shared responsibility we must work together as partners to provide children with the social support, knowledge of parenting, child development and resources they need to cope with stress and nurture their children; and

WHEREAS, effective child abuse preventive strategies succeed because of partnerships among citizens, human service agencies, schools, faith communities, healthcare providers, civic organizations, law enforcement and the business community; and

WHEREAS, by providing safe, stable, nurturing relationships and environments for our children, free of violence, abuse and neglect, we can ensure that Henry County's children reach their full potential as the next generation of leaders helping to secure the future of this community, state and nation; and

WHEREAS, the Paint Henry Blue campaign is a notable month-long initiative of Prevent Child Abuse - Henry County to bring awareness and prevention efforts of child abuse to the forefront and to encourage everyone to make it a priority to become involved in protecting our children.

NOW THEREFORE, BE IT PROCLAIMED by the Henry County Board of Commissioners that the month of April is designated as Child Abuse Prevention Month in Henry County and we

encourage all citizens to support programs and initiatives that work in the best interests of our children in preventing child abuse and making a positive difference in the lives of our children.

This 5th day of April, 2022

Ms. Cunningham called for anyone here to accept the Proclamation to come forward for photographs.

PHOTOGRAPHS ARE TAKEN

Retirement of Lindy Farmer from Henry County Water Authority

Chair Harrell called for Mr. Farmer to approach as the Proclamation is being read. **Ms. Cunningham** then read the following Proclamation into the record:

***PROCLAMATION RECOGNIZING THE RETIREMENT AND SERVICE OF
LINDY FARMER, JR., HENRY COUNTY WATER AUTHORITY***

WHEREAS, Mr. Lindy Farmer has been with the Henry County Water Authority for the past forty (40) years, beginning in 1982 as its first General Manager; and he has the distinct honor of being the longest tenured Chief Executive of a water utility in the State of Georgia; and

WHEREAS, the Water Authority recently celebrated its 60th year in existence and Farmer was at the helm of the organization for 40 of those years. Over those four (4) decades of service to Henry County, the Authority has been recognized for various honors and achievements including the recent 2021 Georgia American Water Works Association Plant of the Year Award; and

WHEREAS, Farmer has continued to be an innovative leader and recognized as a life member of several organizations, such as the Georgia Association of Water Professionals and the American Water Works; and

WHEREAS, under Farmer's leadership, the Henry County Water Authority has won countless facility and system awards, most recently the GAWWA Plant of the Year Award for the Tussahaw Water Treatment Plan, which is a 3-time selection as Georgia's Water Plant of the Year and the Authority has received the GAWP Platinum Award for fourteen (14) consecutive years; and

WHEREAS, always encouraging his staff to reach new heights through participation in trade and professional organizations and continued education, Farmer was instrumental in transforming the Henry County Water Authority from a small, rural system to a major metropolitan modern water utility.

NOW THEREFORE, BE IT PROCLAIMED that the Henry County Board of Commissioners wishes to congratulate Lindy Farmer, Jr. on a long and successful career and express its sincerest appreciation to him for providing exceptional service to the County and its citizens for the past 40 years;

BE IT FURTHER PROCLAIMED that the Board thanks him for his dedication and wishes him good health and happiness as he embarks on the next chapter of his life.

This 5th day of April, 2022

(Applause)

Chair Harrell expressed her gratitude in recognition of Mr. Farmer's services in Henry County. She called the representatives of the Water Authority, as well as Mr. Farmer and his family, to come forward for photographs.

PHOTOGRAPHS WERE TAKEN

Prior to moving on with the Agenda, **Cheri Hobson-Matthews, County Manager**, advised that there was another Proclamation recognizing County Government Month, which may not be on the Agenda. **Chair Harrell** responded that it is not on this Agenda and the Proclamation was therefore moved to the next meeting, without objection.

PRESENTATIONS

Henry County Transportation Plan

Presentation of the Henry County 2022 Transportation Plan Update and Henry County Trails Plan Development Status Update

Sam Baker, Director of Transportation Planning, approached to give presentation and update and began by stating that this began in May 2021 and that the Plans are on schedule to be completed by June 30, 2022. He presented an update to the Board of what has been done thus far. He displayed overviews for the Board and noted that a Needs Assessment Report has been completed and in light of the additional predicted population, a list of needs was formed. A Transportation Project List has been developed based on the money expected to be received between now and 2050 from the federal, state and local governments/sources. The list will be divided into short-term, mid-term and long-term projects, which will be the most important part of this Transportation Plan.

In regards to the Henry County Trails Plan, **Mr. Baker** stated that the Plan is 65% complete with a Countywide Draft Trail Network, with eight (8) potential logos. Upon responses from a surveys, there were three (3) trail segments from the network called "Model Miles", which are trail segments being analyzed to define what the path is for those trails. He presented a map of the Draft Trail Network as well as the potential logos for that network. He will return in June with the top three (3) of these logos (by vote) and ask the Board to pick one of those 3 for the official logo of the Henry County Trails Network.

Mr. Baker requested a meeting with each Commissioner during the month of April to get input on these recommendations presented thus far for the Transportation Plan and the Trails Plan. There will also be meetings with the four (4) Municipalities since these two Plans will be City-County joint plans. Open houses will be on April 12th and April 20th, 2022 - one in McDonough and one in Locust Grove. All input from the Board, the Cities and the citizens will be presented at that time in an attempt to construct a final Plan at that time to come before the Board with finalized Transportation Plan and Trails Plan. The Board will have two (2) weeks to review them and then to seek approval at the June 21st, 2022 Board meeting.

Vivian Thomas, Vice-Chair/District IV Commissioner, complimented Mr. Baker on a job well done with these Plans. She stated that these Plans will put forth a healthy community and praised his efforts on engaging the community with this as well. She stated that she plans to attend the meetings.

At this point, **Chair Harrell** called for a brief intermission.

MEETING PAUSED

Chair Harrell asked if there was further need for the projector; the County Manager responded that there is another presentation from Mr. Baker and then an impact fee discussion listed on the Agenda. She asked if the Chair would like to table these items until the meeting on April 19th. Regarding the impact fee, it is a discussion-only Agenda item and no action would be needed from the Board. The presentation on the electric charging stations in Henry County is ready to be presented. The Chair called Mr. Baker forward as the Board has a copy of the presentations in each of their folders.

Electric Vehicle Charging Stations

Electric Vehicle Charging Station Deployment in Henry County

Mr. Baker returned to the podium and, at the request of Commissioner Wilson, this is being brought to the Board for installation of electric vehicle charging stations; more recently, he was asked by Commissioner Thomas to look into what is available for installation of these stations within Henry County. After gathering some information from Georgia Power, Mr. Baker made presentation with a program called “Make Ready”, wherein Georgia Power will provide the entire infrastructure up to a charger. Henry County would buy and maintain the charger. *Due to video difficulties, the displays of this presentation were unable to be done.* Mr. Baker noted that there are different levels of chargers available, and there is the option of networked or non-networked. Georgia Power requires a minimum of six (6) chargers and he stated that the costs for networked and non-networked chargers are in the packet. If this is something that the Board decides to pursue, then the users of these EV chargers (Henry County government employees or different departments or Henry County citizens) would have to be determined along with the locations to place these chargers.

Commissioner Thomas commented that in moving to a clean energy source and a mass Transit program, there are also a lot of cars used by employees outside of Public Safety. She asked if this is a good time to have Georgia Power pay for this infrastructure and the County invest in the machines. She asked for an estimated cost of the six (6) chargers. **Mr. Baker** stated that it is in their folder as Slide #17 and responded that Networked Level-2 chargers would cost \$18,000 (for 6) and Non-Networked would cost \$12,000 (for 6); Networked Level-3 fast chargers would cost \$25,000 (for 6) and Non-Networked would cost \$20,000 (for 6). These prices would not include cost of installation, which would depend upon the site location. Georgia Power will have to check those site locations to better price the installation. The District IV Commissioner suggested that the Finance Department get involved for any cost-savings potential to the County as it moves from all gas vehicles to some electric vehicles and to incentivize the citizens to utilize a more clean energy source that would come available.

Johnny Wilson, District I Commissioner, noted that there are some concerns as far as the cost, the maintenance, the location and who will use the chargers; he suggested a survey to be put to the citizens to see how many would need these in their areas. **Mr. Baker** then stated that there is a map which shows sixteen (16) different locations in the County where there are EV chargers currently placed. The District I Commissioner suggested a survey to see who would need these chargers and where they would need them placed. Mr. Baker stated that the map of the proposed locations is in each Commissioner’s folder. As far as maintenance, he stated that he will get estimates from Georgia Power, but Henry County would have to pay for maintenance of these chargers.

Bruce Holmes, District V Commissioner, asked how this would financially benefit Henry County. **Mr. Baker** responded that it will reduce the reliance on fossil fuels in the long run and that

electric vehicles cost less to operate. Commissioner Holmes asked if these chargers would be exclusive to county vehicles only, or if they would be for everyone. Mr. Baker stated that this would be up for discussion.

Chair Harrell stated that each Commissioner should have copies of the visual presentation that could not be displayed, that Mr. Baker has made presentation and will meet with each Board member to discuss further, whether or not to move forward. The Chair noted that there are several charging stations around the County utilized by travelers.

Upon the discussion of impact fees, **Ms. Hobson-Matthews** asked for Mr. Kirk to give a quick update on this and then to have it tabled for the first meeting in May with other Planning & Zoning matters.

Impact Fees (Discussion Only)

Toussaint Kirk, Planning & Zoning Director, approached and stated that upon further review, the impact fee schedule has not been updated in about eighteen (18) years. There is a developer's meeting scheduled for April 14, 2022 with home builders and apartment builders to hold discussion on this. There will be two (2) Public Hearings on this before hopefully getting this adopted sometime in May. He presented his recommendations to the Board, with a phasing-in program (in their packet). The first Public Hearing will not have a vote; the second Public Hearing will then have a vote for the Ordinance, if the Board so desires.

Chair Harrell asked what was discussed with the apartment association and the builders/developers with regards to the increase in impact fees; **Mr. Kirk** responded that it included the phasing-in program consideration which came from the home builders association, which was done in Atlanta. He recalled other amounts, similar to the one proposed in Henry County, in other counties; however, Gwinnett County and Cobb County do not accept or collect impact fees.

There were no questions from the Board. ***No action was taken.***

APPOINTMENT

Resolution appointing Diane Reed for District III at Henry County Council on Aging, with the term to expire on April 5, 2026

Dee Anglyn, III, District III Commissioner, made a motion to approve; **Commissioner Wilson** seconded the motion. The motion carried (6-0-0).

CONSENT AGENDA

Chair Harrell noted that the following items on the Consent Agenda will be moved to the Regular Agenda:

Resolution accepting the U.S. Department of the Treasury's Emergency Rental Assistance Program 1 (ERAP1) reallocation for Henry County in the amount of \$15,000,000, established by the Consolidated Appropriations Act, 2021 (Presenter: David Smith, Financial Services Director)(Exhibit 11)

Resolution approving a second amendment to the Georgia Micro Enterprise Network (GMEN) Services agreement between GMEN, and Henry County, GA for additional services to add ERAP1 reallocation funding and increase compensation for administrative services in the amount of \$2,250,000 (Presenter: David Smith, Financial Services Director)(Exhibit 12)

Ms. Hobson-Matthews presented the Consent Agenda as follows:

Annexation

- A. **AX-22-03 (NOT a Public Hearing)** The City of Hampton has received a request for annexation of property located at the northeast corner of the intersection of Lower Woolsey Road and Selfridge Road - (Parcel 004-01004000) consisting of 74.0+/- acres. District 1 (Presenter: Stacey Jordan-Rudeseal, Assistant Director)(Exhibit 1)

Airport

- A. Resolution of the Board of Commissioners awarding Bid #22- 42 to construct the Apron and Taxiway Pavement Rehabilitation and Taxiway Fillet Construction project to E.R. Snell in the amount of \$2,985,857.50, approve Croy Task Order #15 for Construction Inspection/Administration/Testing in the amount of \$159,838.13, approve the associated GDOT Contract and Supplemental Agreement #2 for Reimbursement in the amount of \$2,614,297.07, and Local Match in the amount of \$531,398.56 using Capital Improvement Plan funds. (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 2) *Resolution #22-90*

Courts

- A. Superior Court: Resolution to award RFP #22-35 to US Imaging Inc, for the digitization of Superior Court records and documents, dating back to 1823, in the amount of 1,477,188 (Presenter: Sabriya Hill, Superior Court Clerk)(Exhibit 3) *Resolution #22-91*

County Attorney

- A. Resolution to accept results of an election held on November 2, 2021 regarding the Transportation Special Local Option Sales Tax (TSPLOST) and the issuance of general obligation debt (Presenter: Nancy Rowan, County Attorney)(Exhibit 4) *Resolution #22-92*

E-911

- A. Resolution of the Board of Commissioners declaring empty radio tower located in the City of Hampton as surplus, and transferring this asset to the City of Hampton. (Presenter: Tamika Kendrick, E-911 Director)(Exhibit 5) *Resolution #22-93*

Leisure Services

- A. Resolution awarding Bid #22-39 to Southeastern Tennis Courts for the renovation of tennis courts at Richard Craig Park in the amount of \$249,357 utilizing Capital Improvement Plan (CIP) Funds (Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services) (Exhibit 6) *Resolution #22-94*
- B. Resolution of the Board of Commissioners accepting the allocation for the Georgia Recreation and Parks Association New Initiative Grant Program awarded to Henry County Parks and

Recreation Department in the amount of \$1,000 for a Chess League (HCL) hybrid virtual/in-person program. (Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services) (Exhibit 7) *Resolution #22-95*

Police Department

- A. Resolution to declare/sell the non-operational/outdated equipment as surplus to Firefly IT Asset Recovery, Inc. (Presenter: Major R. McGlamery/HCPD)(Exhibit 8) *Resolution #22-96*

SPLOST

- A. Resolution approving a Change Order for Croy Engineering in the amount of \$31,600 on design of Rock Quarry Road Widening, District 4 (Presenter: Roque Romero-Muniz, SPLOST Transportation Director)(Exhibit 9) *Resolution #22-97*
- B. Resolution approving a Supplemental Agreement for KimleyHorn in the amount of \$18,707.00 for traffic signal design revision per new GDOT standards on South Ola Road Extension, District 1 (Presenter: Roque Romero-Muniz, SPLOST Transportation Director)(Exhibit 10) *Resolution #22-98*

Financial Services

- A. (*MOVED TO REGULAR AGENDA*) Resolution accepting the U.S. Department of the Treasury's Emergency Rental Assistance Program 1 (ERAP1) reallocation for Henry County in the amount of \$15,000,000, established by the Consolidated Appropriations Act, 2021 (Presenter: David Smith, Financial Services Director)(Exhibit 11)
- B. (*MOVED TO REGULAR AGENDA*) Resolution approving a second amendment to the Georgia Micro Enterprise Network (GMEN) Services agreement between GMEN, and Henry County, GA for additional services to add ERAP1 reallocation funding and increase compensation for administrative services in the amount of \$2,250,000 (Presenter: David Smith, Financial Services Director)(Exhibit 12)

****This ends the Consent Agenda****

Chair Harrell asked if the Financial Services item B is in reference to the \$15 million dollars that would be allocated for additional ERAP funds; **Ms. Hobson-Matthews** responded this would be the additional \$15 million dollars received from the Department of the Treasury, and that GMEN would have their existing contract amended for the administration of same. The Chair directed that both items under Consent Agenda>Financial Services (both items) would be moved from Consent Agenda to Regular Agenda.

There being no further changes to the Consent Agenda, **Dee Clemmons, District II Commissioner** made a motion to approve the Consent Agenda, as amended; **Commissioner Anglyn** seconded the motion. The motion carried (6-0-0).

MOVED FROM CONSENT AGENDA

Financial Services

- A. *(MOVED TO REGULAR AGENDA)* Resolution accepting the U.S. Department of the Treasury's Emergency Rental Assistance Program 1 (ERAP1) reallocation for Henry County in the amount of \$15,000,000, established by the Consolidated Appropriations Act, 2021 (Presenter: David Smith, Financial Services Director)(Exhibit 11)
- B. *(MOVED TO REGULAR AGENDA)* Resolution approving a second amendment to the Georgia Micro Enterprise Network (GMEN) Services agreement between GMEN, and Henry County, GA for additional services to add ERAP1 reallocation funding and increase compensation for administrative services in the amount of \$2,250,000 (Presenter: David Smith, Financial Services Director)(Exhibit 12)

When the County Manager asked whether or not the Board would like a full presentation or just have Mr. Smith present for questions, **Chair Harrell** directed that there be a quick summary and that the Board has a few questions regarding same.

David Smith, Director of Financial Services, began by explaining how Henry County was able to receive the reallocated funds in the amount of \$15 million from Emergency Rental Assistance Program-1 (ERAP-1). He further explained that the project manager for GMEN was instrumental in getting these funds out to those in need in a timely manner. When ERAP-2 was here, that money was distributed also in a timely manner - both of which spoke to the needs of renters here in Henry County, those efforts of the GMEN team and the utilization of an eviction prevention program to help the citizens stay in their homes. More money was provided to Henry County in light of demonstrating the success of this program and the commitment of providers in running the program. This \$15 million will continue to help the community and to accept these funds from the U.S. Department of the Treasury would allow Henry County to help renters stay in their homes to prevent eviction. **Ms. Hobson-Matthews** added that these funds must be expended by December 2022 and if approved, it leaves nine (9) months to distribute these funds; an extension has been requested to the Department of Treasury to get this done. Any unused funds by December 2022 will have to be returned to the Department of Treasury.

Chair Harrell asked how Henry County can be in a position to utilize these funds to start a rental assistance program within the County on a more long-term basis, since the threat of eviction does not go away for those who do not make a livable wage - more like something along the lines of what Fulton County is doing. **Commissioner Clemmons** clarified that this would be an extension beyond December 2022, since these funds can be used for a newly established rental assistance program. She further noted that McDonough and Hampton have these programs and asked if there is a way to get the funds to them and other municipalities to help fund those programs and keep it ongoing for assistance programs. **Mr. Smith** explained that the restrictions of the ERAP-1 funds are in place and that these suggestions would not qualify for the use of ERAP-1 funds. There was a program for rental, utility and mortgage assistance in place but it was shut down. There is an opportunity with the use of American Rescue Plan Act (ARPA) funds that he previously presented to go towards small business, rental, utility and mortgage assistance programs, which he would recommend. The District II Commissioner asked what these funds are being reallocated toward; Mr. Smith responded that this is additional funding received based on the program's success. **Ms. Hobson-Matthews** added that the Board allocated funding for the Neighborly Software and they are vetting every application that comes in, but this is strictly for rental and utility assistance - not for mortgage assistance. Commissioner Clemmons asked why these funds are not being used. Ms. Hobson-Matthews clarified that there is a quicker turnaround on the ERAP funds since they have to be expended by December, while the ARPA do not have to be expended until 2026, which Mr. Smith will be

presenting on April 19th to discuss how to allocate those funds. Chair Harrell remarked that would allow for time to discuss with Fulton County their program in place. Ms. Hobson-Matthews further added that these funds are for those at risk of being evicted today; there are no funds available right now to send out and once these funds are accepted, GMEN can start receiving and reviewing applications for those who are threatened with eviction.

Commissioner Thomas stated that the Chair wanted to know if there was a way to keep this ongoing to keep citizens from facing eviction; she asked if there was any way to work with some of the companies - such as Georgia Emergency Management Agency (GEMA), that if a resident is accepting funds they could apply for a job as well - something to provide an incentive on a long-term basis in an attempt to prevent them from facing this again in the future. **Mr. Smith** explained that these programs pay up to 12-15 months (12 months in arrears and 3 months in advance) as long as the landlord agrees not to evict the tenant. The in-house events were stopped due to COVID for those tenants who had needs but not the technology to fill out an application. Now that the critical phase of COVID has passed, that program in-house will begin again. One of the things also done, at the suggestion of the District II Commissioner, was set aside money in Fund Balance for these programs, such as Economic Development and Community Development. There is money still being set aside for assignment to a particular program. **Commissioner Clemmons** stated that she will discuss this further with the Chair and later get staff to put something together, because there is still a need within the County for these services.

Chair Harrell called for motion on this Resolution.

Commissioner Clemmons made a motion to approve; **Commissioner Anglyn** seconded the motion. Motion carried (6-0-0).

Resolution #22-99

Chair Harrell called for a motion to approve the resolution regarding the Georgia Micro Enterprise Network (GMEN) Services agreement. **Commissioner Clemmons** made a motion to approve; **Commissioner Anglyn** seconded the motion. Motion carried (6-0-0).

Resolution #22-100

REGULAR AGENDA

SPLOST

Cotton Fields Golf Course as Location for Aquatic Center

Resolution Designating Cotton Fields Golf Course as the location for the Henry County Aquatic Center (Presenters: Cheri Hobson-Matthews, County Manager; and Jonathon Penn, Cluster Lead/Leisure Services) (Exhibit 13)

Jonathan "J.P." Penn, Cluster Leader, Henry County Leisure & Public Services, presented this Resolution before the Board. Staff was directed to find County-owned properties which would be appropriate locations for this Aquatic Center, to meet the needs of the SPLOST referendum - centrally located near I-75. The Red Hawk property, previously suggested for the Aquatic Center, is now the location for the new Justice Center. He explained the benefits of the golf course as the location and gave a description of the property for the Board and that the golf course is not being removed; rather, it is being remodeled and enhanced. He gave further details on how that remodeling will benefit the County along

with some upgrades proposed for it. Currently, \$22 million dollars is allocated for this project and will require all of that money for completion. Capital Improvement funds will also be used for additional improvements to the golf course, regardless of approval or denial of the Aquatic Center being placed there. While there was no displaying available, Mr. Penn advised the Board that there is a sample rendering in their packets for review.

Chair Harrell called upon the District II Commissioner, District III Commissioner and District I Commissioner for comments/questions in that order. When she asked if the rendering in the packet is accurate, **Mr. Penn** stated that it is a sample and not the final design; that will be finalized once there is a design team in place and a more accurate design will be presented to the Board upon its completion, of both the golf course and the Aquatic Center.

Commissioner Clemmons asked if there will be a rebranding around this new location, as she believes it is the key to making this a “destination place” for Henry County. **Mr. Penn** agreed with same as it helps with proper marketing. The District II Commissioner suggested that having the branding part done in the beginning and that it should be a priority to moving with the design as well. She supports the idea of using County-owned property in this endeavor.

Dee Anglyn, III, District III Commissioner, thanked everyone who sent emails and calls with their concerns on this project. He noted that he was a golfer in college and after graduation, so he understands the concerns on a more detailed level. He reassured the golf community that Cotton Fields will be preserved and will be updated, and will be a Par 67 Executive 18-hole Golf Course. The driving range will stay in place and there will be a practice putting green placed there as well. The Aquatic Center will provide a place for the school swim teams to utilize and will also benefit special needs and senior citizen communities. This property was purchased years ago with the potential for expansion while the County grows. He fully supports this project.

Commissioner Wilson asked if the golf course will remain open during construction of the Aquatic Center; **Mr. Penn** responded that they hope to keep it open during most of the construction, but there may be a point in time where the golf course will have to be temporarily closed, but that is unknown until the design is completed and reviewed in detail. The District I Commissioner also asked if a Traffic Impact Study will be, or has been, done for this area and wants to see the results of that study upon completion.

Commissioner Thomas quipped that Mr. Penn and the County Manager came up with a project that she could not question and supports the efforts of the County Manager and her staff on this. When she visited the golf course, the District IV Commissioner agreed that there must be some improvements done to it and this would provide same. She also had a conversation with Mayor Vincent of McDonough; the mayor also welcomed the opportunity to have this placed in McDonough and that options to complement that location are being explored at this time. She asked if there will be putting areas for the children to be added. In addressing the senior citizens, she asked if there will be a designated area for a pool for them; **Mr. Penn** responded that there will be specific times for specific programs including for senior citizens. The Commissioner further stated that there are programs such as canoeing/kayaking also featured in the pool and asked if there will be something similar as well; Mr. Penn stated that the goal is to have something similar or better than what the District IV Commissioner has seen. Ms. Hobson-Matthews

Commissioner Thomas further remarked that it is almost impossible finding County-owned property that is so centralized and understands that there will be some complaints on this proposed location, but the goal is to find a location on County-owned property for the Aquatic Center, which can be

accessible to as many people as possible. She fully supports this project. **Chair Harrell** asked that the renderings be displayed on the county website so that the public may view them as well.

Chair Harrell stated that the mayor of McDonough is present today and called her forward to make some remarks on the City of McDonough's feedback on the proposed location for the Aquatic Center, as well as share any concerns with it as well.

The Honorable Sandra Vincent, Mayor, City of McDonough, approached at the Chair's request and gave her full support of this project; she further thanked the Board for this opportunity for the city as well as the County. She stated this is a perfect example of good neighboring between County and City to create something that will ultimately become a destination location for Henry County.

Commissioner Clemmons referred to the Traffic Impact Study mentioned by the District I Commissioner. With T-SPLOST in effect, the road widening and having walkability on this main road will be important to have as well. **Mr. Penn** stated that with the placement of the Justice Center very close by; Industrial Parkway will have an overhaul to provide those features. The District II Commissioner pushed further and stated that discussion is fine, but a plan must be put in place to move it forward; she further directed County Manager and staff to start planning for leading in/leading out of Industrial Parkway and what the Transportation Plan will provide; County Manager acknowledged same.

There being no further questions or comments from the Board, **Commissioner Clemmons** made a motion to approve; **Commissioner Thomas** seconded the motion. Motion carried (5-1-0).

(Chair Harrell, Commissioners Wilson, Clemmons, Anglyn and Thomas voted in favor; Commissioner Holmes opposed)

Resolution #22-101

Indoor Aquatic Center/Outdoor Water Park Architectural Design

Resolution awarding a contract for Architectural Design Services for an Indoor Aquatic Center and Outdoor Water Park (SP5001) to Architecture Unlimited in the amount of \$1,100,000.00 using SPLOST V Funds (Presenter: Lynn Planchon, Capital Projects Director) (Exhibit 14)

Lynn Planchon, Capital Projects Director, presented the Resolution for the Board. The Purchasing Department put the proposal out for bid and eight (8) were received; two (2) teams were interviewed and the proposed vendor was chosen with the highest score. During the process, Architecture Unlimited has signed letters committing to holding their price for the entirety of the project.

There being no questions or comments from the Board, **Commissioner Clemmons** made a motion to approve **Commissioner Anglyn** seconded the motion. Motion carried 6-0-0.
(Applause)

Resolution #22-102

PLANNING & ZONING

RZ-21-22 (not a Public Hearing)

Builder's Professional Group, LLC of Fayetteville, GA requests a rezoning from R-2 (Single-Family Residence) to R-3 (Single-Family Residence) for property located at 3539 Jonesboro Road in

Land Lot 105 of the 6th District. The property consists of 30.118+/- acres, and the request is for a single-family residential subdivision. District 2 (Presenter: Kenta Lanham, Planner II) (Exhibit 15)

Kenta Lanham, Planner II, presented this item for the Board. The proposed development will tie into the Traditions at Crystal Lake subdivision to the south. The property is zoned R-2 in the 2013 Official Zoning Map, while the Tax Assessor's website identified this property as R-3; however, staff could not find any documentation to support any zoning on this property. The Future Land Use Map (FLUM) calls for Medium Density, up to 6 dwelling units per net acre. The proposed Site Plan indicates a 53-lot single-family subdivision with a Net Density of 2.27 dwelling units per net acre which is supported. The development will take access from Jonesboro Road and Traditions Lane. This is also within the Highway Corridor Overlay District and would need to meet those standards as well. Various departments have weighed in on this; renderings were submitted by the applicant. On July 22, 2021, the Zoning Advisory Board recommended denial of this request to rezone from R-2 to R-3; however, staff recommends approval of this request with some changes to the conditions. **Chair Harrell** directed Mr. Lanham to read same into the record as follows:

1. *Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.*
2. *Each home shall have a minimum two-car garage. Garages shall be side entry where feasible, as determined by the Building & Plan Review Department.*
3. *All houses shall be built on site (no modular or manufactured homes).*
4. *All disturbed areas shall be sodded, except where landscaping is present or installed.*
5. *All Stormwater management facilities shall be on their own lot and secured by a 5-foot high fence. All driveways, access easements, emergency access easements shall be paved and dust-free.*
6. *The proposed development shall be integrated with the Traditions at Crystal Lake HOA. Covenants shall be recorded which mandates that the developer/owner agrees to turn over the HOA when 70% of the properties in the existing Phase 2 of the Traditions at Crystal Lake subdivision are transferred to a property owner. The addition of the newly subject 53-lot phase entitled "Cambria" will not be factored into, nor shall it delay the 70% turnover calculation.*
7. *Planning & Zoning staff shall provide final approval for all elevations before any permits are issued. Approved elevations shall be within substantial compliance with the elevations presented at the Board of Commissioners meeting.*
8. *Each permitted home in the development shall be compatible with existing homes, as determined by the Planning & Zoning Department. The Planning & Zoning Department is authorized to require the heated square footage to be increased and/or the architectural style to be modified in instances where incompatibility is determined. The homes that abut the Wyntercreek Estates subdivision shall be a minimum of 3,200 square feet of heated floor space. All other homes shall be a minimum of 2,800 square feet of heated floor space, provided that the homes with front entry garages shall be 3,000 square feet of heated floor space.*
9. *The number of total dwelling units shall not exceed 53, or a Net Density of 2.27 dwelling units per acre, whichever is the fewer number. Compliance with the zoning conditions and development standards may further limit the number of dwelling units.'*
10. *The development shall be permitted a singular, internal street connecting Jonesboro Road and Traditions Lane meeting all other requirements of the Highway Corridor Overlay District and the ULDC. There shall be a speed table to the north of "Detention Pond A" and a landscaped median to the south designed and constructed to HCDOT standards.*

11. *All homes shall consist of four-sides brick or stone, with 20% accent material which may include hardy plank. All gabled and hip roofs shall have eaves of at least one (1') foot in depth.*
12. *There shall be a centralized mailbox unit within the vicinity of "Detention Pond A" of the proposed subdivision. The centralized mailbox unit shall be constructed of brick, stone or stucco, covered with a gutter system and include a drive-thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of Chapter 5, Section 5.01.04(B) of the ULDC.*
13. *The developer/owner agrees to construct a new centralized mailbox unit for the Traditions at Crystal Lake subdivision or improve the existing mailbox unit to be identical to the centralized mailbox unit of the proposed development, Phase "Cambria". The improvements shall include, but are not limited to, the addition of a roof and gutter system and landscape features identical to centralized mailbox unit of the proposed subdivision, Phase "Cambria".*
14. *The developer/owner agrees to maintain a 20-foot buffer along the south property line to preserve the natural buffer between Traditions Lane and the proposed development. There shall be a six (6') foot solid privacy fence along the west property line abutting the Wyntercreek Estates subdivision. Additionally, there shall be a 20-foot enhanced buffer, with access, along the development side of the privacy and shall include cypress trees six (6') feet in height at the time of planting. The buffers shall comply with buffer requirements of Chapter 5, Section 5.02.022 of the ULDC.*
15. *Owner/developer shall preserve the property all along Jonesboro Road for a future right-of-way width of seventy (70') feet from the centerline along the site's frontage.*
16. *The Jonesboro Road entrance of the proposed development shall mirror the Traditions at Crystal Lake subdivision entrance.*

Chair Harrell advised that the Public Hearing on this matter had been held at a previous meeting and called for motion.

Commissioner Clemmons made a motion to approve; **Commissioner Thomas** seconded the motion. The motion carried (6-0-0).

Resolution #22-103

ULDC-AM-22-01 (not a Public Hearing)

An Ordinance by Henry County, Georgia, to amend the Unified Land Development Code of the Henry County Code of Ordinances regarding the boundaries of the Highway Corridor Overlay District and for other purposes Countywide (Presenter: Kamau As-Salaam, Planner III)(Exhibit 16)

Kamau As-Salaam, Planner III, requested that this be tabled as staff is working with the City of Stockbridge to coordinate the Overlay, especially on Rock Quarry Road and the Western Parallel Connector. There was no date-specific on this item.

Commissioner Anglyn made a motion to table this item; **Commissioner Thomas** seconded the motion. The motion carried (6-0-0).

PUBLIC COMMENTS

We welcome citizens to voice their county-related concerns and opinions regarding items which are listed on this agenda or on the previous regular meeting agenda. All persons wishing to speak during Public Comment must pre-register with the County Clerk in writing or via email: sbraun@co.henry.ga.us no later than 12:00 p.m. on the day immediately prior to the meeting. Each speaker will have three (3) minutes to speak. No member of the public shall be permitted to make personal, impertinent, slanderous or profane remarks to any member of the board, staff or general public. Any person who makes such remarks, or who utters loud, threatening, personal or abusive language, or engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any board meeting shall, at the discretion of the chair or a majority of the council, be barred from further audience before the board during that meeting.

Nathifa Cunningham, Deputy County Clerk, announced *Preston Diggs* and *Don Dunlap* have signed up to speak. *Mr. Diggs was absent.*

PUBLIC COMMENTS WERE GIVEN

APPROVAL OF MINUTES

Commissioner Clemmons made a motion to approve the Minutes dated *March 1, 2022 (Regular BOC Meeting)* and *March 15, 2022 (Regular BOC meeting)*; **Commissioner Anglyn** seconded the motion. Motion carried 6-0-0.

UPCOMING MEETINGS & EVENTS

- A. Tuesday, April 19, 2022 at 6:30 p.m., Regular BOC Meeting;
- B. Tuesday, May 3, 2022 at 9:00 a.m., Regular Board Meeting

Commissioner Clemmons asked that the section regarding the **RZ-21-22**, upon transcription of Minutes, to be emailed so that it may be forwarded to the involved HOAs for this request.

Ms. Hobson-Matthews advised the Board that there no vote was taken on **ULDC-AM-22-01** was not tabled by vote. (*Vote recorded within that section*)

Commissioner Clemmons asked that Mr. Penn be allowed to give details on an upcoming event to be held at Nash Farm. She further asked that there be media announcements on this event; the County Manager stated she will take care of same.

Mr. Penn announced a Community Day at Nash Farm on April 23, 2022, highlighting the fishing program to start at the lake there; in addition, a ribbon cutting ceremony will be held on the new playground as well as groundbreaking ceremony for the Corporate Pavilion. Once flyers are developed, they will be sent out. The lake is stocked and there is canoeing going on there as well.

ADJOURNMENT

There being no further business to come before the Henry County Board of Commissioners at this time **Chair Harrell** adjourned the meeting. ***Meeting adjourned at 10:48 a.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk