STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, May 2, 2023, 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 1 Commissioner
Dee Anglyn, III, District 3 Commissioner
Vivian Thomas, District 4 Commissioner *(via phone conference)*
Kevin J. Lewis, Vice Chair/District 5 Commissioner

Also in attendance: Cheri Hobson-Matthews, County Manager; Nancy Rowan, County Attorney; Stephanie Braun, Clerk, Henry County and Jasmin Head, Deputy County Clerk

NOT PRESENT: Dee Clemmons, District 2 Commissioner

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, May 2, 2023 at 9:00 a.m. to order. She further recognized that **Vivian Thomas, District 4 Commissioner** is joining the meeting by phone while representing Henry County at a national meeting.

Chair Harrell announced that the following Planning & Zoning items were advertised as Public Hearings for today's meeting, but have been postponed by Staff:

- ULDC-AM-23-01 Ordinance by Henry County, Georgia, to amend the Unified Land Development Code of the Henry County Code of Ordinances to provide for new and/or amended definitions, regulating standards for multi-family residential developments, and for other purposes. Countywide
- ULDC-AM-23-02 - An Ordinance by Henry County, Georgia, to amend the Unified Land Development Code of the Henry County Code of Ordinances regarding the regulation of stormwater management facilities. Countywide

PRESENTATIONS

Georgia Tech Master's Studio Presentation

Georgia Tech Master's Studio Presentation of the Plan to Address Hidden Homeless in Henry County. (Presenters: Shannan Sagnot, Director; Lynn Patterson, Georgia Tech Instructor; Georgia Tech Graduate Students)

Shannan Sagnot, Cluster Lead, introduced Dr. Patterson of the Georgia Tech School of City & Regional Planning Instructor. She gave an overview of the assistance received from the Atlanta Regional Commission (ARC) for assistance in the Community Planning Assistance Program to work with Georgia Tech graduate students within the community where they have been doing research and developed a plan to address the concern known as "hidden homelessness." This particular demographic would be individuals who are staying with family or friends, or in hotels. She yielded the floor to Dr. Patterson and any of the graduate students for further remarks.

Dr. Lynn Patterson approached and yielded the floor to two (2) of the graduate students, Darien Ruggles and Sierra Scott, to give formal presentation for the Board and public viewing.

Sierra Scott, Georgia Tech Master's Student, began the presentation and stated that this was the result of the County's application to the ARC's Community Development Assistance Program. The documentation associated with this presentation will give better detail and, therefore, she summarized the presentation to allow for time constraints and for questions for them. While the Henry County Public School System has identified over 1,800 students who are experiencing hidden homelessness, this would also take into account their parent/parents but does not identify individuals experiencing the same and do not have students within the county's school system. While there are some organizations who are trying to help this group, they may not be connected to resources that would help them. ARC saw an opportunity for Henry County to address hidden homelessness and be an example of other communities.

Ms. Scott then presented the Inventory of Findings divided into three (3) sections: Housing, Immediate Wrap-Around Services and Extended Wrap-Around Services. It was also found that there are no emergency housing shelters to support the general population; however, there are emergency shelters for domestic violence victims and children. The moratorium that is currently in place allows Henry County to discuss long-term affordable housing policies. She further stated that transportation is essential to connect people to jobs, grocery stores and other resources and Henry County is currently expanding the Transit Plan. There are also several food banks within the community; however, typically a car is needed to get to these facilities and at times hours of operations are conflicting with normal working hours. There are also services that can assist Henry County residents go from homeless into a process that helps them attain and maintain their own housing. Ms. Scott noted that there are some eligibility requirements that are cumbersome, which tend to exclude some of the hidden homeless population. Without a centralized tracking database in place, many of these resources within the county cannot be tapped for assistance. The most effective tool against homelessness has been defined as proactive prevention as opposed to reactive response to homelessness.

Ms. Scott remarked that this is not the burden of Henry County to provide all of these services – rather, the county would act in coordinating with different entities to connect to these resources. One recommendation would be to engage intervention, to transition, to stabilization. Ms. Scott went over that process for the Board and the services attached to this approach. She then yielded the floor to Ms. Ruggles for further remarks.

Darien Ruggles, Georgia Tech Master's Student, shared with the Board and public the display titled "Philosophy for Role of County" which listed Henry County as the facilitator and repositor for implementing organizational changes, housing and the above-mentioned wrap-around services. The County's main role(s) would be as facilitator and repositor. Ms. Ruggles went into further detail for each of the recommended implementations (organizational change, housing and wrap-around services) for the Board.

Ms. Ruggles then acknowledged that the implementation of these presented recommendations can be time-consuming; therefore, a timeline was presented dividing these recommendations into priority (less than 1 year), short-term (1-3 years), medium-term (3-5 years) and long-term (5 years or longer) in an effort to highlight estimated start to completion times of these recommendations to effectively deal with the hidden homelessness crisis.

Johnny Wilson, District 1 Commissioner, thanked the representatives for their presentation and voiced his concern at the estimated 1,800 students falling within this hidden homelessness issue. He supports looking further into these recommendations moving forward.

Kevin J. Lewis, Vice Chair/District 5 Commissioner, thanked the Chair for getting the grant from ARC to recognize and to help bring this problem to a resolution.

Commissioner Thomas had no comment but wanted to make certain that she will have a copy of this presentation to review.

Chair Harrell expressed her appreciation for this presentation and noted that she did not see anything relating to child care services for individuals going to work who need this service and if there are options available. She asked Ms. Sagnot to make sure that the Board gets a copy of this presentation for review and next steps.

There were no further questions.

PHOTOGRAPHS WERE TAKEN

City of Stockbridge Tax Allocation District

Frederick Gardiner, City Manager, City of Stockbridge, made the presentation for the first Tax Allocation District within Henry County and the municipalities. He gave some background on the City of Stockbridge including the lack of private investment as compared to the other cities. He discussed a plan for Economic Development and turned over the remainder of the presentation to Mr. Mongeon.

Gary Mongeon, Senior Vice-President, KB Advisory Group, 1447 Peachtree Street NE, Atlanta, GA 30309, approached to continue the presentation starting with the voters granting powers for Tax Allocation Districts back in 2020. He stated that while most cities are sponsors of the redevelopment plans, counties have started to become more involved in these plan programs. The most aggressive redevelopment plan is in Gwinnett County which currently has six (6) Tax Allocation Districts in the unincorporated part of the county, mainly in the Business Improvement Districts. He also explained how the Tax Allocation Districts (TAD) incremental financing works, including growth in property values.

Mr. Mongeon continued with the reason for the proposed TAD in Stockbridge is to help it create a "downtown" area. He also presented how this area would qualify as a redevelopment area. There has been public investment of about $100 million over the last 20 years and the plan would be to attract private investment in these areas. He pointed out areas for creating corridors for new commercial development, along with other investment resources to help increase the city's tax digest.

Mr. Mongeon stated that the city has not made a specific proposal to the county's School Board for consent but is a next step if the county is willing to approve of this TAD. The county's only liability to pledge its tax increment yearly; if the city issues bonds or the like, the county would not be responsible for those decisions. This can be accomplished by the county issuing a Consent Resolution which mimics the city's Consent Resolution when the TAD is formed; some counties would also attach an Intergovernmental Agreement (IGA) with the Resolution. He went over the general terms of the Resolution and Intergovernmental Agreement along with reporting requirements for increments.

Mr. Gardiner then added the adage of doing the same thing over and over again expecting a different result is called insanity. He stated that the goal is to have a different outcome through this process. This would be a useful tool to help change the direction of growing downtown Stockbridge and developing into a thriving economic area, which would benefit employment, growth, sales tax.

The Honorable Anthony Ford, Mayor, City of Stockbridge, approached to make some closing remarks on this presentation and how it would benefit not only the city but the county as well and hopes to get the Board's support in establishing this for the future.

Commissioner Wilson referenced the TAD map and asked if the area around the City Hall downtown will be among the first to be redeveloped; **Mr. Mongeon** responded that is the primary goal. The District 1 Commissioner asked for some detail on that development plan. Mr. Mongeon explained that there is no image of the proposed downtown plan but there is an image of the redevelopment plan. Tunnell-Spangler-Walsh & Associates completed another update of possibilities for downtown Stockbridge, turning the physical development onto parcels currently owned and controlled by the City of Stockbridge. Among the benefits are the TADs being able to financially support to fix the infrastructure downtown. The Commissioner asked what is the timeline from start to completion; **Mr. Gardiner** responded that the TAD is usually between 20-30 years depending on the conditions in which the city bond finances any improvements as part of the development project. There is interest in the downtown area from various developers, especially the 3-acre site across from City Hall.

Commissioner Wilson then asked if tax abatements would be offered for this program; **Mr. Mongeon** stated that abatements work counterintuitively to Tax Allocation Districts. The goal is to get everyone paying taxes and then spending that increment within the district for public improvements or incentives to projects. He further explained the process from the time that the City of Stockbridge created the TAD at the end of last year.

Commissioner Wilson asked if assessments would be frozen on these properties within the district and that the city is asking for 100% of the assessment values over that for the next 30 years; **Mr. Mongeon** affirmed same and added whether a TAD is designed, whichever would occur first which can be less than 30 years; that would be worst-case.

Vice-Chair Lewis asked what their vision of economic development would look like, as he reviews how Gainesville has developed – asking what type of businesses would be targeted to come down and how the downtown would look like. **Mr. Gardiner** responded it would closely look like what has been presented, perhaps Mixed Use development, residents downtown less than ¼ mile from the city park, right across from the city amphitheater and near to the trails systems. New space would bring new business downtown and provide employment opportunities for the residents. Property tax assessment might get frozen but sales tax will not, Mr. Gardiner added, which would still come to the School Board, the county and the city.

Commissioner Thomas asked if the TAD is not approved, if there were other options considered; **Mr. Mongeon** responded that if this does not get approved then this presentation tool is useless and the alternatives would include using the redevelopment agencies and consider lease-hold interest and tax abatement programs to accomplish similar objectives. The most likely outcome would be very little change, if any, as the City's capacity to do this without a TAD is quite limited. In similar counties, there have been some successes and failures but tax district financing is only going to these Tax Allocation Districts.

Dee Anglyn III, District 3 Commissioner, remarked that the Board received an email this morning from a city councilperson in Stockbridge asking the county to roll back the county millage rate; now, there is a presentation asking for a Tax Allocation District in Stockbridge, which he finds conflicting. **Chair Harrell** added that in talking about working together, but that the county was called on the loss that Stockbridge has brought against the county; yet, the county agreed to keep the loss at the same rate it was before yet now, Stockbridge wants to bring in terms and ask for more. The Chair remarked that the City wants this done and to roll the county millage rate, adding that she read that same email this morning. She found it disheartening that there is talk about Stockbridge and Henry County working together but there always seems to be an attack against the county. She further noticed that the School Board was not asked to roll back its millage rate. The taxes are high because of the increased taxes within the School Board and nothing to do with Henry County. **Mayor Ford** responded that the presenters and he had no idea that any such email was sent until just now; whatever the Board received was unauthorized. He apologized for what was sent but he has not seen it and that the presentation done today is the process that the city would like to move forward with and anything that was sent to the Board was improper and unauthorized. **Mr. Gardiner** added that this project would be a positive economic development tool; however, the Chair interjected that this would impact Henry County's bottom line. Mr. Gardiner explained that the district that was chosen is not a district that has been increasing in terms of its tax value. The loss is a separate situation with its own discussion, but the loss was generated by the fact that the voters chose to approve the referendum to move into the city from Henry County. Based on state law, it is not what the city wanted to do, if the city's population grows of more than 15%, that option is triggered. Mr. Gardiner sees this presentation as a win-win for Stockbridge and Henry County, by way of new jobs created, new collection of sales taxes and future growth.

Mr. Mongeon further specified that the only thing frozen inside of the TAD is the base digest, but in the future, that digest will increase (or decrease in recessions) with changing millage rates. County taxes will be collected in this district and there will be deductions for residential homestead exemptions as well. The formula for the TAD would be a different percentage of that each year based on incremental growth, so that the county would keep the percentage relative to the base digest and the remainder to go to the Tax Allocation District. The City would pledge, and would ask the County and School Board to pledge, the real estate tax – commercial and personal property taxes would be exempt – and that digest would then be exempt from the TAD. Hopefully, at the end of this, an acceptable agreement can be reached between both parties to make this process successful.

Commissioner Wilson asked if assessments would be frozen from 2022 or from what was just received in 2023; **Mr. Mongeon** responded that the base digest for the district was set as of the end of 2022, at $35 million dollars. The District 1 Commissioner asked that if the county agrees to this, the assessments increased in this tax year would have an impact; **Cheri Hobson-Matthews, County Manager** responded that it would be based on the 2022 taxes not the taxes just received. The District 1 Commissioner continued that if they are frozen for 2022 and the budget is being based on 2023, the budget would be affected this year. Ms. Matthews responded that the county would need to see what the agreement and the total cost would look like. She cautions the Board on consenting until certain dollar amounts as a result of that consent is identified and reviewed. Property taxes count towards the county revenue, based on the millage rate for the city residents who pay for the services that are provided countywide. The County Manager recommended that the county get the proposal from the city to discuss what the total impact would be.

Mr. Mongeon clarified that the county tax assessor would create a digest for the TAD each year, including 2023, and that information would become available soon. He would be surprised if the taxes go up significantly but he is not aware if property values will continue to increase but usually the first five (5) years of a Tax Allocation District before actual redevelopment happens, the digest growth has been negative in this area for the last 25 years and he does not think it will cost the county very much, if any, in 2023 or for the next 5 years. A document needs to be done for negotiations to transpire between the county and the city, hoping to have the city enable something positive in this district.

Commissioner Thomas remarked that the city does not need the county's involvement or endorsement to create its own property taxes and asked why it would seek to get a TAD and not the property tax; she then asked for figures to quantify that – like, how much money is expected from the property tax vs the TAD. **Mr. Mongeon** explained that the plan has an assumption of a city property tax. The county could include that unless the city has a property tax, then county will not consent, which is a negotiating item. The pledge of the millage rate from the county is another negotiating point. The redevelopment plan anticipates that the city will have a millage rate in the future. The District 4 Commissioner stated that it can be in the agreement, and that the city should step and make its own decision and wanted to know the figures on making that happen and what the city's plan is to make that happen first. **Mr. Gardiner** explained that there are two (2) cities in Henry County that do not have a millage rate of their own; even if they had a millage rate, it would not be enough to make a multi-million dollar project happen. After giving several examples, he reminded the Board that in 2020, there was a voter referendum on the ballot asking for a TAD and that it failed. But as Henry County grew, there was a need in some areas to be redeveloped and this tool has now become necessary for the City of Stockbridge. If the city imposes a millage rate, it will not be enough to subsidize a multi-million dollar redevelopment project. Commissioner Thomas repeated her request to see the numbers for review.

There were no further questions or comments. **Ms. Matthews** stated that the county is waiting to receive information from the City of Stockbridge. She is aware that Commissioner Thomas wants more concern numbers; the District 1 Commissioner wanted to know what will occur on the property; and to have a conceptual draft for herself to review and have conversation with the Board. Ms. Matthews acknowledged that the first phase would be city-owned parcels and asked if there has been conversation with any private developers on those parcels, outside of creating a TAD, in the event that there is no support from either the Board of Commissioners (BOC) and/or the Board of Education (BOE).

Chair Harrell noted that the concentration would be on the property owned by the city but in general the TAD expands beyond that. If the TAD is approved, the Chair asked what if someone were to come in and want to develop on other parcels first and not necessarily on what the city has in place and if the TAD would be done in phases; **Mr. Gardiner** explained that the focus is in the core downtown area. If there is a development that comes in, for example (he indicated a vacant property on the display), the project could be reviewed on a case-by-case to ensure feasibility of using the tax increment there.

There were no further questions or comments.

CONSENT AGENDA

Ms. Matthews read the Consent Agenda as follows:

Animal Control

A. Resolution of the Board of Commissioners approving Bid #23-45 for the purchase of (1) Blue Star 100kw Diesel Generator from Power and Energy Services, Inc. in the amount of $81,485 which is necessary to care for animals and county employees when a power outage occurs. ARPA Funding will be utilized for this purchase. (Presenter: Captain Michael Hobgood/HCPD, Animal Care and Control Director)(Exhibit 1) *Resolution #23-128*

Capital Project

A. Resolution of the Board of Commissioners awarding a contract for Design/Build Services for the Renovation of an existing County-owned facility located in District 4 (RFP #23-35) to J.R. Bowman Construction Co. in the amount of $374,425. (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 2) *Resolution #23-129*

Parks & Recreation

A. Resolution of the Henry County Board of Commissioners accepting the allocation for the Georgia Recreation and Parks Association Building Opportunities in Out-of-School Time (BOOST) Grants Program awarded to Henry County Parks and Recreation Department in the amount of $170,000 (Presenter: Jonathon Penn, Cluster Lead)(Exhibit 3) *Resolution #23-130*

Police Department

A. Resolution declaring items listed on Exhibit A as surplus, and authorizing disposition of said items through the Purchasing Department. (Presenter: Lt. William Powell, HCPD)(Exhibit 4) *Resolution #23-131*

SPLOST

A. Resolution of the Board of Commissioners approving a Georgia Power Lighting Proposal and Utility Agreement for Parking Lot and Walking Trail Lighting at Mickie D. Cochran Park in District 4 in the amount of $115,546 using SPLOST V funds (SP5401). (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 5) *Resolution #23-132*

B. Resolution of the Board of Commissioners approving a Budget Amendment in the amount of $830,892 and Bid Award for construction of Bridges Road @ Willow Lane intersection improvement to Backbone Infrastructure, LLC in the amount of $2,067,501.60 (Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 6) *Resolution #23-133*

C. Resolution of the Board of Commissioners approving a Budget Amendment in the amount of $625,569 and bid award for construction of Selfridge Road SPLOST IV transportation improvement project to McLeRoy, Inc. in the amount of $1,946,257.96 (Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 7) *Resolution #23-134*

This ends the Consent Agenda

Commissioner Wilson asked for the location of the property under Capital Project, for renovation; **Chair Harrell** stated no. The District 1 Commissioner then asked under SPLOST, Item B, if something was added or if the cost is higher than projected. **Roque Romero-Muñiz, SPLOST Transportation Project Director** approached to explain that it is the cost of materials increased.

Vice-Chair Lewis asked what the intersection improvement will be at Willow Lane and Bridges; **Mr. Romero** stated there will be a roundabout put there.

Commissioner Wilson moved to approve; **Commissioner Anglyn** seconded the motion. Motion carried (5-0-0).

REGULAR AGENDA

FINANCIAL SERVICES (Public Hearing)

Public Hearing regarding FY2024 Proposed Budget (Presenter: Bernita Campbell, Budget Director)(Exhibit 3)

Ms. Matthews advised that Ms. Campbell will begin the presentation and Ms. Sorrow will handle the capital portion of the presentation.

Bernita Campbell, Budget Director, approached and began by stating that this is the first of two (2) Public Hearings; she will go over the Operating Budget and then Ms. Sorrow will present the Capital Budget. A goal of this year's presentation is to maintain the current millage rate at 12.733 mills, be competitive in employee compensation, and maintain the employees' benefits at no additional cost to the employees; also, to advance the Board's priorities and partnerships and to fund essentials in order to maintain services. She then went through the Executive Summary which proposed the Operating Budget amount at $232,011,000 (up 7%, $15.1M from last year's budget). The increase can be attributed to continued growth in the property taxes. A 3% growth in sales tax is also projected. She went through the points of the Executive Summary regarding the Employees, Departmental Funding, Public Safety, and Judicial Services. As has trended in the past, Public Safety holds the largest portion of the Budget. The proposed Budget is to be aligned with five (5) points in mind: fiscal stewardship, integrity, service, accountability and collaborative. The General Fund summary was then presented which shows the comparison between original requests and the recommendations for this year's Budget. The proposed Budget summary was then presented which is included in each Commissioner's packet. Ms. Campbell advised that no voting by the Board will be done today and that a second Public Hearing is scheduled for May 16, 2023 at 6:30 p.m., where final adoption action will be taken.

After Ms. Campbell's presentation, **Ms. Matthews** advised that this is a Public Hearing and that it should move forward in this manner prior to Ms. Sorrow's presentation. **Stephanie Braun, County Clerk,** responded to the Chair that no one had signed up for Public Hearing at this point.

Angie Sorrow, Court & Capital Financial Administrator, approached to present the FY2024 Capital Improvement Program as well as the 5-year Capital Plan. She gave a history of this for the Board and added that a Vehicle Replacement Plan was formed, remodeling the Department of Transportation Crew Building was remodeled, Public Safety vehicles, Fire apparatus, ambulance replacements, building roof repairs, purchasing a building for the Elections & Registration Department, and other opportunities that were able to be funded with the Capital Plan. The displayed projects, in the amount of $15,390,000 was put before the Board and approved; this left a balance of $4.9 million dollars to be for the FY24 Proposed Capital Plan. She went through the remainder of the Capital Plan Requests, copies of which were included in the Commissioners' packets.

Ms. Sorrow then presented the 5-year Capital Plan, and their accompanying amounts totaling $281 million dollars in Capital Projects over the 5-year timespan. There is no action to be taken on this Plan today, but Ms. Sorrow will ask for approval of this Plan at the next meeting.

Chair Harrell remarked on conversations for the need for a new Public Safety facility, specifically for the Fire Department, and the Chair assumes that this would also include the accompaniments that go with a Fire Department building. **Ms. Matthews** approached and explained that under FY25, under the Fire Department, the amount of $38,578,000 is included; for this current fiscal year, the burn building is allocated as it is a high priority for the Fire Chief, who has requested some meetings with the Commissioners to further discuss why this need is prioritized. The Chair also mentioned the Public Safety training facility and asked if it is incorporated into this Plan. Ms. Matthews responded that it has multiple sources, as the Public Safety facility will include E-911, Emergency Management Agency and some Fire and Police services, some of which is allocated under the E-911 funds. Other funding will be allocated under EMA for this fiscal year and subsequent years. The County Manager also recognized the Chair's success in bringing this to some of the state senators and securing additional funding from Sen. Ossoff's office for the Public Safety facility. The Chair recognized the need for additional pods for the Jail as well as the Judicial Center. Ms. Matthews stated that the Judicial Center is listed under FY25 through FY28. Funding is also allocated for the Sheriff's Office as well, and there are some items that can be expended with Capital funds. She went through the additional requests under the Public Safety for the Board and public, to be funded through FY28 Chair Harrell stated that there is a need now for the Jail space. Ms. Matthews stated there is a funding source now and there are some construction funds available. Discussion should be had on the best course of action to proceed forward to provide solution to the Jail space.

Commissioner Wilson asked for a status update on the Public Safety complex; **Ms. Matthews** responded that they are working in the design process at present; discussion was had on consideration of county-owned facilities and in the next couple of weeks some meetings will be scheduled with the BOC and residents who need to know what is happening in terms of the Public Safety facility. A location has been identified but it is not disclosed as of yet. **Lynn Planchon, Capital Projects Director,** approached and clarified that they are in discussion with a consultant to create a master plan for this property; the consultant will also do geo-technical work to determine feasibility of the soil; meeting is scheduled to review their proposal. Once that has been done along with reviewing the scope of work, the plan will be brought to the Board for consideration of approval. **Chair Harrell** asked if there is still money pending for the airport; Ms. Planchon responded that the state earmarked $2.68 million dollars for hangar development at the airport and the county will do a 25% match (just under $900,000) and the plan will be presented at the May 16, 2023 Board meeting.

There were no further questions or comments.

HUMAN RESOURCES

Resolution approving and adopting the Henry County Employee Benefit and Medical Insurance Plans for 2023-2024 (Presenters: Harold Cooper, HR Director; Mike Gasses, The Michael Gasses Agency; and James Ford, Epic Insurance Brokers and Consultants)(Exhibit 9)

Harold Cooper, HR Director presented the Resolution to the Board regarding the renewals. The Resolution is about continuity, consistency and comfort for the 1,482 insured employees in Henry County, making 86% of the full-time workforce. There will be increases with the renewals and supplemental products which can support the increases. He yielded the floor to Mr. Ford to make presentation.

James Ford, Epic Insurance, approached and recalled how last year there was a significant project to take all of the products to market in order to obtain the best pricing with the best benefits for the Henry County employees. He went through the results of this process for the Board, a copy of which was included in their packets. With every industry heavily impacted by mental health, Mr. Ford presented a more integrated provider, Optum UHC, with three (3) visits per year with an increased work-life program for any occurrences on the work site. Dental, vision, life and disability will not experience any rate increases this year. Mr. Ford then presented the Contribution Analysis, a copy of which is in the Board's packet. If there is approval today, he presented a timeline and next steps, which will include open enrollment, those files sent to the carriers, the retiree information, the biometrics and then the yearly flu shots.

Chair Harrell referred to the slide with Kaiser and United Healthcare and asked how many employees are currently enrolled in Kaiser; **Mr. Ford** responded about 660 employees. The Chair asked if there is an option to Kaiser. Mr. Ford explained that they go through an exercise and an analysis shows that there is no savings on moving the employees off of Kaiser as of yet. The Chair then remarked on complaints staff has received on how United Health Care is paying the claims and asked if that will be addressed and resolved. Mr. Ford responded that two months ago, both team resources were placed on-site to address those concerns and there is a weekly Monday status meeting with UHC for oversight and review.

Commissioner Wilson asked about the premiums for the retiree programs; **Mr. Ford** explained that a Medicare Advantage program was implemented several years ago for 65+ age retirees who have both Medicare A and B, at a total for a fully insured plan which was significantly lower than keeping the retirees on the self-insured plan. There was a shift a couple of years ago along with a rate hold last year; meaning that they are paying the same rate per retiree as last year. The next phase is to make sure that the retirees understand how to get the most of the program. The District 1 Commissioner asked if this will be shared with the retirees; Mr. Ford explained that in previous years, they have had in-person meetings, except for the year of COVID-19 when they went virtual in meetings. If all of the retirees are on this plan, it will ultimately save money for the county. The Commissioner then asked the HR Director if there is a way to contact all of the retirees for this meeting; **Mr. Cooper** responded they do and this will be done and the meeting will be open, with several dates available. Mr. Ford added that there will be physical contact, letters sent out in an effort to reach them all about the upcoming meetings.

Chair Harrell asked if United Healthcare is the best choice for the Henry County employees; **Mr. Ford** explained that they went through the Request for Proposal (RFP) last year and they were recommended then and are still recommended. The claims are monitored, as well as open items from employees; if they continue to grow, they will be reviewed and discussed.

Commissioner Anglyn moved to approve; **Vice-Chair Lewis** seconded the motion. Motion carried (5-0-0).

Resolution #23-135

<u>ANNEXATION</u>

AX-23-01 (Not a Public Hearing)

The City of Locust Grove has received a request for annexation of property located to the south of Bethlehem Road, consisting of 15.381+/- acres in Land Lot 235 of the 2nd District - (Parcel 111-01015001). District 1 (Presenter: Toussaint Kirk, Cluster Lead)(Exhibit 10)

Toussaint Kirk, Planning & Zoning Director, made presentation on the 15 acres using the 100% method from Residential-Agricultural (RA) to the City of Locust Grove's Residential-Agricultural (RA) zoning district. The property is Low-Density Residential. Staff does not object to this Annexation.

Since there was no objection made by the Board, no vote was taken.

<u>PUBLIC COMMENTS</u>

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.

No one signed up for Public Comment

<u>APPROVAL OF MINUTES</u>

Vice-Chair Lewis moved to approve the Minutes from the *March 21, 2023 Called Budget Workshop Meeting; March 21, 2023 Regular BOC Meeting; April 18, 2023 Called Meeting* and *April 18, 2023 Regular BOC Meeting*; **Commissioner Anglyn** seconded the motion. Motion carried (5-0-0).

Announcement from County Manager

Chair Harrell called the County Manager forward to make an announcement.

Ms. Matthews announced Harold Cooper's recent appointment as the new County Manager for Newton County and thanked him for his service to Henry County. *Applause*

Mr. Cooper approached and thanked the Board, the workforce, the community, and voiced "ubuntu," translated as "I am, because we are." He expressed his gratitude for being a part of Henry County and looks forward to sharing what he has learned here with his new position and staff in Newton County. *Applause*

UPCOMING MEETINGS AND EVENTS

A. Tuesday, May 16, 2023 at 6:30 p.m., Regular BOC Meeting

B. Tuesday, June 6, 2023 at 9:00 a.m., Regular BOC Meeting

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 11:17 a.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk